

Sl. No. 1085

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the Endorsement
Sheet / Sheets and Signature Sheet /
Sheets attached to this Document
are part of the Document itself.

Addl. Dist. Sub-Registrar
Bolpur, Birbhum

09 FEB 2018

DEVELOPMENT AGREEMENT

**THIS DEVELOPMENT AGREEMENT IS
MADE AND EXECUTED ON THIS
9TH DAY OF FEBRUARY 2018.**

S. Ghosh
Adv

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Addl. Dist. Sub-Registrar
Bolgpur, Birbhum
09 FEB 2018

BETWEEN

1. **SRI DHARANIDHAR LAYEK** (PAN NO. – AAVPL3953E) Son of Late Hrishikesh Layek, by Nationality – Indian, Faith - Hindu, Occupation – Retired Person, residing at - Bolpur Mission Compound, P.S. & P.O. - Bolpur, District - Birbhum, Pin – 731204, W.B. at present residing at 73 Mitrapara Road, Naihati, P.O. & P.S. – Naihati, Dist. – North 24 Parganas, Pin – 743165.
2. **SRI MAHADEV CHANDRA LAYEK** alias **MAHADEV LAYEK** (PAN NO. – AGQPL7854D) Son of Late Hrishikesh Layek, by Nationality – Indian, Faith - Hindu, Occupation – Business, residing at - Bolpur Mission Compound, P.S. & P.O. - Bolpur, District - Birbhum, Pin – 731204, W.B.
3. **SRI JIBAN LAYEK** (PAN NO. – AIDPL4707G) Son of Late Kinkar Chandra Layek, by Nationality – Indian, Faith - Hindu, Occupation – Cultivation, residing at - Bolpur Mission Compound, P.S. & P.O. - Bolpur, District - Birbhum, Pin – 731204, W.B. hereinafter referred to as the **LANDOWNERS/FIRST PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

"M/S. SIDDHI CONSTRUCTION", (PAN NO. - ACSFS6599Q) a Partnership Firm having its registered office situated at Holding No. 118/42, Thana Road, P.O. - B. D. Sopan, P.S. - Khardah, Kolkata- 700116, represented by its partners –

1. **SRI. TAPASH MUKHERJEE** (PAN NO. - AENPM4129F) son of Sri Amarnath Mukherjee, by faith Hindu, by Nationality Indian, by occupation- Business, residing at 16/13, Thana Road, Bosepara P.O. - B. D. Sopan, P.S. - Khardah, Dist – North 24 Parganas, Pin - 700116
2. **SRI. SHYAM SUNDAR BISWAS** (PAN NO. - AAJPB6575H) S/O - Late Nakul Ch. Biswas, BY faith Hindu, by Nationality - Indian, by occupation - Business, residing at - 80/A, P.N. Mukherjee Road, Kulin Para, P.O. – B. D. Sopan, P.S. - Khardah, District – North 24 Parganas, Pin – 700116
hereinafter called and referred to as the **"DEVELOPERS/ BUILDERS / SECOND PARTY"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, successors-in-office and assigns.) of the **SECOND PART OR OTHER PART.**

S. Ghosh
Adv

BACKGROUND:-

WHEREAS Adinath Bhaduri and his mother-in-law Fulrenu Roy took permanent settlement of a parcel of land measuring 01.21 acre or 121 decimal in the year 1942 from within C.S. Plot No. – 1175 of Mouza – Bolpur, J.L. No. – 99, under P.S. – Bolpur, Dist. – Birbhum from Renuka Singha by a registered permanent lease deed dated 04/02/1942.

AND

WHEREAS in R.S. record of rights said 01.21 acre land has been recorded as R.S. Plot No. – 1175/2960 in the name of Adinath Bhaduri in R.S. Khatian no. – 4616.

AND

WHEREAS Fulrenu Roy died leaving her only daughter Smriti Bhaduri wife of Adinath Bhaduri who inherited the share of her mother Fulrenu Roy as her only legal heiress.

AND

WHEREAS one Anil Kumar Bandyopadhyay purchased a specific slice of land measuring 08 decimal from within R.S. Plot No. – 1175/2960 from above couple Adinath Bhaduri and his wife Smriti Bhaduri by a registered deed of sale dated 01/10/1970.

AND

WHEREAS Anil Kumar Bandyopadhyay in his turn sold his above purchased 08 decimal land to 5(five) full brothers Kinkar Chandra Layek, Dharanidhar Layek, Bhudhar Chandra Layek, Mahadev Chandra Layek and Banshidhar Layek by a registered deed of sale being no. – 6862 for the year 1972 of the Bolpur S.R. Office.

AND

WHEREAS after purchase above named five brothers jointly constructed a two storied building on the said land.

AND

WHEREAS above named five brothers while owning and possessing their above property, elder brother Kinkar Chandra Layek died leaving behind his wife Suniti Layek, four daughters Anita Gan, Anna Bhui, Papita Haider, Iiti Ash and only son Jiban Layek who inherited $\frac{1}{5}$ th share in the above property left by Kinkar Chandra Layek.

AND

WHEREAS thereafter as per family settlement, Bhudhar Chandra Layek and Banshidhar Layek gifted their $\frac{2}{5}$ th share in the above property to Dharanidhar Layek by a registered deed of gift being no. – 3812 for the year 2005 of the Bolpur A.D.S.R. Office.

S. Ghosh
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AND

WHEREAS Itt Ash one of the six legal heirs of Kinkar Chandra Layek, gifted her share in the above property to her uncle Dharanidhar Layek by a registered deed of gift being no. – 727 for the year 2011 of the Bolpur A.D.S.R. Office.

AND

WHEREAS wife Suniti Layek and other three daughters Anita Gan, Anna Bhui and Papita Halder of Kinkar Chandra Layek, gifted their share to Jiban Layek son of Kinkar Chandra Layek by a registered deed of gift being no. – 2953 for the year 2015 of the Bolpur A.D.S.R. Office.

AND

WHEREAS in the above manner Dharanidhar Layek Landowner No. – 1, Mahadev Chandra Layek Landowner No. – 2 and Jiban Layek Landowner No. – 3 have become the owners of above house property fully described in the First Schedule below having 19/30, 6/30 or 1/5 and 5/30 or 1/6 respectively.

AND

WHEREAS in L.R. record, aforesaid 08 decimal land has been recorded as L.R. Plot no. – 1976, Classification – Bari and the same has been recorded in the names of the above named three Landowners in L.R. Khatian No – 14514, 22065 and 22068 of Mouza – Bolpur respectively.

AND

WHEREAS the above named Landowners got their names mutated in the Bolpur Municipality in respect of their aforesaid Property.

AND

WHEREAS a Holding being no. – 29/2 of ward no. – 03(04) of the Bolpur Municipality has been opened in the above named landowners.

AND

WHEREAS the Developer/ Builder "M/S. SIDDHI CONSTRUCTION", A Partnership Firm represented by its partner (1) SRI. TAPASH MUKHERJEE (2) SRI. SHYAM SUNDAR BISWAS has decided to construct apartment buildings on the First Schedule mentioned land.

AND

WHEREAS for implementation of above their desire the developer approached the above named Landowners with an offer to develop the First Schedule mentioned land at their own cost and expenses.

AND

WHEREAS the above named Landowners thought it wise to accept the proposal of Developer and gave their consent in the matter.

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AND

WHEREAS the parties above named thought it prudent to enter into a Development Agreement embodying the terms and conditions in writing to avoid the future complications if any in the matter.

NOW THIS INDENTURE WITNESSETH THAT ARTICLE DEFINITING:

ARTICLE - I : MEANING

- i) LAND shall mean **08 decimal** more or less together with one Two-storied 44 years old dilapidated building measuring about **1080 Sq.Ft** Ground Floor and **1080 Sq.Ft** First Floor comprised in C.S Plot No. - 1175, **R.S. Plot No. - 1175/2360 and L.R. Plot No. - 1976** Classification "**Bar**" under R.S. Khaitan No. - 4616, **L.R. Khaitan No. - 14514, 22065 & 22068** of Mouza Bolpur, J.L. No - 99, in Mission compound, Municipal Ward No. 03(04), holding No - 29/2 under Police Station Bolpur, in the District of Birbhum, as per specification given in the FIRST SCHEDULE hereunder written.

- ii) BUILDING shall mean the proposed **G+IV** storied building more particularly described in the Schedule "**A**" hereunder.

- iii) SANCTIONED PLAN shall mean the plan for the construction of the new building and other structures as may be sanctioned by the Bolpur Municipality and other authorities, if any of the maximum possible floor area ratio available as per building rules and laws.

- iv) THE OWNERS shall mean :-

1. SRI DHARANIDHAR LAYEK Son of Late Hrishikesh Layek, residing at - Bolpur Mission Compound, P.S. & P.O. - Bolpur, District - Birbhum, Pin - 731204, W.B. at present residing at 73 Mitapara Road, Naihati, P.O. & P.S. - Naihati, Dist. - North 24 Parganas, Pin - 743165.
2. SRI MAHADEV CHANDRA LAYEK alias MAHADEV LAYEK Son of Late Hrishikesh Layek, residing at - Bolpur Mission Compound, P.S. & P.O. - Bolpur, District - Birbhum, Pin - 731204, W.B.
3. SRI JIBAN LAYEK Son of Late Kinkar Chandra Layek, residing at - Bolpur Mission Compound, P.S. & P.O. - Bolpur, District - Birbhum, Pin - 731204, W.B. and their heirs, executors, administrators, legal representatives and/or assign.

S. Ghosh
Adv

v)

THE DEVELOPERS / BUILDERS / SECOND PARTY shall mean "**M/S. SIDDHI CONSTRUCTION**", A Partnership Firm having its registered office situated at Holding No. 118/42, Thana Road, P.O. B. D. Sopan, P.S. Khardah, Kolkata-700116, represented through its partner (1) **SRI. TAPASH MUKHERJEE** son of Sri. Amarnath Mukherjee, (2) **SRI. SHYAM SUNDAR BISWAS** S/O Late Nakul Ch. Biswas, and their heirs, executors, administrators, legal representatives and assigns.

vi)

COMMON AREA AND FACILITIES shall include the common area and facilities of the building for the use of Owners/ Developers and all occupants of flats/floors and space of the building, as per specification given in the **FOURTH SCHEDULE** hereunder written.

vii)

SALEABLE SPACE shall mean the space in the proposed New Building which is available as covered area along with super built up area for residential flats, shop and garages for independent use and occupation with common facilities other than the space allowable to the owners or flat purchaser along with the right to use and enjoy the common facilities and Conveniences provided in the new building against consideration. In other words, Saleable Space shall mean and include flat/units/garage space in the proposed new building available for independent use and occupation of the self contained flat after making due provision for common amenities and facilities for better enjoyment against consideration.

viii)

OWNER'S ALLOCATION shall mean as follows :-

a. The landowner No 1 shall be entitled to get three flats-

One 3BHK Flat measuring 950 Sq.Ft Super-Built up area on the South West Portion on the Second Floor

One 2BHK Flat measuring 660 Sq.Ft Super-Built up area of the Back side Portion on the Ground Floor

One 2BHK Flat measuring 700 Sq.Ft Super-Built up area of the Back side Portion on the Fourth Floor

b. The landowner No 2 shall be entitled to get one flat-

One 2BHK Flat measuring 770 Sq.Ft Super-Built up area of the South-West Portion on the Third Floor

c. The landowner No 3 shall be entitled to get one flat-

One 2BHK Flat measuring 770 Sq.Ft Super-Built up area of the South-West Portion on the First Floor

as per specification given in the **SECOND SCHEDULE** hereunder written.

1. 5. 10. 15. 20. 25. 30. 35. 40. 45. 50. 55. 60. 65. 70. 75. 80. 85. 90. 95. 100.

- ix) DEVELOPERS/ BUILDERS/ SECOND PARTY ALLOCATION That besides the aforesaid owner's allocation in the proposed building, the developer shall retain or shall have the exclusive right to commercially deal with the remaining FAR or total constructed area of the proposed building as per sanctioned building plan to be obtained from Bolpur Municipality TOGETHER WITH the undivided proportionate share and interest in the land underneath the said portion as per specification given in the THIRD SCHEDULE hereunder written.
- x) TIME The Developers shall complete the project in all respect within **36 (THIRTY SIX) MONTHS** with all standard building materials from the date of obtaining the sanctioned building plan or from the date of obtaining the vacant possession of the property whichever is later.
- xi) ARCHITECT shall mean any qualified person or persons or firm appointed or nominated by the Developer/Builder/Second Party at his own cost as architect or architects of the building to be constructed on the said premises at the entire costs and expenses of the Developer/Builder/ Second Party.
- xii) ADVOCATE : Shall mean **SOUTMITRA GHOSH** (Enrollment No. W.B.- 155/2006) Advocate , Bolpur Court who is appointed by both parties.
- xiii) BUILDING PLANS shall mean the plan sanctioned for construction of the proposed building by the Bolpur Municipality as per BOLPUR MUNICIPALITY Rules and/or any modification or modifications thereof as may be by the Developer and Owners permitted and sanctioned by the said Authorities at the cost of the Developer.
- xiv) FLOOR AREA RATIO shall mean the maximum floor area ratio available for construction on the premises according to prevailing municipal law considering the total area of the said land mentioned here in above.

ARTICLE – II : DEVELOPMENT

The developer herein shall develop the said premises on the terms herein agreed and in the manner as follows:-

- 1) By obtaining necessary sanctions and/or permission from the Bolpur Municipality.
- 2) By erecting and/or constructing the said building in or upon the said land and to commercially exploring the premises and/or the building.

S. Ghosh
Adv

- 3) By retaining selling transferring or otherwise disposing of the Developer's allocation in favour of the intending buyers of flat and other space of the building and also to receive, realize, recover and appropriate the proceed after delivery of the owners allocation to the owners.
- 4) That being satisfied about the marketable title and possession of the Owners, the Developers/Builders/Second Party herein has entered into this agreement with the Owners.
- 5) The Owners shall keep the title deeds in respect of the premises in their custody and they shall provide the copies of the same to the Developers/Builders/Second Party on accountable receipt and also allow inspections and permit making copies or taking extract of the title deeds to the Developers/Builders/Second Party and/or its nominees or transferees and/or their solicitors as and when required at the cost of Developers/Builders/Second Party.
- 6) That the Owners agreed that after execution of this agreement, Owners shall not in any manner encumber, mortgage sale, transfer let out or otherwise deal with or dispose of the said premises or portion thereof within the stipulated period of this agreement except in the manner as expressly provided.
- 7) **Be it noted** that if in future, if any claim will arise regarding the right, title and interest of the said property in that event the owners will be fully liable for the same to settle the same in future.
- 8) The Owners hereby also undertake that the Developers / Builders / Second Party shall be entitled to construct and complete the said building on the said premises and to retain and enjoy the Developers / Builders / Second Party's allocation therein without any interruption or interruptions from the Owners or any person or persons claiming under the Owners.
- 9) The Developers / Builders /Second Party undertake to construct the building in accordance with the sanctioned plans and undertakes to pay damages penalties and / or compounding fees payable to the authority or authorities concerned relating to any deviation from the Sanctioned plan. The Developer also undertake to give the Completion Certificate of the said building to the owners from the Competent Authority as per law.
- 10) The Developers shall not have any right to transfer their right, title interest and obligations, under this Agreement and to make sub-contract with any person, firm, society or company during the period of this agreement.

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- 11) In carrying out the said development work and/or construction of the said building herein agreed the Developers/ Builders/ Second Party shall keep the Owners indemnified from and against all third party claims or compensations and actions due to any act or commission or omission of the Developers/ Builders/Second Party or any accident in or related to the construction of the building including all sale taxes and income tax, MUNICIPALITY taxes liabilities if any.

ARTICLE – III: EXPLORATION RIGHT

- 1) The Developers/Builders/Second Party in consultation with the Owners shall be entitled to cause all such changes from time to time or modifications to be made in the places as shall be required by the Bolpur Municipality or the Government or any authority as aforesaid or to comply with such sanction, permission, clearance and approved as aforesaid all costs, expenses and payment required for the preparation and sanction of the plan shall be paid and borne by the Developers/ Builders/Second Party provided always that the Developers/ Builders/Second Party shall be entitled to all refunds of payment and/or deposits made by the Developers/Builders/Second Party to the concerned authorities for peaceful start of the construction as per MUNICIPALITY sanctioned plan.

- 2) The Developers/Builders/Second Party shall abide by all the laws, rules and regulations of the Government local bodies as the case may be and shall attend to answer and be responsible for any deviation and/or breach of any of the laws, bye laws rules and regulations. The owner shall not be liable for the same.

ARTICLE – IV : DEVELOPER/BUILDER

- 1) The Developers/Builders/Second Party shall at its own cost construct the building in or upon the said land portion thereof in accordance with the sanctioned plan without any hindrance or disturbance by or behalf of the Owners or any person claiming under them. The Developers / Builders / Second Party shall ensure that the building confirm to Class-I, standard building and made with the I.S.I. marked materials.
- 2) The Developers/Builders/Second Party shall be entitled to use the name of the Owners to apply for obtaining quota entitlements and other building material like cement steel, bricks and other materials as may be required for the construction of the said building.
- 3) The Developer alone shall have the absolute right over the top of the roof of the proposed multi storied building. The Developer as well as the owners and other flat owners shall have proportionate rights in common areas mentioned in **Fourth Schedule**. The owners and other flat owners shall not claim and/or have any right over any part and/or any portion of the roof of the proposed building. Moreover, if further construction is made on the roof of the building, the Developer alone shall have the absolute and exclusive right over the said construction.

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- 4) The Developers/Builders/Second Party shall be entitled to at its own cost to apply for and obtain temporary and/or permanent connection of water sewerage, electricity power telephone and/or gas to the building and other public utilizes and facilities to the said premises and/or the said building in its own costs and in its own name or its nominees and/or in the name of the Owners as it shall think proper for the purpose of construction of the building only. The Owners shall sign, execute and deliver all papers and applications signing under consent and approval to enable to deliver to obtain such public utility services and facilities at the cost of the Developer. The occupancy and completion certificates of the building shall be collected by the Developers/Builders/Second Party before giving possession to the Owners/First Party and others.
- 5) The Developers shall complete the project in all respect within **36 (THIRTY SIX) MONTHS** with all standard building materials from the date of obtaining the sanctioned building plan from the Bolpur Municipality or from the date of getting the physical possession of the property whichever is later.
- 6) The Developers shall not be entitled to handover possession of any portion of the proposed building in favour of any proposed Purchaser/Purchasers before delivery of the Owner's allocation mentioned earlier.
- 7) The Owners will execute a Development Power of Attorney in favour of the Developer/Builder/Second Party authorizing the said Attorney to construct the building and to enter into agreement for sale and execute Deed of Sale or Conveyance in favour of the intending Purchaser/Purchasers in respect of the Developer/Second Party's allocated portion and appoint Architects, Engineer, Contractor, Agents etc and to represent the owners before the Bolpur Municipality, for submission and sanction the Building Plan from the Bolpur Municipality and represent himself before Bolpur Development Authority, Bolpur and West Bengal Police, Fire Bridge or any other authority or authorities and to sign any application scheme maps any other drawing or any other writings representations in that behalf and to appear before the authority or authorities and to undertake the construction of the building if upon execution of this agreement and before sanction of the proposed building being obtain from BOLPUR MUNICIPALITY at the cost of the Developer.
- 8) After the completion of the proposed building within the stipulated period or earlier in or upon the land comprised in the said premises in the manner aforesaid the Owners shall as and when required by the Developers execute and register conveyance of the allotted portion of the developer in the said building in favour of Developers or his nominee at the cost of the Developers or his nominee.

S. Ghosh
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The Purchaser of flats of the said building shall form an Association or society for maintenance of the common and essential services for the proposed building in such manner and form as may be required by the Developers and the Owners. The Developers shall cause all its Purchasers or their assigns to join in and be bound by the same. All the Purchasers shall have the right to use the common area to be constructed by the Developers as per this Agreement.

ARTICLE : V CONSIDERATION & SPACE ALLOCATION:

- 1) In consideration of the above agreement Developers/ Builders/Second Party shall allot on the Owner's allocation free and it is agreed and made clear that the Developers/ Builders/Second Party shall be entitled to develop building at their own cost, tax to be paid for construction development and all other liabilities
- 2) The Developers/Builders/Second Party shall pay all the expenses to be incurred towards sanction of the plan including the expenses towards the fees of the Architect soil testing, mixture expenses cost of boundary walls etc whatsoever shall become necessary for the purpose of construction of the building and the said cost of the construction of the building cannot claim from the owners.

OWNER'S ALLOCATION SHALL MEAN : AS MENTIONED EARLIER.

Together with the right of the common space to be spared subject to grant and receive of the common facilities and grant easement right to the prospective purchaser and/or Owners including the Developers/ Builders/Second Party.

THE OWNER'S shall be entitled to transfer or dispose of their own allocation in the building along with the proportionate undivided share of the land and common facilities/amenities available to the said building to be constructed with the exclusive right to deal with and enter into any agreement or sell of Owner's portion of flat. The Developers agrees not to give possession to any third party unless the Owners allocated portion is handed over first.

ARTICLE – VI COMMON RIGHTS AND OBLIGATION :

- 1) The Developers/Builders shall bear and pay all rates and taxes and other outgoings in respect of the said premises from the date of getting the vacant possession till the Owners is offered the Owner's allocation and the flats be completed in all respects including delivery of possession to the Owners including separation of taxes and electric Meters Installation.

- 2) As soon as the said building is completed the Developers/ Builders/Second Party upon obtaining completion certificate from BOLPUR MUNICIPALITY shall give written notice to the Owners to take possession of the Owner's allocation in the said building and only from the date of delivery and at all times thereafter the

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Owners shall be exclusively responsible for payment of taxes or property taxes in respect of the said Owner's allocation, similarly as and from the said date the Developers/Builders/Second Party shall be responsible for the said taxes in respect of the Developers/Builders/Second Party allocation. The said rates if levied on the building as a whole then and in such an event it shall be appropriate pro-rata.

- 3) On and from the date of service of the notice to take possession the Owners or either nominee/nominees as the case may be shall also responsible to pay and be and shall forth with pay on demand to the Developers/Builders/Second Party or its nominee or nominees or the association of flat Owners and other space Owners the same on the basis of sub-clause hereinabove the service charges for the common utilities in the building payable in respect of the Owners allocation. The said charges shall include premium for the insurance of the building, water, fire and avenging charges and taxes lights sanitation and operation, repair and renewals security guards salary and management of the common facilities, including replacement, repair and maintenance charges and expenses for the building and all of common wiring pipes electric and mechanical equipments switch gear, transformers generators pumps motors and other electrical and mechanical and installations appliances and equipment stair ways, corridors, halls passage ways lift shaft greens park way and other common facilities whatsoever including creating of sinking funds similarly as and from the said date the Land Owners/ Developers/ Builders/Second Party or its nominees or Purchaser of flat and other spaces out of Developers/Builders/Second Party allocation shall also be responsible to pay and bear and shall forthwith pay the proportionate share in terms and on the same basis of Sub-Clause (2) hereinabove the service charges for the facilities in the building payable to the Owner's Association upon obtaining the Completion Certificate, before that only to the Developers (if vacant possession is taken).
- 4) The Developers shall keep the owners indemnified against any damages, accidents and any unforeseen circumstances at the site of construction caused while work under progress.

ARTICLE – VII: MISCELLANEOUS

- 1) The Owners and the Developers/Builders/Second Party have entered into the agreement purely on a principal to principal basis on nothing state in herein shall be deemed or constructed a Joint Venture of joint adventure between the Owners and the Developers / Builders / Second Party nor shall the Developers / Builders / Second Party and the Owners in any manner constitute an association of persons. Each party shall keep the other party indemnified for and against the same.

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2) COMPULSION OR ERRECTION RECOGNISED AS IRRESISTABLE AND SHALL INCLUDE flood , earth quake, riot, war, severe abnormal storm, tempest civil commotion state wide strike and any other act beyond the reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.

3) All legal expenses including the drafting and execution of the instant agreement and the Power of Attorney and others if any shall be borne by the Developers/Builders. The Municipal Taxes will be borne by the Developer from the date of taking the complete vacant possession of the said premises till the date of delivery or possession of new flats to the respective party or obtaining Completion Certificate whichever is earlier.

Expenses for the preparation of the plan of the proposed building as well as for its sanction to be obtained from the BOLPUR MUNICIPALITY shall be borne by the Developers/Builders only.

After execution of the agreement all expenses including the cost for construction of the proposed building as per specifications mentioned below & Municipal Taxes, Water Tax, Electric bills, shall be borne by the Developers/Builders exclusively from the date of getting the vacant possession of the land with structure. The Owners under no circumstances shall be liable for any expenses incurred or to be incurred for construction of the building till it is completed and the Owners share handed over.

4) BE IT specifically mentioned here that the The Developers shall complete the project in all respect within **36 (THIRTY SIX) MONTHS** with all standard building materials from the date of obtaining the sanctioned building plan or from the date of obtaining the vacant possession of the property whichever is later.

5) In case any dispute or difference shall arise between the parties hereto touching or relating either to the said building or works or to any other matter or thing arising under this contract the same shall be referred to arbitration before two arbitrators, each of the party shall nominate one arbitrator. The award of the said arbitrators shall be final and binding upon the parties. Such reference shall be deemed to be arbitration under the arbitration Act 1996 and/or any statutory modification or re-enactment thereof for the time being in force.

6) Courts at local jurisdiction shall have jurisdiction to the allocation arising out of this agreement.

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Adv

ARTICLE -VIII: FORCE MAJEURE

- 13.1 The parties hereto shall not be considered to be liable for any obligations performance of which would have been prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the 'force majeure'.

13.2

Force Majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the control of the parties hereto, the Owner as well as the Developer.

ARTICLE - IX: ARBITRATION

All disputes and differences whatsoever arising between the Parties hereto or persons claiming under them touching this Agreement or any matter concerning this Agreement or the construction thereof or so as to any way connected therewith or arising thereof or the operation thereof or the Rights and Liabilities of either parties to this Agreement shall be referred to an Arbitral Tribunal consisting of three members one of which to be nominated by the owners, one of which to be nominated by the Developer and both the set appointed Nominees shall appoint a Third Member of the Tribunal jointly to preside over the Arbitral Tribunal and shall make and publish the award relating to the said dispute. The award of the Tribunal shall be final and binding on the Parties. The Arbitration procedures will be in Kolkata unless otherwise agreed the proceedings of the said Arbitral Tribunal shall be governed by the provisions of Arbitration and conciliation Act 1996 or any modification thereof.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT **08 decimal land** more or less together with one Two-storied 44 years old dilapidated building measuring about **1080 Sq.Ft** Ground Floor and **1080 Sq.Ft** First Floor comprised in C.S Plot No. - **1175, R.S. Plot No. - 1175/2960 and L.R. Plot No. - 1976** Classification "**Bari**" under R.S. Khatian No. - 4616, **L.R. Khatian No. - 14514, 22065 & 22068** of Mouza Bolpur, J.L. No - 99, in Mission compound, Municipal Ward No. 03(04), holding No - 29/2 under Police Station Bolpur, in the District of Birbhum, the entire **L.R. Plot No. - 1976** butted and bounded :

*U.S. Ghosh
Adv*

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|----------------|----------------------------|
| ON THE NORTH - | House of Binay Krishna Day |
| ON THE SOUTH - | House of Anil Kumar Ghosh |
| ON THE EAST - | House of Prafulla Hnesh |
| ON THE WEST - | 25ft Municipal Road |

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNERS ALLOCATIONS

a. The landowner No 1 shall be entitled to get three flats-

One 3BHK Flat measuring 950 Sq.Ft Super-Built up area on the South West
Portion on the Second Floor
One 2BHK Flat measuring 660 Sq.Ft Super-Built up area of the Back side
Portion on the Ground Floor
One 2BHK Flat measuring 700 Sq.Ft Super-Built up area of the Back side
Portion on the Fourth Floor

b. The landowner No 2 shall be entitled to get one flat-
One 2BHK Flat measuring 770 Sq.Ft Super-Built up area of the South-West
Portion on the Third Floor

c. The landowner No 3 shall be entitled to get one flat-
One 2BHK Flat measuring 770 Sq.Ft Super-Built up area of the South-West
Portion on the First Floor

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPERS ALLOCATIONS

That besides the aforesaid owner's allocation in the proposed building, the developer shall retain or shall have the exclusive right to commercially deal with the remaining FAR or total constructed area of the proposed building as per sanctioned building plan to be obtained from Bolpur Municipality TOGETHER WITH the undivided proportionate share and interest in the land underneath the said portion.

S. Ghosh
Adv

THE FOURTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS AND FACILITIES

(1) Back space of the building, (2) side spaces of the building, (3) vertical and horizontal column of the building including plinth, (4) stair case, (5) stair case landing and land space, (6) common partition wall, (8) water pump with boring (9) sewerage line including pits, common water line as delivery pipe line, our side of flats, lift, owns room at stair case common latrine and privy of the ground floor and electric meter at under stair case & open terrace.

THE FIFTH SCHEDULE ABOVE REFERRED TO
COMMON EXPENSES

- 1) After getting possession of the flats, municipal taxes and common electricity charges etc. shall be paid by the parties who have been provided with possession of the flats in the New Building. For unsold flats, such payments will be borne by the Developer.
- 2) After hand over the possession of the flats/units to the respective owners/purchasers or after obtaining the Completion Certificate the developer have no liability to pay any sorts of money on account of common electricity charges and or any municipal taxes to any concern and/or any authority.

THE SIXTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION

(Specification of newly constructed building works of the aforesaid flat)

| | |
|---------------------|--|
| Foundation : | Rain forced cement concrete foundation. |
| Structure : | R.C.C. frame structure. |
| Brick : | Made of 1 st class brick. |
| Wall : | All outside wall 8" & 5" inches thickness and inside Wall shall be 5" & 3" inches thickness. And all outside plaster of the building wall shall be made by CEMENT PLASTER only, inside wall of the flat will be finished with POP. |
| Floor : | Full floor shall be made by Tiles. |

*5. Glash
Add*

Window : All windows shall be full Aluminium with glass fitting shutter with integrated Grill.

Toilet : plain floor shall be made by floor tiles and glazed tiles in wall up to 5 (FIVE) feet height, BOTH toilet shall be fitted by commode including low down flush shall be provide.

Electric : **W.B.S.E.B.** electricity meter security money for installation of separate Electric Meter for the purchaser shall born and/or shall be paid by the purchaser and along with handling extra charges if applicable with all miscellaneous expenses.

Plumbing : Two tap water point at kitchen, one washing basin point at Dinning, four water connecting point at toilet(2 in each), all the water Connected pipe line with heavy density quality PVC pipe.

(18)

IN WITNESS WHEREOF the PARTIES hereunto set and subscribe their respective hands on the day, month and year first above written.

WITNESSES:-

- I → ① Soumitra Ghosh
Bolpur kaalavipathy
- ② Amit Chatterji
Beshra, Beankura.
- ③ Anupam Roy
Bughum.
Bolpur
1. Sharanidhan Royen
 2. Molodov boyat.
 3. Sibam / siper

LAND OWNERS

For SIDDHI CONSTRUCTION

1. Shashi Ranjan
Partner

For SIDDHI CONSTRUCTION

2. Anand Kumar Das
Partner

DRAFTED & PREPARED BY

Soumitra Ghosh
SOUMITRA GHOSH

Advocate, Bolpur Court
Enrolment No. WB-155 of 2006

Computer typed by

Anup Chowdhury
Anup Chowdhury
Metaji Bazar, G.B.-2,
Bolpur, Birbhum.

PARTNERS OF M/S. SIDDHI CONSTRUCTION
DEVELOPER

LAND OWNER



Sharanidhar Loyek

| | |
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| | |

Left Hand

Right Hand

Sharanidhar Loyek

LAND OWNER



Mahadev Loyek

| | |
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| | |

Left Hand

Right Hand

Mahadev Loyek

LAND OWNER



Jiban Loyek

| | |
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| | |
| | |

Left Hand

Right Hand

Jiban Loyek

DEVELOPER



Yapash Chakraborty

| | | | | |
|-----------|--|------------|--|--|
| | | | | |
| | | | | |
| Left Hand | | Right Hand | | |

Yapash Chakraborty

*S. Ghosh
Adv*

DEVELOPER



Akshay Sundarbiswas

| | | | | |
|-----------|--|------------|--|--|
| | | | | |
| | | | | |
| Left Hand | | Right Hand | | |

Akshay Sundarbiswas

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAVPL3953E

नाम / NAME
DHARANIDHAR LAYEK

पिता का नाम / FATHER'S NAME
HRISHIKESH LAYEK

जन्म तिथि / DATE OF BIRTH
01-09-1944

हस्ताक्षर / SIGNATURE
Dharanidhar Layek

आयकर आयुक्त, प.ब.-II
 COMMISSIONER OF INCOME-TAX, W.B. - II

Dharanidhar Layek

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
 वाले प्राधिकारी को सूचित / वापस कर दें
 सहायक आयकर आयुक्त,
 पी-7,
 चौरंगी स्क्वायर,
 कलकत्ता - 700 069.

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

Dharanidhar Layek

भारत सरकार
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

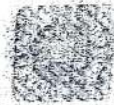
MAHADEV LAYEK

HARISHIKESH LAYEK

01/03/1950

AGOP L7854D

महोदय लेयक.



22122010

यह कार्ड केवल / केवल के लिए प्रयोग किया जाना है / केवल
आपका उपयोग केवल के लिए प्रयोग किया जाना है
केवल के लिए प्रयोग किया जाना है
आपका उपयोग केवल के लिए प्रयोग किया जाना है
आपका उपयोग केवल के लिए प्रयोग किया जाना है

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax F&S Services Unit, NSDL,
3rd Floor, 2nd Phase, Connaught Place,
New Delhi 110028.
Phone: 411 045
Tel: 91-20-2721 8080, Fax: 91-20-2721 8051
e-mail: income@nsdl.co.in

Mahadev Layek.

आयकर विभाग

INCOME TAX DEPARTMENT

JIBAN LAYER

KINKAR LAYER

22/02/1973

Permanent Account Number

AIDPL4707G

जिबन / लयर

Signature

भारत सरकार
GOVT. OF INDIA

25112011

जिबन / लयर

आयकर विभाग
INCOME TAX DEPARTMENT
SIDDHI CONSTRUCTION



भारत सरकार
GOVT. OF INDIA



01/01/2015
Siddhi Construction
ACSRSH5980

11022015

आयकर विभाग भारत सरकार का विभाग
आयकर विभाग भारत सरकार का विभाग
आयकर विभाग भारत सरकार का विभाग
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आयकर विभाग भारत सरकार का विभाग
आयकर विभाग भारत सरकार का विभाग

For SIDDHI CONSTRUCTION
Upasakhar Singh

Partner

For SIDDHI CONSTRUCTION
Upasakhar Singh

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPASH MUKHERJEE

AMAR NATH MUKHERJEE

01/12/1961

Permanent Account Number

AENPM4129F

Tapash Mukherjee

Signature



In case this card is lost/ found, kindly inform / return to:
Income Tax PAN Services Unit, CITSL
Plot No. 3, Sector 11, CBD, Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर सेवा संगठन यूनिट - CITSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी, बेलपुर,
नवी मुंबई - 400 614.

Tapash Mukherjee

सूचना विभाग
INCOME TAX DEPARTMENT



SHYAM SUNDAR BISWAS

NAKUL BISWAS

14/10/1960

Permanent Account Number

AAJPB6676H

Signature
Date: 14/10/2024



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTISI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि यह कार्ड खोया जाय / पाया जाय, कृपया सूचित करें / लौटाएं।
आयकर पैन सेवायुक्त, एटीएस,
प्लॉट नं. 3, सेक्टर 11, सीडीबीएल,
नवी मुंबई - 400 614

Shyam Sundar Biswas



Major Information of the Deed

| | | | |
|---|--|------------------------------------|------------|
| Deed No. : | I-0303-01119/2018 | Date of Registration | 09/02/2018 |
| Query No / Year | 0303-0000210002/2018 | Office where deed is registered | |
| Query Date | 08/02/2018 3:20:10 PM | A.D.S.R. BOLPUR, District: Birbhum | |
| Applicant Name, Address & Other Details | Soumitra Ghosh
Kacharipaty, Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 9474832771, Status : Advocate | | |
| Transaction | [0110] Sale, Development Agreement or Construction agreement | | |
| Set Forth value | [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | | |
| Rs. 35,00,000/- | Market Value | | |
| Stampduty Paid(SD) | Rs. 43,58,700/- | | |
| Rs. 7,020/- (Article:48(g)) | Registration Fee Paid | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area) | | |

Land Details :

District: Birbhum, P.S.- Bolpur, Municipality: BOLPUR, Mouza: Bolpur

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|-------------------|------|--------------|-------------------------|-----------------------|---|
| L1 | LR-1976 | LR-14514 | Bari | Bari | 8 Dec | 26,00,000/- | 31,68,000/- | Width of Approach Road: 25 Ft., Adjacent to Metal Road. |
| Grand Total : | | | | | 8Dec | 26,00,000 /- | 31,68,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2160 Sq Ft. | 9,00,000/- | 11,90,700/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1080 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 44 Years, Roof Type: Pucca, Extent of Completion: Complete

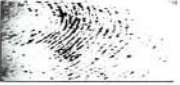
Floor No: 1, Area of floor : 1080 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 44 Years, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 2160 sq ft | 9,00,000 /- | 11,90,700 /- | |



Major Information of the Deed :- I-0303-01119/2018-09/02/2018

and Details :

Name, Address, Photo, Finger print and Signature

| Name | Photo | Fingerprint | Signature |
|--|---|---|---|
| 1
Mr DHARANIDHAR LAYEK
(Presentant)
Son of Late Hrishikesh Layek
Executed by: Self, Date of Execution: 09/02/2018
Admitted by: Self, Date of Admission: 09/02/2018, Place : Office |  |  |  |
| 2
Mr MAHADEV LAYEK,
(Alias: Mr MAHADEV CHANDRA LAYEK)
Son of Late Hrishikesh Layek
Executed by: Self, Date of Execution: 09/02/2018
Admitted by: Self, Date of Admission: 09/02/2018, Place : Office |  |  |  |
| 3
Mr JIBAN LAYEK
Son of Late Kinkar Chandra Layek
Executed by: Self, Date of Execution: 09/02/2018
Admitted by: Self, Date of Admission: 09/02/2018, Place : Office |  |  |  |

Bolpur Mission Compound, P.O:- Bolpur, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGQPL7854D, Status : Individual, Executed by: Self, Date of Execution: 09/02/2018
 , Admitted by: Self, Date of Admission: 09/02/2018, Place : Office

Bolpur Mission Compound, P.O:- Bolpur, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: ADPL4707G, Status : Individual, Executed by: Self, Date of Execution: 09/02/2018
 , Admitted by: Self, Date of Admission: 09/02/2018, Place : Office

Major Information of the Deed :- I-0303-0119/2018-09/02/2018

SIDDHI CONSTRUCTION

Holding No. 118/42, Thana Road, P.O:- B D Sopan, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700116 , PAN No.:: ACSFS6599Q, Status :Organization, Executed by: Representative

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|---|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr TAPASH MUKHERJEE
Son of Mr Amarnath Mukherjee
Date of Execution - 09/02/2018, , Admitted by: Self, Date of Admission: 09/02/2018, Place of Admission of Execution: Office | 
Feb 9 2018 3:30PM | 
LTI
09/02/2018 | 
09/02/2018 |
| | 16/13, Thana Road, Bosepara, P.O:- B D Sopan, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700116, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SIDDHI CONSTRUCTION (as Partner) | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr SHYAM SUNDAR BISWAS
Son of Late Nakul Ch Biswas
Date of Execution - 09/02/2018, , Admitted by: Self, Date of Admission: 09/02/2018, Place of Admission of Execution: Office | 
Feb 9 2018 3:29PM | 
LTI
09/02/2018 | 
09/02/2018 |
| | 80/A, P.N. Mukherjee Road, Kulin Para, P.O:- B D Sopan, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700116, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : SIDDHI CONSTRUCTION (as Partner) | | | |

Identifier Details :

| Name & address | |
|---|------------|
| Mr Soumitra Ghosh
Son of Mr Tapan Kumar Ghosh
Kacharipatty, P.O:- Bolpur, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DHARANIDHAR LAYEK, Mr MAHADEV LAYEK, Mr JIBAN LAYEK, Mr TAPASH MUKHERJEE, Mr SHYAM SUNDAR BISWAS | 09/02/2018 |
|  | |

Major Information of the Deed :- I-0303-01119/2018-09/02/2018

| of property for L1 | | |
|-----------------------------|----------------------------------|--|
| From | To, with area (Name-Area) | |
| 1 Mr DHARANIDHAR LAYEK | SIDDIHI CONSTRUCTION-2.66667 Dec | |
| 2 Mr MAHADEV LAYEK | SIDDIHI CONSTRUCTION-2.66667 Dec | |
| 3 Mr JIBAN LAYEK | SIDDIHI CONSTRUCTION-2.66667 Dec | |
| Transfer of property for S1 | | |
| SI.No | From | To, with area (Name-Area) |
| 1 | Mr DHARANIDHAR LAYEK | SIDDIHI CONSTRUCTION-360.000000000 Sq Ft |
| 2 | Mr MAHADEV LAYEK | SIDDIHI CONSTRUCTION-360.000000000 Sq Ft |
| 3 | Mr JIBAN LAYEK | SIDDIHI CONSTRUCTION-360.000000000 Sq Ft |

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Mouza: Bolpur

| Sch No | Plot & Khatian Number | Details Of Land |
|--------|---|---|
| L1 | LR Plot No:- 1976(Corresponding RS Plot No:- 2960/ 2961), LR Khatian No:- 14514 | Owner: ধরনীধর লায়েক, Gurdian: কবিরাজ, Address: মিশল কল্যাউড, বোলপুর, Classification: বাগু, Area: 0.049200000 Acre, |

Endorsement For Deed Number : I - 030301119 / 2018

On 08-02-2018

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 43,58,700/-



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

On 09-02-2018

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.

Major Information of the Deed :- I-0303-01119/2018-09/02/2018

12/02/2018 Query No:-03030000210002 / 2018 Deed No :I - 030301119 / 2018, Document is digitally signed.

Page ৩৩ of ৩৪

Representation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 11:25 hrs on 09-02-2018, at the Office of the A.D.S.R. BOLPUR by Mr. DHARANIDHAR LAYEK , one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 09/02/2018 by 1. Mr DHARANIDHAR LAYEK, Son of Late Hishikesh Layek, Bolpur Mission Compound, P.O: Bolpur, Thana: Bolpur, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Retired Person, 2. Mr MAHADEV LAYEK, Alias Mr MAHADEV CHANDRA LAYEK, Son of Late Hishikesh Layek, Bolpur Mission Compound, P.O: Bolpur, Thana: Bolpur, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Business, 3. Mr JIBAN LAYEK, Son of Late Kinkar Chandra Layek, Bolpur Mission Compound, P.O: Bolpur, Thana: Bolpur, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Cultivation

Identified by Mr Sourmitra Ghosh, ., Son of Mr Tapan Kumar Ghosh, Kacharipatty, P.O: Bolpur, Thana: Bolpur, City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 09-02-2018 by Mr TAPASH MUKHERJEE, Partner, SIDDHI CONSTRUCTION (Private Limited Company), Holding No. 118/42, Thana Road, P.O:- B D Sopan, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700116

Identified by Mr Sourmitra Ghosh, ., Son of Mr Tapan Kumar Ghosh, Kacharipatty, P.O: Bolpur, Thana: Bolpur, City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate
Execution is admitted on 09-02-2018 by Mr SHYAM SUNDAR BISWAS, Partner, SIDDHI CONSTRUCTION (Private Limited Company), Holding No. 118/42, Thana Road, P.O:- B D Sopan, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700116

Identified by Mr Sourmitra Ghosh, ., Son of Mr Tapan Kumar Ghosh, Kacharipatty, P.O: Bolpur, Thana: Bolpur, City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB: Online on 09/02/2018 10:37AM with Govt. Ref. No: 192017180173009821 on 09-02-2018, Amount Rs. 21/-, Bank: State Bank of India (SBIN00000001), Ref. No. IK00L YWKR1 on 09-02-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-

2. Stamp: Type: Impressed, Serial no 8191, Amount: Rs 5,000/-, Date of Purchase: 07/02/2018, Vendor name: Manas

Nag

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB: Online on 09/02/2018 10:37AM with Govt. Ref. No: 192017180173009821 on 09-02-2018, Amount Rs. 2,020/-, Bank:

State Bank of India (SBIN00000001), Ref. No. IK00L YWKR1 on 09-02-2018, Head of Account 0030-02-103-003-02

Suman Basu

Suman Basu

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR**

Birbhum, West Bengal



Major Information of the Deed :- I-0303-01119/2018-09/02/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2018, Page from 23870 to 23903
being No 030301119 for the year 2018.



Suman

Digitally signed by SUMAN BASU
Date: 2018.02.12 16:26:35 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 12/02/2018 16:26:19
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal.

(This document is digitally signed.)