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पश्चिम बंगाल WEST BENGAL MC. NO - 105/24 AR 417376

11/3/24
I certify that the document is submitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

A.D.S.R. Garis
South 24 Parganas

11 2 MAR 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 11th day of March, 2024 (Two Thousand Twenty Four)

BETWEEN

S.L. No. 481 Date 04/03/2024
Name S.K.S. Developas
R 185 Ramgarh
Value 100/-

Rot 47

Under
P. CHANDAS BISWAS
Southpur A.D.S.R.O., Kol-150



Sanjay Kumar,
JCTF 304

Sanjay Kumar,
JCTF 305

Minarti Sarkar,
JCTF 306

A.D.S.R. Garia
South 24 Parganas

11 MAR 2024

Arup Singh 65882579 7912
S/o. Nit Singh
Garia, Panchpota
P.O. - Panchpota
P.S. - Narandapur
Kol-152
Service

SMT. MINATI SARKHEL (PAN-JMLPS0432N, Aadhaar No. 6680 4764 1697), wife of Late Pran Krishna Sarkhel, by faith-Hindu, by Nationality-Indian, occupation-Housewife, residing at Uttar Sripur, P.O. Boral, P.S. Narendrapur, Kolkata-700154, District – South 24-Parganas, hereinafter called and referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART** :

AND

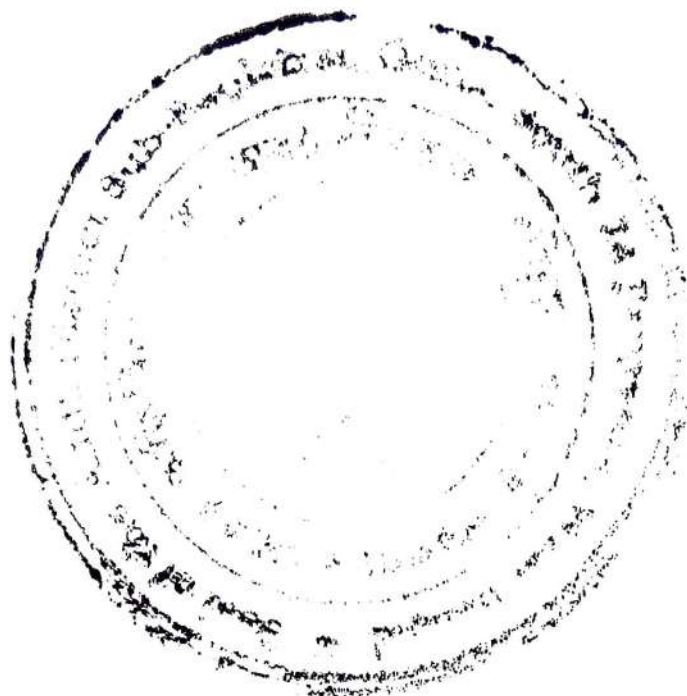
"S.K.S. DEVELOPERS" a proprietorship firm having it's office at Ramkrishna Apt. Ground floor, E-185, Ramgarh, P.O. – Ramgarh, P.S. Netaji Nagar, Kolkata – 700047, District 24 Parganas (South), represented by its sole proprietor **SRI SUJIT SAHA** (PAN : AMAPS2663P, AADHAAR NO. 8942 5352 3461)son of Late Amar Chandra Saha, by faith Hindu, by occupation Business, By Nationality – Indian, residing at 521, Peyara bagan, P.O. Laskarpur, P.S. – Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS that after partition of India a large number of refugee came to India for their habilitation.

AND WHEREAS That the Government of West Bengal offered all reasonable facilities to such person for residence in West Bengal.

AND WHEREAS that a considerable number of such people were compelled by circumstances to use vacant land in the Urban areas for homestead purpose.

AND WHEREAS that one Minati Sarkhel wife of Late Pran Krishna Sarkhel, since deceased was such portion being the refugee displaced from the East Pakistan



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11 1 MAR 2024

(Now Bangladesh) approached to the Govt. of West Bengal for a plot for her rehabilitation along with her family members .

AND WHEREAS that the Govt. of West Bengal with the intention to rehabilitation of the refugee from then East Pakistan (Now Bangladesh), acquired land measuring an area about 04 (Four) Cottahs 0 (Zero) Chittaks and 0 (Zero) Sqft. be the same a little more or less together with structure standing lying and situated at LOP No. 1310, Garia Laskarpur, G.S. Scheme , P.S. Sonarpur now Narendrapur, Mouza – Sripur Bagherghole , J.L. No. 59 , C.S./R.S. Dag No. 105 (P) , within the Rajpur Sonarpur Municipality Ward No. 33.

AND WHEREAS that accordingly it was decided by the Government of West Bengal to make a free gift by way of a registered Deed of Indenture dated 07.02.1991 **ALL THAT** plot of land measuring an area about 4 (Four) Cottahs 0 (Zero) Chittaks and 0 (Zero) Sqft. be the same a little more or less together with structure standing lying and situated at LOP No. 1310, Garia Laskarpur , G.S Scheme , P.S. Sonarpur, Mouza- Sripur Bagherghole, J.L. No. 59, C.S./R.S Dag No.105 (P), within Rajpur Sonarpur Municipality Ward No. 33 , District South 24 Parganas , in favour of said Minati Sarkhel wife of Late Pran Krishna Sarkhel and the said Deed of gift executed and registered before the sub-registry office at Alipore and the same is recorded in Book No. I , Volume No. 2, Pages 61 to 64, being Deed No. 141 for the year 1991.

AND WHEREAS as such the Owner Minati Sarkhel became the absolute owner of **ALL THAT** piece and parcel of homestead land measuring about **04 (Four) Cottahs** be the same a little more or less lying and situated at L.O.P. No. 1310, Garia Laskarpur, G.S Scheme , J.L. No. 59, Mouza - Sripur Bagherghole C.S./R.S Dag no. 105(P), within **Rajpur-Sonarpur Municipality Ward No. 33, P.S. Narendrapur** District – South 24-Parganas, which is more particularly mentioned in the SCHEDULE-“A” hereunder written.

AND WHEREAS thereafter the Owner herein mutated her name in the record of Rajpur-Sonarapur Municipality vide Holding No. 283, Uttar Sripur, under Ward No. 33.

AND WHEREAS the owner herein during seized and possessed in respect of her aforesaid property intended to develop her said property by constructing a **G+III** storied building structure thereupon, consisting with several self contained flats, shop room and car parking together with other common facilities, but due to lack of his sufficient funds and also incapability to make construction he was expecting to develop his said property through a Developer, but in the meantime the Developer herein came into close touch and knowing the intention of the Owner, approached the Owner to construct the new proposed building consisting with several self contained flats, car parking and other spaces at the cost of the Developer on the property described in the Schedule below as per sanctioned by the Rajpur-Sonarapur Municipality on certain terms and conditions to which the Owner agreed.

AND WHEREAS in consideration of the said offer and acceptance the parties herein executed this agreement with the terms and conditions whereas as follows :-

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows :-

ARTICLE-I

1. **OWNER** : Shall mean **SMT. MINATI SARKHEL** son of Late Pran Krishna Sarkhel, by faith - Hindu, by Nationality - Indian, occupation-Housewife, residing at Uttar Sripur, P.O. Boral, P.S. Narendrapur, Kolkata-700154, District - South 24-Parganas.
2. **DEVELOPER** : shall mean "**S.K.S. DEVELOPERS**" a proprietorship firm having it's office at Ramkrishna Apt. Ground floor, E-185, Ramgarh, P.O. - Ramgarh, P.S. Netaji Nagar, Kolkata - 700047, District 24 Parganas (South), represented by its sole proprietor **SRI SUJIT SAHA** son of Late Amar Chandra

Saha, by faith Hindu, by occupation Business, By Nationality - Indian, residing at 521, Peyara bagan, P.O. Laskarpur, P.S. - Sonarpur now Narendrapur, District 24 Parganas (south), Kolkata 700153.

3. **THE PREMISES** : shall mean and include **ALL THAT** piece and parcel of homestead land measuring about **04 (Four) Cottahs** be the same a little more or less lying and situated at L.O.P. No. 1310, Mouza- Sripur Bagherghole, J.L. No. 59, C.S./R.S. Dag no. 105(P), within **Rajpur-Sonarpur Municipality Ward No. 33**, being Holding No. 283 Uttar Sripur, Rabindra Nagar (East), **P.S. Sonarpur now Narendrapur**, District - South 24-Parganas.
4. **THE PROPOSED BUILDING** : shall mean and include **G + III** storied Building proposed to be constructed on the said premises conformity with the Building Plan to be sanctioned by the Rajpur-Sonarpur Municipality.
5. **THE BUILDING PLAN** : shall mean the Building Plan to be prepared by the Architect for the construction of the building sanctioned and also shall include any amendment and/or modification by the Rajpur-Sonarpur Municipality.
6. **OWNER ALLOCATION** :
 - a) One 3 BHK flat 1114 sq.ft. super built up area more or less flat no. 1A, on the 1st floor South West Site.
 - b) One 3 BHK flat 1236 sq.ft. super built up area more or less flat no. 1B, on the 1st floor South East Site.
 - c) One 3 BHK flat 1236 sq.ft. super built up area more or less flat no. 3B, on the 3rd floor South East Site.
 - d) One shop room 180 sq.ft. super built up area. being space no. 1 on the ground floor.
 - e) One shop room 111 sq.ft. super built up area. being space no. 2 on the ground floor.
 - f) One car parking space 135 sq.ft. being space no. 3 on the ground floor.

One shifting charge Rs. 12,000/- (Rupees Twelve Thousand) per month developer paid to the owner till handing over the possession of the entire owner's allocation and such shifting charge is to be paid to the owner by 3rd day of each current English calendar month.

Apart from that the Owner a sum of Rs. 12,86,000/- (Rupees Twelve Lakh Eighty six Thousand) only as non-adjustable amount from the Developer out of which owner received Rs. 3,86,000/- at the time of development agreement, within 6 month developer will pay to the owner Rs. 4,00,000/- and at the time of handover possession Rs. 5,00,000/-

The Owner's Allocation has been morefully described in the Schedule-"B" hereunder written.

7. DEVELOPER'S ALLOCATION :

- a) One 3 BHK flat 1114 sq.ft. super built up area more or less flat no. 2A, on the 2nd floor South-West Site.
- b) One 3 BHK flat 1236 sq.ft. super built up area more or less flat no. 2B, on the 2nd floor South-East Site.
- c) One 3 BHK flat 1114 sq.ft. super built up area more or less flat no. 3A, on the 3rd floor South-West Site.
- d) One shop room 159 sq.ft. super built up area. being space no. 3 on the ground floor South Site.
- e) One shop room 195 sq.ft. super built up area. being space no. 4 on the ground floor South East.
- f) Two car parking space being space no. 1 & 2 on the ground floor South-West site.

The Developer's Allocation has been morefully described in the SCHEDULE-"C" hereunder written.

8. **STIPULATED PERIOD OF THE PROJECT** : shall mean 24 (Twenty) months from the date of sanctioned building plan by Rajpur Sonarpur Municipality of the First Schedule mentioned property subject to extension of period 6 (Six) Months of construction due to force majeure.

9. **SPECIFICATION** : shall mean first class and good standard materials for construction and completion of the building more fully described in the Fifth schedule hereunder written.
10. **MAINTENANCE** : shall mean maintenance of the common facilities, common inside, total outside portion of the building, shall be the joint responsibilities to be borne by the flat owner including owner herein but maintenance of internal facilities shall be borne by the respective flat owner.
11. **ARCHITECT** shall mean such plan, Revised Plan/Plans to be prepared by the Architect for the construction of the Building and to be sanctioned by the Rajpur-Sonarapur Municipality.
12. **BUILT UP AREA** shall mean and include the carpet area of the said unit plus thickness of the other and inner walls, Cup boards, open ducts proportionate share of service area, proportionate area of stair case from ground floor up to the top floor and projection area of the said unit.
13. **COMMON FACILITIES** : shall include roof stair, ways landing, stair cases, passage, overhead water tank, electric meter room/place etc. which shall be required for common enjoyment.
14. **TRANSFeree** shall mean and include any firm, Association, person to whom any space in the building is proposed to be transferred.
15. **TITLE DEED** shall mean all the documents of title relating to the said premises.
16. **WORDS** importing singulars shall include plural vice versa and words importing masculine shall feminine and vice versa.

17. **LAND** shall mean the land below under the said building to be constructed on the said premises.
18. **THE SALEABLE SPACE/AREA** : shall mean and include the flat/flats, car parking space/spaces, which would be sold by the Developer in respect of the Developer's allocation to the intending purchaser/purchasers which have to be constructed at the proposed building and the Developer has sole and absolute discretion to receive the earnest money, consideration amount from the intending purchaser/ purchasers in respect of the property of the Developer's allocation at the said Premises.
19. **PROPORTIONATE SHARE** shall mean and determine on the basis of the covered area of any unit be in proportionate to be covered area of all the units of the Building.

ARTICLE-II

- 1) The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land.
- 2) The said land is free from all encumbrances, charges, liens, lispendences, acquisition, requisition, notice of acquisition notice of requisition and trust whatsoever nature or howsoever and the owner have good and marketable title in respect of the said land.

ARTICLE-III

- 1) The owner hereby grant subject to what has been hereunder provided exclusive right to the Developer to build construct, erect and complete the said new building or buildings on the said land strictly according to the plan to be sanctioned by the Rajpur-Sonarpur Municipality and to commercially exploit the same by entering into an agreement for sale and otherwise complete or transferring in respect of the Developer allocations herein mentioned.

- 2) To get all applications, plans and other papers and documents signed by the owner as may be required by the Developer for the purpose of obtaining approval of the Building Plan or any modification, therein from the appropriate authorities, shall be prepared and admitted by the Developer on behalf of and in the name of the Owner at the entire Developer costs and expenses and the Developer shall pay and bear all charges and expenses required to be paid or deposited for development of the said property, **PROVIDED HOWEVER THAT** the Developer shall exclusively entitled to all refunds of any of all payments and/or made by the Developer. The Developer shall constructed multi storied building on the said land at its own costs.
- 3) Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the said land or any part thereof to the Developer or as creating any right, title or interest in respect thereof of the Developer but to commercially exploit the same in terms hereof and to deal with the Developer Allocation in the new Building in the manner hereinafter stated.

ARTICLE-IV

- 1) The Owner shall grant to the Developer/Second Part herein, a Registered Development Power of Attorney for sale of Developer allocation, proportionate share of land underneath construction of the proposed building in lieu of cost of the construction of owner allocation, for receiving earnest money, consideration amount from the intending purchaser/purchasers of the Developer allocation, to construct the building and to perform other act/acts to be stated and for obtaining all necessary permission and sanction from different authorities in connection with the proposed constructions of the Building and also for pursuing and following up the matter with the Rajpur-Sonarpur Municipality, W.B.S.E.D.C.L. Ltd., and such other authorities as the case may be and to transfer/sell the flats/space in respect of Developer Allocation.

- 2) That the Developer hereby undertakes that save and except the construction as per agreement it shall not be entitled to create any possessory right over the said property. It is hereby further undertaken by the Developer that they shall not be entitled to use the said property for any other than the purpose of construction, nor would be entitled to part with the possession of the said property or its part to any one till owner's allocation in the proposed building are delivered.

ARTICLE-V

POSSESSION

Immediately on execution of this Agreement the owner shall put the Developer in physical possession of the said land and shall handover the peaceful vacant possession of the entire area of land for proposed construction of the new building.

ARTICLE- VI

SPACE ALLOCATION

1. The Developer shall on completion of the New Building put owner in undisputed vacant possession of the owner allocation as mentioned in the Article-I Clause No. 6 in the Said new building as Owner allocation together with the all rights in common to the common portion with the stipulated period of 24 (Twenty Four) months from the date of execution sanctioned building plan by Rajpur Sonarpur Municipality of the First Schedule mentioned property subject to extension of period 6(Six) Months of construction due to force majeure.
2. After the allocation to the Owner and to the Developer of their respective allocations in the manner herein hereto provided all common passage corridors shall belong to the parties herein in proportionate to their respective allocation.

3. Subjects to what is herein before provided the owner shall be entitled to transfer or otherwise deal with the other's allocation as Owner allocation as mentioned in the Article-I, Clause No. 6, in the new building, without any right, claim or interest therein whatsoever of the Developer.
4. After providing land owner's allocation mentioned in clause No-6 the Developer shall be exclusively entitled to sell the Developer allocation in the new building with exclusive right to transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer allocation.
5. In so far as necessary all dealings by the Developer in respect of the new building shall be in the name of the owner however that such dealing shall not in any manner fasten or create any financial liability upon the owner. The Developer will have the responsibility/liability out of any accident during the period of construction.

ARTICLE-VII

CONSIDERATION

In consideration of the Owner having agreed to permit the Developer to commercially exploit the said land in accordance with the sanctioned plan by the Rajpur-Sonarpur Municipality and the Developer agreed to allocate to the Owner all that the property mentioned in the Owner allocation stated above.

ARTICLE- VIII

BUILDING

1. The Developer shall at its own costs construct, erect and complete the proposed building at the said premises in accordance with the sanctioned plan

by the Rajpur-Sonarpur Municipality with good and standard materials as may be specified by the Architects from time to time.

2. Subject to aforesaid the decision of the Architects regarding the quality of the materials shall be final and binding upon the parties herein.
3. The Developer shall install/erect in the said proposed building at its own costs viz. as per the specification and drawings provided by the Architect, pump, water storage reservoir, overhead tanks, electrification and permanent electric connection temporary electric connection as would be obtained from time to time however the Developer at its costs and expenses shall obtain temporary electric connection and other facilities as are required to be provided in a residential and/or multi storied building in the area of the **Rajpur-Sonarpur Municipality** having self-contained apartments constructed for sale of flats therein on ownership basis as mutually agreed herein.
4. The Developer shall at its own costs and expenses and without creating any financial liability upon the owner construct and complete the said proposed building and various units and/or apartments therein in accordance with the sanction building plan and any amendment thereto or modification thereof to be approved by the Rajpur-sonarpur Municipality made or abused to be made by the Developer.
5. All costs charges and expenses including architects fees for the sanction of the plan shall be borne/discharged by the Developer.
6. The Developer is entitled to get and dispose of the debris of the existing structure over the said plot of land.

ARTICLE-IX

COMMON FACILITIES

1. The Developer shall pay and bear all shares of property taxes in respect of the said land on and from the date of delivery of possession of the plot by the owner until the completion of and handing over possession to all the owner of the proposed building.

2. As soon as construction of the proposed building is completed the Developer shall give written notice to the owner, requiring the owner to take possession of the owner allocation in the building having been completed in all respect according to specification and plan thereof.
3. Any transfer or any part of the Owner or Developer allocation in the proposed building shall be subject to other, provisions hereof and such transferees, shall thereafter be responsible in respect of the space transferred to pay the said proportionate rates and service charges for the common facilities in the new building. The Developer shall bear the expenses of boring water charges and also incur the shifting of mother meter.
4. The owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction and completion of the said proposed building and shall render all possible co-operation and assistance to the Developer as may be required from time to time, for the purpose of construction of the proposed building at the said premises as per terms of this Agreement. The owner shall have no right to rescind or cancel this Agreement or the Registered Development Power of Attorney till consent is given for rescind by the Developer.

ARTICLE-X

OWNER OBLIGATION

1. To make out a marketable title in respect of the said property free from all encumbrances charges, liens, lispendences, attachments trust whatsoever or howsoever and shall answer all questions as may be required by the Developer. All the original papers and documents, deeds, Rajpur-sonarpur Municipality, Tax Bill, certified copy or copies thereof duly certified to be true copy shall be handed over to the Developer and the Owner further undertake to obtain all

necessary permission in order to avoid any legal discrepancy which may arise in future in regard to title/ownership of the property.

2. The Owner hereby agree and covenant with the Developer not to act or to cause any interference or hindrance in the construction of the said terms of this Agreement.
3. The Owner agree and covenant with the Developer not do any act or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer allocated portion in the building.
4. On receiving the owner allocation by the owner, the owner or his men and agents are duty bound to pay the proportionate-share of maintenance charge, common tax of the building to be imposed by the Rajpur-sonarpur Municipality till mutation and separation of owner allocation with their names.

ARTICLE-XI

DEVELOPER OBLIGATION

1. The Developer, at its own cost and expenses, will complete the construction of the proposed building within 24 Month date of sanction plan by Rajpur Sonarpur Municipality, six month extension of the period of the First Schedule mentioned land. The period may be extended subject to force majeure or other avoidable circumstances.
2. The Developer hereby agree and covenant with the owner not to do any act deed or thing whereby the owner are prevented from enjoying selling assigning and/or disposing off any of the owner allocation in the said proposed building at the said premises.
3. The Developer shall be entitled to receive the booking money as well as full consideration money in respect of its allotted flat/allocation from the intending purchaser or purchasers and same shall be enjoyed by the Developer.
4. The Owner shall bound to accept their allocated portion as and when completed, in any case if they disagree to accept it, the Developer shall not be liable for the same and it will not affect under any circumstances the

Developer for the purpose of executing the Deed of Conveyance in respect of the flats, car parking and shop room etc. of the Developer's allocation.

5. That all work men, engineers, technicians, architects shall be appointed for the purpose of construction/erection of the proposed building at the discretion of the Developer and shall not interfere in any way with the construction of the said building complex.

ARTICLE-XII

DEVELOPER INDEMNITY

1. The Developer hereby undertakes to keep the owner indemnified against all third party claims and actions arising out of any sort of act omission or commission of the Developer in or relating to the construction of the said building.
2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer actions with regard to the Development of the said land and in the matter of construction of the said building and/or for any defect therein.

ARTICLE- XIII

TITLE DEEDS

1. The original documents in respect of the said property shall be kept with the Developer who shall hold such documents during the subsistence of this Agreement and the Developer shall be entitled to allow inspection to the customers of the Developer and/or to Developer may allow them to make extracts of the title and produce the same of true copies thereof when documents are needed by the Developer for legal revenue or other such causes. But after disposing of Developers allocated portions, the Developer shall be bound to give back all the original documents to the land owner.

ARTICLE- XIV**FORCE MAJEURE**

FORCE MAJEURE : shall mean and include earth-quake, commotion, flood, riot, storm, Covid Mahamari, non-availability of building materials and other natural calamities.

ARTICLE-XV**MISCELLANEOUS**

1. The Owner and the Developer have entered into the Agreement purely as a contract and nothing contained herein shall be deemed to be construed as a Partnership between the Developer and the Owner.
2. The Developer shall frame scheme for the management and administration of the said property and/or regulation and the Owner hereby given their consent to abide by the same.
3. The name of the Building shall be such as may be suggested by the Developer mutually.
4. All the flat owner use only common passage on the ground floor the said building
5. Any notice required be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served on the Owner if delivers by hand and duly acknowledged or sent registered post to the registered office of the Developer.
6. Proportionate amount install of transformer and mother meter to be paid by the purchasers.
7. The Land owner shall pay 50% amount for installation of transformer for the said building of total amount of WBSEDCL as per the Quotation.
8. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
9. That the pump and electric meter will be installed as per sanction plan.

10. That neither party shall use or permitted to be used their respective allocation of the building or any portion thereof for carrying on any illegally or immoral trade or activities.
11. The Developer shall have the right to borrow money from any bank or any financial institution without creating any liability upon the owner for the purpose of construction of the proposed building and the Developer will be liable to meet up the borrowed amount to the bank or financial institution with its own risk and responsibility.
12. District Courts of South 24-Parganas and High Court at Calcutta shall have the jurisdiction to entertain try and determine all actions suits and proceedings arising out of these presents between the parties hereto.
13. That it is to write in the final agreement that all the responsibility regarding construction procedure shall be upon developer, no deviation is allowed , on extra roof is allowed and if any untoward incident happens there which includes local hazard will be the sole responsibility of the developer
14. That the developer is forbidden to raise any extra floor in the building and any developer portion will not be kept for personal benefit, the contract means the developer will sale and dispose the Developer's Allocation only and accordingly will leave the project.
15. That the owner shall have right to enter into the project during the construction period with having right to enquire about the construction procedure and for which the developer must co-operate and the developer will do the necessary reasonable extra fittings and fixtures in the portion of Owner's Allocation with cost
16. That it is to right that unless the owner are getting their possession in their new building, after that the developer can handover the possession to the purchasers, of the Developer's Allocation
17. That all the area tax and outgoing of the building will be borne by the developer and the developer will continue for payment of all outgoings and taxes during the project, only the owner will pay taxes and outgoings in respect of their allotted portion after getting possession in the new building

THE SCHEDULE-"A" ABOVE REFERRED TO

ALL THAT piece and parcel of homestead land measuring about **04 (Four) Cottahs** be the same a little more or less alongwith 300 sq.ft. Tiles shed structure lying and situated at L.O.P. No. 1310, Mouza - Sripur Bagherghole, J.L. No. 57, C.S./R.S Dag no. 105 (P), L.R. Dag 257 within the **Rajpur-Sonarpur Municipality Ward No. 33**, being **Holding No. 283, Uttar Sripur, P.S. Sonarpur now Narendrapur**, District-South 24-Parganas, which is butted and bounded as follows:-

ON THE NORTH	:	LOP No. 1008;
ON THE SOUTH	:	16 ft. Uttar Sripur Road;
ON THE WEST	:	LOP No. 1309;
ON THE EAST	:	LOP No. 1311

THE SCHEDULE-"B" ABOVE REFERRED TO

OWNER ALLOCATION :

- a) One 3 BHK flat **1114 sq.ft.** super built up area more or less flat no. **1A**, on the 1st floor South West Site.
- b) One 3 BHK flat **1236 sq.ft.** super built up area more or less flat no. **1B**, on the 1st floor South East Site.
- c) One 3 BHK flat **1236 sq.ft.** super built up area more or less flat no. **3B**, on the 3rd floor South East Site.
- d) One shop room **180 sq.ft.** super built up area. being space no. **1** on the ground floor.
- e) One shop room **111 sq.ft.** super built up area. being space no. **2** on the ground floor.
- f) One car parking space **135 sq.ft.** being space no. **3** on the ground floor.

One shifting charge **Rs. 12,000/- (Rupees Twelve Thousan)** per month developer paid to the owner.

Apart from that the Owner a sum of Rs. 12,86,000/- (Rupees Twelve Lakh Eighty six Thousand) only as non-adjustable amount from the Developer out of which owner received Rs. 3,86,000/- at the time of development agreement, within 6 month developer will pay to the owner Rs. 4,00,000/- and at the time of handover possession Rs. 5,00,000/-

THE SCHEDULE-"C" ABOVE REFERRED TO

DEVELOPER'S ALLOCATION :

- a) One 3 BHK flat **1114 sq.ft.** super built up area more or less flat no. **2A**, on the 2nd floor South-West Site.
- b) One 3 BHK flat **1236 sq.ft.** super built up area more or less flat no. **2B**, on the 2nd floor South-East Site.
- c) One 3 BHK flat **1114 sq.ft.** super built up area more or less flat no. **3A**, on the 3rd floor South-West Site.
- d) One shop room **159 sq.ft.** super built up area. being space no. **3** on the ground floor South Site.
- e) One shop room **195 sq.ft.** super built up area. being space no. **4** on the ground floor South East.
- f) Two car parking space being space no. **1 & 2** on the ground floor South-West site.

THE SCHEDULE-"D" ABOVE REFERRED TO

(THE COMMON AREAS AND FACILITIES)

1. The land described in the schedule "A" hereinabove.
2. Staircase , having lighting, fixture and fittings.
3. That the entire open sky roof of the said building will be used by the owners of the plot and flat/s and all the purchasers jointly without any interruption by others.

4. Overhead and underground water tanks and distribution pipes to the different flats.
5. Electrical wiring from ground floor to the flats to respectively and switches.
6. Water and Sewerage evacuation pipes from the flats to drains, sewer common to the said building.
7. Septic Tank.
8. Boundary walls and gate in respect of the said premises and areas or part of the building required for egress and ingress to and from the respective flats.
9. Common electric meter space under the stair.
10. Common pump space.
11. Rolling shutter of shop.
12. Main entrance collapsible gate.
13. Stair rolling hollow bar pipe.
14. Lift standard company.
15. Water supply submersible water pump.
16. Main entrance 2 gate hollow bar pipe

THE SCHEDULE-"E" ABOVE REFERRED TO
(CONSTRUCTION SPECIFICATION)

The Quality of the structure as well as the specification shall be followed by the developer.

BOUNDARY WALL	Upon 5" height
STRUCTURE	R.C.C. framed structure, (as per sanction)
INTERIOR WALLS	8" thick outer brick work 5" and 3" thick partition Brick wall with a plaster of paris finish.
FLOORING	Floor tiles 2' x 2' vitrified tiles.
KITCHEN	Kitchen table black stone flat form, top with green marble wall upto 3'ft. glazed tiles.
TOILET	Mat finished tiles flooring with dado walls of 6'6" ft. glazed tiles upto door height from the floor with

	good quality of C.P. fittings and white colour sanitary ware provision of Hot and cold water (for common toilet).
DOOR WINDOW	Wooden frame (sal) and flush doors.
WINDOW	Aluminium sliding frame window with grill.
BALCONY	Upto 3'ft. railing.
WRING	Concealed insulated copper wiring within each flat
BED ROOM (EACH)	3 Nos. light point 1 fan point 1 plug point 1 AC Point, Any one Room per flat,
DRAWING / DINNING	3 Nos. light point 2 nos. fan point 2 power point 1 plug point
BATHROOM	1 Geysor Point 1 washing machine point
KITCHEN	1 no. light point 1 no. light point 1 no. Chinmey point 1 Exhaust point 1 Aqua guard point
EXTRA POINT	1 calling bell point 1 calling bell point 1 light point at main fare of flat 1 telephone line 1 no. T.V. cable line at every flat.
EXTERIOR	Outside colour paints as per developer (weather coat) choice.

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

SIGNED, SEALED AND DELIVERED BY THE
OWENRS AND DEVELOPER HERETO AT
KOLKATA

in presence of:-

WITNESSES:-

1. Tapan Sankhal
 Barua Lake Pkwy
 Ps. Barua
 Kal-154
2. Arup Singh
 Garia, Panchpota
 Kol-152

Minali Sankhal

SIGNATURE OF THE OWNER

Drafted by me:

Amitabh Ray

Advocate

Alipore Criminal Court

Kolkata-700027

WB/286/1984

S. K. S. DEVELOPERS

Sony i Sm

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDRATION

RECEIVED a sum of **Rs. 3,86,000/-** (Rupees Three Lakh Eighty Six Thousand) **only** from the Developer herein as per following manner :-

Date	Cheque/Cash	Bank	Amount
05.03.2024	547907	Axis Bank (Garia Br.)	2,00,000/-
05.03.2024	547908	Axis Bank (Garia Br.)	1,86,000/-
		Total	3,86,000/-











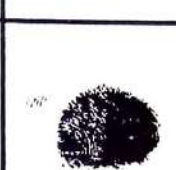
(Rupees Three Lakh Eighty Six Thousand) only

WITNESSES :-

- 1) Tapan Sankher
Boral lake Pally
P.O. Boral
KOL- 154
- 2) Drup Singh
Garia, penchpota
KOL- 152


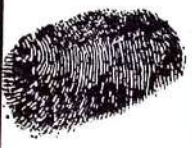









Miranti Sankher

SIGNATURE OF THE OWNER

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name MINATI SARKAR
 Signature Minati Sarkar

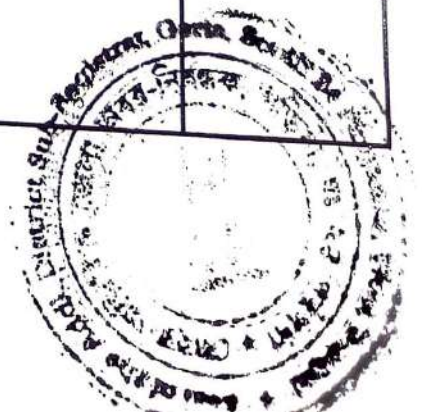
JML PS0432N

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SUJIT SAHA
 Signature Sujit Saha

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name
 Signature








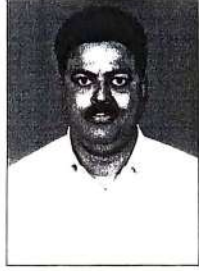




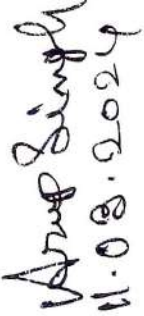
Government of West Bengal

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

OFFICE OF THE A.D.S.R. GARIA, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16292000515986/2024

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs MINATI SARKHEL UTTAR SRIPUR NOW PS NARENDRAPUR, City:- , P.O:- BORAL, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700154	Land Lord			
2	Mr SUJIT SAHA 521, PEYARA BAGAN NOW PS NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	Represent ative of Developer [S K S DEVELOP ERS]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Arup Singh Son of Ajit Singh Garia, Panchpota, Now PS - NARENDRAPUR, City:- Rajpur- sonarpur, P.O:- Panchpota, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700152	Mrs MINATI SARKHEL, Mr SUJIT SAHA			

Query No:-16292000515986/2024, 11/03/2024 10:57:38 AM GARIA (A.D.S.R.)

A.D.S.R. Garia
South 24 Parganas



(Krishnendu Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

South 24-Parganas, West
Bengal

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



192023240409797708

GRN Details

GRN:	192023240409797708	Payment Mode:	SBI Epay
GRN Date:	04/03/2024 16:01:52	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1782869193425	BRN Date:	04/03/2024 16:02:08
Gateway Ref ID:	CHP2443946	Method:	State Bank of India NB
GRIPS Payment ID:	040320242040979769	Payment Init. Date:	04/03/2024 16:01:52
Payment Status:	Successful	Payment Ref. No:	2000515986/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUJIT SAHA
Address:	PEYARA BAGAN, P.S:- NARENDRAPUR, PIN:- 700153
Mobile:	7439340973
Period From (dd/mm/yyyy):	04/03/2024
Period To (dd/mm/yyyy):	04/03/2024
Payment Ref ID:	2000515986/2/2024
Dept Ref ID/DRN:	2000515986/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000515986/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2000515986/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	3881
Total				10802

IN WORDS: TEN THOUSAND EIGHT HUNDRED TWO ONLY.

Arup Singh

6588 2579 7912

QR Code with Photograph

Address:
S/O: Arup Singh, deshbondhu nagar,
Sabulnsangha club, Rajpur Sonarpur (M),
South 24 Parganas,
West Bengal - 700152

Unique Identification Authority of India

भारत सरकार, अति पञ्चायत

6588 2579 7912

Arup Singh
Date of Birth/DOB: 14/01/1987
Male/ MALE

भारत सरकार
Government of India

11/11/11



आयकर विभाग
INCOME TAX DEPARTMENT

SUJIT SAHA

AMAR CHANDRA SAHA

28/12/1967

AMAPS2663P

Sujit Saha

भारत सरकार
GOVT. OF INDIA



06062011

Sujit Saha

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एमएस डीएल
सीसरी मण्डल, साफाघर रोड,
बानेर टेलिफोन एक्स्चेंज के नजदीक,
बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Bauer Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: timinfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

JMLPS0432N

नाम/ Name
MINATI SARKHEL

पिता का नाम/ Father's Name
PULIN BIHARI GHAKRA BORTTY

जन्म की तारीख/ Date of Birth
03/07/1960

हस्ताक्षर/ Signature
Minati Sarkhel



02012018

Minati Sarkhel

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

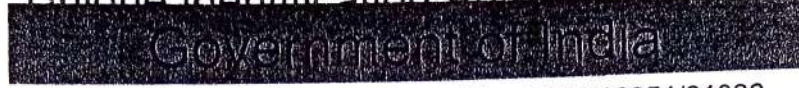
If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ভারত সরকার

Unique Identification Authority of India



তালিকাভুক্তির আই ডি / Enrollment No.: 2010/16051/01032

To
মিনতী সরখেল
Minati Sarkhel
W/O: Prankrishna Sarkhel
BORAL LAKE PALLY
Rajpur Sonarpur(m)
Boral
Boral South 24 Parganas
West Bengal 700154
9231886957

09/03/2016
342968627



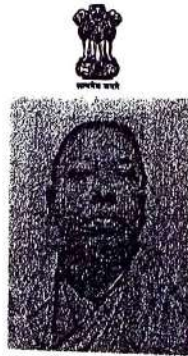
MA429686277FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6680 4764 1697

আমার আধার, আমার পরিচয়



ভারত সরকার

মিনতী সরখেল

Minati Sarkhel

পিতা : পুলিন বিহারী চক্রবর্তী

Father : Pulin Bihari Chakraborty

জন্মতারিখ / DOB : 03/07/1960

মহিলা / Female



6680 4764 1697

আমার আধার, আমার পরিচয়

Minati Sarkhel

Major Information of the Deed

Deed No	I-1629-01339/2024	Date of Registration	12/03/2024
Query No / Year	1629-2000515986/2024	Office where deed is registered	
Query Date	24/02/2024 12:17:07 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	U Halder Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 7439340973, 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 : 3,86,000/-]		
Set Forth value	Market Value		
	Rs. 40,41,002/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 3,881/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Uttar Sreepur Road, Mouza: Sripur Bagharghole, , Ward No: 33, Holding No:283 JI No: 59, Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-257 (RS :-105)	(RS:- 1310\0)	Bastu	Bastu	4 Katha		39,60,002/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	0 /-	39,60,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	0 /-	81,000 /-	

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Uttar Sreepur Road, Mouza: Sripur Bagharghole, , Ward No: 33, Holding No:283 JI No: 59, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 257		Seller is not the recorded Owner as per Applicant.

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs MINATI SARKHEL Wife of Late PRAN KRISHNA SARKHEL UTTAR SRIPUR NOW PS NARENDRAPUR, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JMxxxxxx2N, Aadhaar No: 66xxxxxxx1697, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S K S DEVELOPERS E-185, RAMGARH NOW PS NETAJI NAGAR, City:- , P.O:- RAMGARH, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AMxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUJIT SAHA (Presentant) Son of Late AMAR CHANDRA SAHA 521, PEYARA BAGAN NOW PS NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx3P, Aadhaar No: 89xxxxxxxx3461 Status : Representative, Representative of : S K S DEVELOPERS (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arup Singh Son of Ajit Singh Garia, Panchpota, Now PS - NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152			
Identifier Of Mrs MINATI SARKHEL, Mr SUJIT SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs MINATI SARKHEL	S K S DEVELOPERS-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MINATI SARKHEL	S K S DEVELOPERS-300.00000000 Sq Ft

Endorsement For Deed Number : I - 162901339 / 2024

On 11-03-2024

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

Presented for registration at 17:53 hrs on 11-03-2024, at the Private residence by Mr SUJIT SAHA ,.

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 40,41,002/-

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

Execution is admitted on 11/03/2024 by Mrs MINATI SARKHEL, Wife of Late PRAN KRISHNA SARKHEL, UTTAR SRIPUR NOW PS NARENDRAPUR, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife

Identified by Mr Arup Singh, , Son of Ajit Singh, Garia, Panchpota, Now PS - NARENDRAPUR, P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Service

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

Execution is admitted on 11-03-2024 by Mr SUJIT SAHA, PROPRIETOR, S K S DEVELOPERS (Sole Proprietorship), E-185, RAMGARH NOW PS NETAJI NAGAR, City:- , P.O:- RAMGARH, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Identified by Mr Arup Singh, , Son of Ajit Singh, Garia, Panchpota, Now PS - NARENDRAPUR, P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Service



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 12-03-2024

Certificate of Admissibility (Rule 43 W.B. Registration Rules 1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,881.00/- (B = Rs 3,860.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,881/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/03/2024 4:02PM with Govt. Ref. No: 192023240409797708 on 04-03-2024, Amount Rs: 3,881/-, Bank: SBI EPay (SBlePay), Ref. No. 1782869193425 on 04-03-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100.00/-,
by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 418, Amount: Rs.100.00/-, Date of Purchase: 04/03/2024, Vendor name:
Debprasad Biswas

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/03/2024 4:02PM with Govt. Ref. No: 192023240409797708 on 04-03-2024, Amount Rs: 6,921/-, Bank:
SBI EPay (SBlePay), Ref. No. 1782869193425 on 04-03-2024, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2024, Page from 28950 to 28985

being No 162901339 for the year 2024.



[Handwritten signature]

Digitally signed by KRISHNENDU TALUKDAR
Date: 2024.03.13 11:06:03 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 13/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.