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I-02396/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

Registration The Signature Sheet and the endorsement sheets attached to this document are the parts of the document.

Additional Registrar of Assurances Kolkata

23 FEB 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this ^{23rd}..... day of February, Two Thousand and Twenty Four (2024) of the Christian Era

BY AND BETWEEN

(1) SRI DIBYENDU GANGULY, son of Late Sudhir Kumar Ganguly, PAN - CMDPG9543B, AADHAAR NO. 5451 8155 2142, M- 9883655630, by Faith - Hindu, by Nationality - Indian, by Occupation - Business and (2) SRI SUBHENDU GANGULY, son of Late Sudhir Kumar Ganguly, PAN - AKGPG3838C, AADHAAR NO. 9397 9230 3907, M- 9123726188, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, both are residing at AC- 197, Barowaritala, Krishnapur, P.O - Krishnapur, Police Station - Baguiati, District - North 24 Parganas, Kolkata- 700102 hereinafter jointly called and referred to as the **LANDOWNERS** (which term or expression

BIKASH KARNATAK
ADVOCATE
HIGH COURT CALCUTTA

NAME: _____
ADD: _____
HS: _____

19 FEB 2024

S. CHATTERJEE
Member, Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-

544921

19 FEB 2024

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Government of West Bengal
Office of the A.R.A. - II KOLKATA, District: Kolkata

W.B. FORM NO. 1504

Query No / Year	19022000457483/2024	Serial No/Year	1902002804/2024
Transaction id	0000513059	Date of Receipt	23/02/2024 4:13PM
Deed No / Year	I - 190202396 / 2024		
Presentant Name	BALAI CHANDRA SAHA		
Land Lord	DIBYENDU GANGULY, SUBHENDU GANGULY		
Developer	RAJ RAJESWARI CONSTRUCTION		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]		
Total Setforth Value	Rs. 0/-	Market Value	Rs. 1,10,34,499/-
Stamp Duty Paid	Rs. 100/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 84/-	Fees Articles	B, E, I, M(a), M(b)
Standard User Charge	525/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp

Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Chatterjee	544921	19/02/2024	100/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	84/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	525/-
Requisition Form Fee	50/-

***Total Amount Received by Cash Rs. 659/-**

(Satyajit Biswas)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal



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



192023240392544238

GRN Details

GRN: 192023240392544238
GRN Date: 20/02/2024 22:32:59
BRN : 1727944841529
Gateway Ref ID: 49771629
GRIPS Payment ID: 200220242039254422
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 20/02/2024 22:34:01
Method: Axis Bank-Retail NB
Payment Init. Date: 20/02/2024 22:32:59
Payment Ref. No: 2000457483/1/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Rajib Saha
Address: AB-280, Samarpally, Krishnapur, P.O - Krishnapur, P.S - Baguiati, Kol-102
Mobile: 8777728908
Period From (dd/mm/yyyy): 20/02/2024
Period To (dd/mm/yyyy): 20/02/2024
Payment Ref ID: 2000457483/1/2024
Dept Ref ID/DRN: 2000457483/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000457483/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2000457483/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	12021
			Total	31942

IN WORDS: THIRTY ONE THOUSAND NINE HUNDRED FORTY TWO ONLY.

PAID

shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives, assigns and nominee or nominees) of the **"FIRST PART"**.

A N D

"RAJ RAJESWARI CONSTRUCTION", a partnership Firm, **PAN - ABEFR9327G**, having it's Registered Office address at BD - 63, Ground Floor, Samar Pally, Krishnapur, P.O - Krishnapur, P.S - Baguiati, District - North 24 Parganas, Kolkata - 700102, represented by its partners namely (1) **SRI BALAI CHANDRA SAHA**, son of Sri Anil Chandra Saha, **PAN-ATCPS9844B**, **AADHAAR NO. 8190 5870 1111**, **M- 9836505410**, by Faith-Hindu, By Nationality- Indian, By Occupation- Business, residing at AB-280, Samarpaliy, Krishnapur, Post Office - Krishnapur, Police Station- Baguiati, Kolkata-700102, District North 24-Parganas, (2) **SRI RAJIB SAHA**, son of Sri Radheshyam Saha, **PAN - BZSPS5489K**, **AADHAAR NO. 9861 9627 7287**, **M- 8777728908**, by faith - Hindu, by Nationality- Indian, by Occupation- Business, residing at AB-280, Samarpaliy, Krishnapur, Post Office - Krishnapur, Police Station- Baguiati, Kolkata-700102, District North 24-Parganas, and (3) **SRI MRIDUL ROY**, son of Mukul Roy, **PAN-BLCPR7500L**, **AADHAAR NO. 2103 5230 2165**, **M- 9330804161**, by faith - Hindu, by occupation - Business, residing at AC-372/A, Barowaritala, Krishnapur, "Raj Rajeswari Enclaves", Flat No. B, Phase - 4, P.O - Krishnapur Milan Bazar, P.S- Baguiati, District- North 24 Parganas, Kolkata- 700102, hereinafter called and referred to as the **"DEVELOPER/BUILDER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their Partners for the time being and heirs and successors in its office) of the **SECOND PART**.

THE LANDOWNERS HAVE MADE THE FOLLOWING REPRESENTATION AND GIVEN THE FOLLOWING WARRANTY TO THE DEVELOPER REGARDING TITLE.



23 FEB 2024

WHEREAS the Landowners herein are the absolute undivided joint owners of **ALL THAT** piece and parcel of Bastu land measuring about **10.32 Decimals** equivalent to **06 (six) Cottahs 04 (four) Chittacks 04 (four) Sq.ft** more or less togetherwith One Storied building having cemented flooring finished, measuring about 500 sq.ft more or less in **Plot No. B**, Marked in colour "**GREEN**" therein lying and situate at **Mouza - Krishnapur**, J.L. No. 17, Re.Su. No. 180, Touzi No. 228/229, appertaining to C.S. Dag No. 5416, **R.S. Dag No. 3394, R.S. Khatian No. 1061**, Police Station - Baguiati (formerly Rajarhat), in the locality of **Barowaritala, Krishnapur, Kolkata - 700102**, under Ward No. 25 of Bidhannagar Municipal Corporation (formerly Ward No. 34 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of North 24-Paraganas, West Bengal alongwith all easement rights of common passages for egress and ingress to the said land connecting with the road and rights to take electrical line, telephone line, water line, drainage through the common passage by way of registered **Partition Deed** which was duly executed on 13/10/2023 and registered the same on 13/12/2023 before the D.S.R - III, North 24 Parganas and recorded the same in Book No. I, Volume No. 1525-2023, Pages from 385556 to 385597, Being No. 152514867 for the year 2023 as the Third Part therein.

AND WHEREAS now the present Landowners herein jointly intends to develop their below mentioned First Schedule land i.e **ALL THAT** piece and parcel of Bastu land measuring about **10.32 Decimals** equivalent to **06 (six) Cottahs 04 (four) Chittacks 04 (four) Sq.ft** more or less togetherwith One Storied building having cemented flooring finished, measuring about 500 sq.ft more or less therein lying and situated at **Mouza - Krishnapur**, J.L. No. 17, Re.Su. No. 180, Touzi No. 228/229, appertaining to C.S. Dag No. 5416, **R.S. Dag No. 3394, R.S. Khatian No. 1061**, Police Station - Baguiati (formerly Rajarhat), in the locality of **Barowaritala, Krishnapur, Kolkata - 700102**, under Ward No. 25 of Bidhannagar Municipal Corporation (formerly Ward No. 34 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of



23 FEB 1964

North 24-Paraganas, West Bengal by raising construction of G+3 storied Building in accordance with the Building Sanction Plan with the reputed Developer/Builder.

AND WHEREAS the Developer herein "**RAJ RAJESWARI CONSTRUCTION**", a Partnership firm, is engaged in the business of developing and promoting and also sponsoring construction of building having the own financial-resources to carry out any development scheme, including construction of building; taking up all the related responsibility of preparation and sanction of plan for construction and engage engineers, masons and laborers and also put in resources for building materials and supervise of completing the construction of the proposed building and to procure prospective flat/flats, apartments, shops and other spaces to be built as per the plan to be sanctioned by the Competent Authority. The Landowners have expressed their desire to construct a G+3 storied building upon the First Schedule land which is free from all sorts of encumbrances, liens, charges, lis-pendens, attachments to the Developer herein accepted such proposal at the Developer's costs and expenses under some mutual terms and conditions.

AND WHEREAS the Developer agreed to develop the below First Schedule property as is where basis is and/or to construct a G+3 building thereon as per the building sanction plan.

BEFORE, EXECUTION OF THIS AGREEMENT THE LANDOWNERS HAVE REPRESENTED AND ASSURED TO THE DEVELOPER as follows :

- i. That the said property is free from all sorts of encumbrances, charges, liens, lis-pendens, attachments whatsoever or howsoever.
- ii. That excepting the present Landowners herein nobody have any right, title, interest, claim, demand, whatsoever or howsoever, into or upon the said property. That there is no notice of acquisition or requisition received or pending in respect of the said below First Schedule property.



23 FEB 2014

- iii) The Landowners have also given to understand that the said below First Schedule property does not fall under the Urban Land (Ceiling and Regulation) Act, 1976.
- iv) The Landowners herein have declared to the Developer that, they have a marketable title in respect of the said below First Schedule property without any claim, right, title, interest of any person thereon or therein and the Landowners have absolute right to enter into this agreement with the Developer and the Landowners hereby undertake to indemnify and keep the Developer indemnified against any third party's claims, actions and demands, whatsoever, with regard to the title and Ownership of the Owners.
- v) Relying on the aforesaid representation and believing the same to be true and acting on good faith thereof the Developer being desirous to develop the below First Schedule property on the terms and conditions as contained hereinafter.
- vi) That the said below First Schedule property and/or any part thereof is not subject to any attachment under the Income tax Act or under any of the provisions of the Public Demand Recovery Act.
- vii) The Developer shall complete the construction of the said entire multi-storied building **within 2 (two) years** from the date of getting Building Sanction from the Bidhannagar Municipal Corporation and vacant possession of the said land with existing building from the Landowners except in case of any natural calamity which is beyond the control of the Developer to the satisfaction of the Landowners then the Developer shall get a further period of 6 (six) months as grace for completion of the said construction work beyond which no time shall be extended in any case. The Landowners will hand over the original mother Deed and relevant papers and documents to the Developer at the time of execution of this agreement and these documents will remain in safe custody and possession of the Developer and the Landowners will cooperate with the Developer to construct the proposed building for all



23 OCT 2001

Governmental office/offices, authorities/Departments etc. as and when required and the aforesaid original mother Deed alongwith all relevant documents will be return to the building association by the Developer.

- viii) The Landowners herein shall not liable to pay proportionate cost of Transformer, Mother Meter and other amenities of the building of their allocation to the Developer. But if the Landowners intend to sell their allocated flat to any intending buyer/s, then the Landowners shall bound to pay proportionate cost of Transformer, Mother Meter and other amenities of the building to the Developer at the time of registration.
- ix) That the Landowners herein after getting the vacant and peaceful possession in habitable condition of their allocation from the Developer shall bound to pay proportionate maintenance charges to the tune of Rs. 2.00/- (Rupees Two) per square feet per month to the Developer until formation of the Building Committee and thereafter the total maintenance of the said building shall be made by the Association /Society so formed by the Landowners and Developer and all members shall pay the monthly maintenance fees to the Association without any delay according to the rules or system of Association decided. It is hereby expressly mention that the proportionate cost of maintenance charges shall be Re. 1.00 (Rupee One) only of unsold flat of the Landowners and Developer until formation of the Building Committee. The Developer shall not provide Darwan/Security Guard of the building.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE - I

That in this agreement unless otherwise agreed upon the following expression will have the following meaning:-



(a) **LAND OWNERS** : Shall mean and include (1) **SRI DIBYENDU GANGULY**, son of Late Sudhir Kumar Ganguly, **PAN - CMDPG9543B, AADHAAR NO. 5451 8155 2142, M- 9883655630**, by Faith - Hindu, by Nationality - Indian, by Occupation - Business and (2) **SRI SUBHENDU GANGULY**, son of Late Sudhir Kumar Ganguly, **PAN - AKGPG3838C, AADHAAR NO. 9397 9230 3907, M- 9123726188**, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, both are residing at AC- 197, Barowaritala, Krishnapur, P.O - Krishnapur, Police Station - Baguiati, District - North 24 Parganas, Kolkata- 700102 and their legal heirs, executors, administrators and assigns and legal representatives.

(b) **LAND** : Shall mean which is morefully and particularly mentioned and described in the First Schedule hereunder written.

(c) **AMALGAMATED LAND/AMALGAMATED PROPERTY**: shall mean the said land/or the said property with other surrounding or adjacent land or lands and/or properties already acquired and/or so many be acquired by the developer and amalgamated and/or adjoined with said land and/or said property by the Developer with prior written consent by the Landowners.

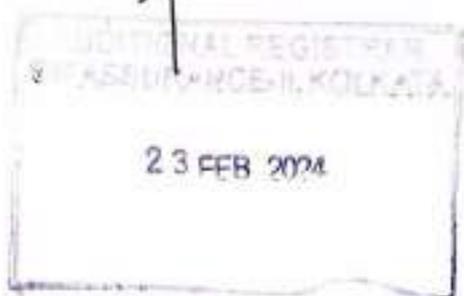
(d) **BUILDING** : shall mean proposed G+3 storied building or buildings as shall be constructed in finished and habitable condition by the Developer confirming to the building sanction Plan or Revised/renew Plan to be prepared, submitted only by the Developer and Sanctioned by the competent authority or any other authority and the said land described in the First Schedule hereunder only.

(e) **PREMISES/AMALGAMATED PREMISES**: shall mean the official identity of the collective from or the said amalgamated land with one or more building collectively.

(f) **DEVELOPER/PROMOTER**: Shall mean "RAJ RAJESWARI



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CONSTRUCTION", a partnership Firm, PAN - **ABEFR9327G**, having its Registered Office address at BD - 63, Ground Floor, Samar Pally, Krishnapur, P.O - Krishnapur, P.S - Baguiati, District - North 24 Parganas, Kolkata - 700102, represented by its partners namely (1) **SRI BALAI CHANDRA SAHA**, son of Sri Anil Chandra Saha, by Faith- Hindu, By Nationality- Indian, By Occupation- Business, residing at AB-280, Samarpaliy, Krishnapur, Post Office - Krishnapur, Police Station- Baguiati, Kolkata-700102, District North 24-Parganas, (2) **SRI RAJIB SAHA**, son of Sri Radheshyam Saha, by faith - Hindu, by Nationality- Indian, by Occupation- Business, residing at AB-280, Samarpaliy, Krishnapur, Post Office - Krishnapur, Police Station- Baguiati, Kolkata-700102, District North 24-Parganas, and (3) **SRI MRIDUL ROY**, son of Mukul Roy, by faith - Hindu, by occupation - Business, residing at AC-372/A, Barowaritala, Krishnapur, "Raj Rajeswari Enclaves", Flat No. B, Phase - 4, P.O - Krishnapur Milan Bazar, P.S- Baguiati, District- North 24 Parganas, Kolkata- 700102, and his/its legal heirs, executors, administrators and assigns and legal representatives.

(g) **LAND OWNER'S ALLOCATION** : (1) **SRI DIBYENDU GANGULY**, son of Late Sudhir Kumar Ganguly, by Faith - Hindu, by Nationality - Indian, by Occupation - Business and (2) **SRI SUBHENDU GANGULY**, son of Late Sudhir Kumar Ganguly, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, both are residing at AC- 197, Barowaritala, Krishnapur, P.O - Krishnapur, Police Station - Baguiati, District - North 24 Parganas, Kolkata- 700102, the owners of the land, shall be entitled to get more fully and particularly mentioned in the **SECOND SCHEDULED** of this agreement.

(h) **DEVELOPER'S ALLOCATION**: Developer's allocation shall always mean the rests of the portion of the flats/shops/garages /godown etc. with and/or all other portion of the building of the



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

23 SEP 2004

said premises as per constructed area alongwith undivided proportionate interest or share in the land and the common areas and facilities of the building and premises save and except the Landowner's allocation as morefully and particularly mentioned in the **THIRD SCHEDULED** of this agreement.

(I) **TOTAL CARPET AREA:** Total Carpet Area mean and include the covered area of the flats/units/shops/covered spaces with proportionate share of staircase to be measured on covered area plus proportionate share of stair, staircase, lobby, landing and meter space of the said building.

(j) **COVERED AREA:** Covered area shall mean the built-up area measuring at floor level of any unit taking the external dimensions of the unit including the built-up area of Balconies, Verandah thereto (said walls appertaining one unit from other of which 50% only to be added) and the proportionate share of common areas comprising the building.

(k) **TOTAL SUPER BUILT AREA :** Total Super Built Area mean and include the covered area of the flats/units/shops/covered spaces with proportionate share of stair, stair case, lift and lift lobbies to be measured on covered area plus 25% of the Covered Area.

(l) **COMMON AREAS AND FACILITIES:** Common areas and facilities including the land on which the building is located and all easement rights, appurtenances belonging to the land and the building the foundation, columns, supports, main walls, roof or terrace, stairs case, way and entrance and exist of the building, installation of the common services, such as power light, water, severs, tanks, pump, motor and in general all apparatus and installations existing for common use, all other parts of the property necessary or convenient to its existence maintenance and safety or normally in common use from time to time.



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
23 FEB 2021

(m) **COMMON EXPENSES** : Common expenses means expenses of administration, maintenance, repair or replacement of the common area and facilities.

(n) **COMMON PURPOSE**: Common purpose shall mean and include the purpose of managing maintaining up keeping, administrating and security of the building and the particulars the common areas installations and facilities rendering of common services in common to the unit purchasers/holders collection and this disbursement of the common expenses and dealing with the matters in all of common interest of the occupants of the building.

(o) **POSSESSION**: The Developer shall handover the possession of the Owner's allocation as complete and habitable condition of the proposed building **within 2 (two) years** from the date of getting Building Sanction from the Bidhannagar Municipal Corporation and vacant possession of the said land with existing building from the Landowners except in case of any natural calamity which is beyond the control of the Developer to the satisfaction of the Landowners then the Developer shall get a further period of 6 (six) months as grace for completion of the said construction work beyond which no time shall be extended in any case.

(p) **FORCE MAJEURE**: shall mean including the following:

(1) Act of war, hostilities (whether war be declared or not), invasion, act of foreign enemies, armed conflict blockade, embargo, revolution, riot, Insurrection, act of terrorism or sabotage.

(2) Rebellion, terrorism, revolution, insurrection, military or usurped power or civil war.

(3) Riot or commotions.

(4) Any act, restraint or regulation of any Governmental Instrumentality including any local, State, or central



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OF ASSURANCE-II, KOLKATA
23 FEB 2011

government of India or any department, instrumentality or agency thereof including:

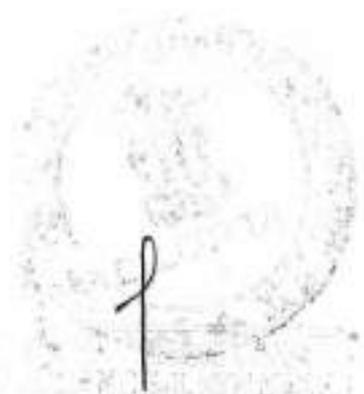
- (i) Any act, regulation or restraint constituting a change in law.
- (ii) The imposition of any material condition on the issuance or renewal or continuance of any approval from a competent authority.
- (5) Any political issues which hamper the implementation of the Project.
- (6) Flood, cyclone, lightning, earthquake, drought, storm, Lockdown or any other effect of natural elements.

ARTICLE - II - COMMENCEMENT

This agreement shall be deemed to have been commenced on and with effect from the date, month and the year first above written.

ARTICLE - III - TERMS & CONDITIONS

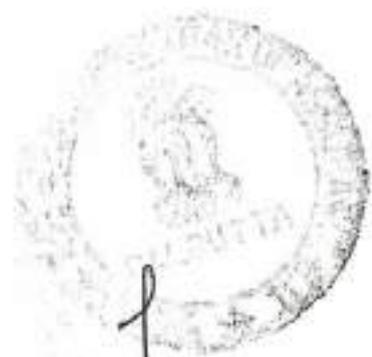
1. The Landowners do hereby authorize and empower the Developer to construct a G+3 storied building on the said plot of land morefully and particularly mentioned in the First Schedule hereunder in accordance with the building sanction plan without any reimbursement of the same from the Landowners in whatsoever manner and/or nature and the original title deed and other related documents in respect of the said property has been delivered by the Landowners to the Developer at the time of registration of Development Agreement and Development Power of Attorney from the competent authority and this documents will remain in safe custody and possession of the Developer and the Landowners will co-operate with the Developer to construct the proposed building for all Governmental office/offices, authorities /Departments etc. as and when required and the Landowners and any other heirs, successors or assigns of any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever, if the Developer does not violate any terms and conditions



23 FEB 2024

of this agreement and the Developer shall return back the said original documents alongwith other documents to the building association after selling its Allocation.

2. The Developer shall construct the said building in accordance with Municipal/Corporation rules and regulation at its own costs and in that connection the Landowners will sign papers and all applications as required for getting the revised plan or modified from the competent authority if necessary.
3. The Developer shall complete the construction of the said entire Multi-storied building **within 2 (two) years** from the date of getting Building Sanction from the Bidhannagar Municipal Corporation and vacant possession of the said land with existing building from the Landowners except in case of any natural calamity which is beyond the control of the Developer to the satisfaction of the Landowners then the Developer shall get a further period of 6 (six) months as grace for completion of the said construction work beyond which no time shall be extended in any case.
4. The Landowners shall liable to pay for proportionate taxes, rents to the Government only in respect of their share as mentioned in the First Schedule written herein below from the date of receiving Landowners' allocation from the Developer.
5. All others flat of the proposed building to be constructed by the Developer at present and in future, being the Developer's allocation, save and except the aforesaid allocated portions for the Landowners as provided in the Second Schedule written herein below, shall be disposed off by the Developer to the prospective/proposed buyers at any consideration or price which shall be at sole discretion of the Developer in which the Landowners will not be able to interfere in any manner whatsoever.
6. The Developer shall be at liberty to negotiate for sale, lease, Rent,



23 MAR 1954

mortgage, transfer or in any manner of the area of the Developers' allocation exclusively, excluding the reserved area for the Landowners' allocation and common area, with any prospective purchaser or purchasers in course of construction or after construction together with proportionate share of land on which the said multi-storied building will be constructed at such consideration and on such terms and conditions and with such persons or persons as the Developer think fit and proper and the Landowners will at the request of the Developer execute and register the Deed of Conveyance or conveyances in respect of the proportionate share of the said plot of land if necessary to and in favour of the person or persons of the Developer after receiving of the Landowners' allocation from the Developer. It is clearly agreed and declared that consideration money from such transfer as aforesaid including earnest money or initial payment or part payment or full payment shall be received by and belong absolutely by the Developer for entire areas of Developer's Allocation exclusively. But the Landowners will not be liable and/or responsible in any manner for the aforesaid transaction of money held by and between the Developer and its buyers.

7. The Developer shall be entitled to enter into and execute by signing all agreements and documents as may be required for the purpose of sell/transfer for his/its allocation of the proposed (G+3) storied building including flat/flats or apartment on such terms and conditions and for such consideration as the Developer shall think fit and proper.
8. The Landowners hereby declare and confirm the Developer that they are the absolute undivided joint Owners and in khas possession to the landed property described in the First Schedule hereunder and have good and marketable title free from all encumbrances, charges, mortgage, attachments, liens, lis-pendens and adverse claim. There is no agreement with any person or persons and if any discrepancy be found any time in regards to the title being good and marketable and



9

23 OCT 2002

from all encumbrances, charges, attachments, liens, lis-pendens, adverse claim, it shall be the sole responsible of the Landowners to make the title good, clear and marketable in accordance with law and if there is any difficulty even in such case then the Developer shall call up on the Landowners to rectify the same within reasonable period.

9. The Landowners shall have no right or power to terminate/cancel this agreement; except non performance of this agreement by the Developer within 30 (thirty) months including grace period from the date of getting Building Sanction Plan from the competent authority and vacant possession of the said land with existing building from the Landowners.
10. The Developer shall at its own costs construct, erect and complete the said multi storied building including the Landowners' allocation in accordance with the building plan and complying with all rules and regulations of all statutory body or bodies provided the Developer exclusively shall be sole responsible for committing violation of any of laws, rules and regulations thereof.
11. The Developer shall be at sole liberty to engage various professional like Legal adviser, Architect, R.C.C. Consultants and/or Contractors whatsoever as its choice who shall take steps on behalf of the Developer from time to time and the Developer shall be responsible for making payments to each and every one of them. The Landowners will have no liability and responsibility for making payments to any person during the construction period and/or after completion of construction or at any point of time of the building. It is agreed in the parties that the Landowners will have every right to engage legal adviser of his choice and also Landowners will have right to give good suggestion to the Developer along with right to supervision upon Landowner's allocation with or without his architect. In case of any dispute arising at of non complying any drawing/design/specification, being the part of this agreement, the Landowners will have the right to



23

compel the Developer to comply all of them.

12. That the entire construction costs and installation of Electrical Transformer of the said entire building shall be borne and bring by the Developer but the Landowners shall liable to pay proportionate cost for Individual electric meter, Mother Meter & other amenities of the building of their allocated selling flat to the Developer at the time of registration.
13. The Developer shall be authorized by the Landowners in so far as is necessary to apply for and obtaining permanent connection of electricity (only Common Meter), drainages, sewerages, water supply (24 Hours) and/or others facilities if any available to the new building and other inputs and facilities required for the purpose and for which the Landowners will execute in power of attorney in favour of the Developer.
14. The Developer shall install, erect the building at Developer's own cost and expenses including water pump, twenty four hours water supply arrangement, water storage tank, underground reservoir, electrification, permanent electric connection from the **WBSEDCL**. And until permanent electric connection is obtained, temporary electric connection shall be arranged and provided for the said building having self contained apartments.
15. The Landowners will not do any act, deed of things whereby the Developer may be prevented from lawful construction and completion of the said building in the time and sale of their flats, units etc. provided the Developer will act in accordance with law as well as to comply with all terms and conditions as laid down in this agreement.
16. The Landowners do hereby agree with the Developer not to let out, sell, grant, lease, mortgage and/or charges or not to make any agreement for any purpose save and except the Landowner's allocation from the date of execution of this agreement and it is further



23

agreed that the Landowners will be entitled to transfer or otherwise deal with Landowners' allocations in the building in the manner as the Landowners shall deem fit and proper at any time without taking any prior and/or subsequent permission in any manner from the developer herein and also the Developer shall not in any way interfere with or disturb the quiet and peaceful possession along with right to transfer Landowners' allocation by the Developer.

17. It is clear that the Landowners will remain bound to execute a Registered Development Power of Attorney empowering the Developer to execute all such Agreement for sale or transfer for and on behalf of the Landowners in respect of Developers' allocation exclusively in the said (G+3) storied building as fully written in the Third Schedule hereunder with proportionate share of land in the said premises. It is specially agreed by and between the parties hereto that the Developer shall not henceforth use the aforesaid power-of-attorney for selling Landowners' allocation as written in the Second Schedule herein below.
18. In the event of death of the Owner then the legal heir/heirs of the deceased Owner shall not interfere about the construction works and he/she/they has/have no right or power to terminate this agreement, save and as provided in this agreement, and also have no right to change any clause of this agreement till the period, provided the Developer does not violate any of the terms and conditions containing in this agreement and the same condition is also applicable in case of death of the Developer.
19. The Developer may take and booking and receive the consideration money against the booking of the allocated portion of the Developer as per the agreement but possession of the flat can be handed over to the purchaser/s only after giving the complete and full possession to the Landowners' allocation to the Landowners as per terms and conditions of this agreement.



1

ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA
23 FEB 2004

20. The Developer has sole right to transfer, lease, mortgage and even they can made the Registry of its allocated portion to any person or persons at its own discretion as per terms and conditions of this agreement and in that case the Landowners shall have no right to interfere disturb/prevent the Developer in any manner as the Developer have full power to take any action as they will deem fit for their portion.
21. The Landowners will not be liable of any Income Tax or any other taxes in respect of the Developer's allocation and the Developer shall liable to make payment of the same. GST to be borne by the Developer for Landowner's Allocation (subject to provision of GST Act, if applicable).
22. Only qualified Engineer/Architect on behalf of the Landowners have the liberty to inspect the construction work and give valid suggestion to the Developer for construction purpose.
23. The Developer and the Landowners will mutually frame scheme for the management and the administration of the said building and/or common parts thereof after the completion of the said building.
24. At the time of construction, if any co-sharer/co-owner of the Landowners obstruct and/or found dispute of the below Schedule Land then the Landowners will pay to the Developer all the received amount paid by the Developer and all construction cost of the below Schedule land which spent by the Developer including Bank interest.
25. In the event of death of any Landowner, then the legal heir/heirs of the deceased Owner/s shall not interfere about the construction works and he/she/they has/have no right or power to terminate this agreement and also have no right to change any clause of this agreement and the same is also applicable in case of death of the Developer.
26. The Developer hereby undertake to keep the Landowner indemnified against all actions, suits, costs proceedings and claims that may arise

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

23 FEB 2024

out of the developer's allocation with regard to the development of the said premises which is morefully and particularly mentioned in the First Schedule hereunder and/or for any defect therein.

27. The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of person.
28. Any notice required to be given by the Landowner to the Developer shall without prejudice to any other mode of service available be deemed to have been served on the developer if delivered by hand and duly acknowledged or sent by registered post with due acknowledgement and shall likewise be deemed to have been served on the Landowner by the Developer.
29. In the event of death of any Landowners (God forbid) then the legal heir/heirs of the deceased Landowner/s shall not interfere about the construction works and he/she/they has/have no right or power to terminate this agreement and also have no right to change any clause of this agreement till the period and the legal heirs of the deceased owner shall bound to inform the incident to the Developer in written and the same condition is also applicable in case of death of the Developer (vice - versa). It is specifically mention that the legal heirs of the deceased owner shall bound to execute and registrar a fresh General Power of Attorney in favour of the Developer within 4 (four) months from the date of incident otherwise the legal heirs of the each deceased owner shall bound to pay Rs. 5,00,000/- (Rupees Five Lacs) only per month to the Developer as compensation charges and shall bound to give death certificate, warrission certificate, legal heirs certificate with proper Identity proof at their own cost.
30. In case the Developer want to amalgamate the "below First Schedule Land" with the adjacent land for completion of it's project, the

Landowners shall have no objection for that same and the Landowners shall execute and registered Deed of Amalgamation with the other Landowners if necessary.

31. That after completion the said building, the Developer will obtain Completion Certificate (CC) from the Bidhannagar Municipal Corporation or any competent authority and the Developer shall handover the same to the Landowners before handing over the Landowner's Allocation.
32. That it is pertinent to mention that, the Landowners shall have liberty to sell their allocation and receive earnest money from intending purchaser/s during construction period.

ARTICLE – IV – LANDOWNERS'S RIGHTS, RESPONSIBILITIES & REPRESENTATION:-

- a) The Landowners represented that they are the absolute undivided joint Owners and seized and possessed of otherwise sufficiently entitled to the said premises and have agreed to make over and deliver to the Developer the possession of the same simultaneously with the execution of this agreement.
- b) That the said premises is free from all encumbrances, charges, liens, attachments, trusts, acquisitions or requisitions whatsoever or however and the Landowners have a marketable title in respect of the said premises.
- c) Nobody except the Landowners have any claim, right, title and/or demand over and in respect of the said premises and/or any portion thereof and the Landowners including their heirs, legal representatives and assignee have not entered into any agreement and/or arrangements and have not done any act, deeds or things whereby the Landowners title in respect of the said premises may get alienated and/or encumbered.



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
23 FEB 2024

- d) The Landowners have a good, clear, absolute, marketable title to enter into this agreement with the Developer.
- e) No notice of acquisition or requisition has been received or has been served upon the Landowners or the Landowners has any knowledge or is aware of any such notice or orders of acquisition or requisition in respect of the said premises or any part thereof.
- f) That the Landowners have not entered into any Agreement for Sale in respect of the before mentioned First Schedule land before this agreement.
- g) The Landowners have not taken any loan from any Financial Institution by creating mortgage of the said before mentioned First Schedule land.
- h) That there is no suit and/or litigation pending in any Court of law regarding the title in respect of the said premises.
- i) The representation and declaration of the Landowners mentioned hereinabove (hereinafter collectively called "the said Representation") are true and correct.

ARTICLE - V - DEVELOPER'S RIGHTS:

- i. Authority of Developer:** The Developer shall have authority to deal with the property in terms of this present agreement or negotiate with any person or persons or enter into any contract or agreement or borrow money or take any advance against their allocation or acquired right under these agreement.
- ii. Right of Construction:** The Landowners hereby grant permission exclusive rights to the Developer to build a new G+3 storied building upon the said before mentioned First Schedule land.
- iii. Construction Cost:** The Developer shall carry total construction work of the present building at his/its own costs and expenses. No

23 FEB 2024

liability on account of construction cost will be charged from Landowners' Allocation.

iv. Sale Proceeds of Developer's Allocation: The Developer will take the sale proceeds of Developer's Allocation exclusively.

v. Booking & Agreement for Sale: Booking from Intending Purchaser for Developer's Allocation will be taken by the Developer and the agreement with the intending Purchasers will be signed by the Developer and on behalf of the Landowners as a Registered Power of Attorney Holders. All the Sales consideration of Developer's Allocation either partly or wholly will be taken by the Developer and issue money receipt in their own names but without creating any liability on the Landowners.

vi. Selling Rate : The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.

vii. Profit & Loss: The profit & loss, earned from the project will be entirely received or borne by the Developer and no amount will be adjusted from the Landowners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

viii. Possession to the Landowners: On completion of the project, the Developer will handover undisputed possession of the Landowners' Allocation together with all rights of the common facilities and amenities to the Landowners with Possession Letter and will take release from the Landowners by executing a Deed of Release.

ix. Possession to the intending purchaser: On completion of the project, the Developer will hand over possession to the intending purchasers, possession letters will be signed by the Developer as the representatives and Power of Attorney holders of the Landowners.

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23 FEB 2006

x. Deed of Conveyance: The Deed of Conveyance will be signed by the Developer on behalf of and as representatives and registered Power of Attorney Holders of the Landowners.

xi. That the Developer shall take written application from the Landowners to prepare modify and alter the plan as per Municipal /Corporation rules and bye laws and submit the same to the appropriate authority in the name of the Landowners at the Developer's cost and the Developer shall further pay and bear all fees including the Architects fees charges expenses required to be paid and/or deposited for obtaining such approval from the said authority and provided however the construction of the said building on the said premises shall be done exclusively by the Developer and they will be entitled to all refunds of all payments and/or deposits made by the Developer PROVIDED HOWEVER the Landowners shall sign and execute all necessary papers and documents required to be obtained for such approval for construction of the proposed building.

xii. The Developer shall be entitled to use the premises for setting up a temporary site office and/or quarter for their watch and ward and other staff and shall be further be entitled to put up the sign boards and advertising the project and post its watch and ward staff during construction period.

ARTICLE – VI – DEALING OF SPACE IN THE BUILDING:

i. Exclusive Power of Dealings of Landowners: The Landowners shall be exclusively entitled to the Landowners' Allocation and entitled to transfer any right, claim, interest therein irrespective of the Developer and the Developer shall not in any way interfere with or disturb the quiet and peaceful possession of the Landowners' Allocation.

ii. Exclusive Power of Dealings of Developer: The Developer shall be exclusively entitled to the Developer's Allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of



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the Landowners and the Landowners shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation.

ARTICLE – VII – NEW BUILDING:

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

ii. Installation of Common Amenities: The Developer shall install in the building at Developer's own cost and expenses, pump water, storage tank, overhead reservoir, electrification, lift, permanent electric connection from the WBSIEDCL and until permanent electric connection will be obtained, temporary electric connection shall be provided in the residential buildings having self contained apartments constructed for sale of flats therein on ownership basis.

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

iv. Municipal Tax & Other Taxes of the Property: The Landowners shall pay and clear up all the arrears on account of Municipal taxes and outgoing of the said property upto the date of this agreement. And after that the Developer will pay/will be borne by the Developer from the date of execution of these presents till the date of completion of the construction and allocation.

v. From the date of completion and allocation of the floor area between the Landowners and the Developer the Municipal taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowners, by the Developer and/or his/its nominees and the Landowners and/or his nominee/nominees respectively.

vi. Upkeep Repair & Maintenance: The Upkeep, repair and maintenance of the said building and other erection and/or structure and common areas



23 FEB 2022

including electricity, water supply sanitation and other fittings and fixtures, storage and rendering common services to the buyer and occupiers of the said premises or any part or portions thereof of the said building shall be made by the Association/Society so formed by the Landowners and Developer or their nominee or nominees.

**ARTICLE – VIII – PROCEDURE OF DELIVERY OF POSSESSION TO
LANDOWNERS:**

i) Delivery of Possession: As soon as the building will be completed, the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Landowners' Allocation in the building.

ii) Payment of Municipal Taxes: Within 15 days from the receive possession of Landowners' Allocation and at all times there after the Landowners shall be exclusively responsible for payment of all Municipal and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as 'the said rates') payable in respect of the Landowners' Allocation while the Developer will be liable for the same for the Developer's Allocation.

**ARTICLE – IX – THE COMMON AREAS AND FACILITIES SHALL
CONSIST OF THE FOLLOWING:**

- (a) The entire land described in First Schedule hereinabove written.
- (b) Staircase in each Floor, Lift & Lobby.
- (c) Landing of staircase in each floor.
- (d) Common paths, passages and areas.
- (e) Boundary wall (if any) and main gate.
- (f) Drainages and sewerages.
- (g) Electrical installations, electric meters space and all electrical facilities in common places (excluding only those are installed within the exclusive area in any flat).



- (h) Water pump, water supply, water pipe (in outer side) septic tank, and other common plumbing installations (save and except only those are within the exclusive area in any flat).
- (i) Outer side wall and ultimate roof only for use of the building.
- (j) All other common space and areas of the land and building which are necessary for common areas of flat owners.
- (k) Main entrance of the building.
- (l) Ownership of the roof shall remain same as per the agreement by and between the Landowners and Developer.

ARTICLE - X - COMMON RESTRICTION

Neither of the parties shall transfer, convey, let out, mortgage, grant lease in respect of their respective allocation unless;

- a. Such party shall have observed and performed all terms and conditions on their respective parts to be observed and performed.
- b. The proposed transferee shall have to give a written undertaking to be bound by the terms and conditions hereof and to duly and promptly pay all and whatsoever amount shall be payable in relation to the area in his possession.
- c) Both the parties hereto shall abide by all laws, bye-laws, rules and restrictions as may be imposed by the Government, local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws and bye-laws, rules and regulations.
- d) The allottee or allottees shall keep the interiors and walls of his/their respective allotment clean and harmless and also sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in such good working conditions and repair and in particular so as not to cause any damage to the building or any part thereof or other space or accommodation therein and shall keep



23

other occupiers of the building indemnified from and against the consequences of any breach.

- e) Neither party shall do or cause or permit to be done any act thing, which may render void or voidable any insurance of the building or any part thereof and shall keep the occupiers thereof safe, harmless and indemnified from and against the consequences of any breach.
- f) The Landowners or their nominee/s shall permit the Developer and its servants and agents with or without workmen at all reasonable time with prior notice to enter into upon the Landowners' allocation and every part thereof for the purpose of maintenance or repairing or any work in the building.

ARTICLE - XI - LANDOWNERS' OBLIGATION

No Interference:

The Landowners hereby agrees and covenants with the Developer :

Not to cause any illegal, immoral, unjust, interference or hindrance in the construction of the building by the Developer.

Not to do any act, deed or thing, whereby the Developer may be preventive for selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

Not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

That if any disputes will arise regarding the title of the aforesaid landed property, then the Land Owners shall Co-operate with the developer forthwith to cure the defect and dispute. If dispute is not resolved and/or solved, then competent Court of Law shall have jurisdiction to adjudicate the same.

ARTICLE - XI - DEVELOPER'S OBLIGATION



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
23 FEB 2024

i) Time Schedule of Handing Over Landowners' Allocation: The Developer hereby agree and covenant with the Landowners to handover Landowners' Allocation (more fully described in the **FIRST SCHEDULE** hereunder written **within 2 (two) years** from the date of getting Building Sanction from the Bidhannagar Municipal Corporation and vacant possession of the said land with existing building from the Landowners except in case of any natural calamity which is beyond the control of the Developer to the satisfaction of the Landowners then the Developer shall get a further period of 6 (six) months as grace period to handover the Landowners' Allocation as described in the **SECOND SCHEDULE** hereunder written.

ii) Penalty : if the LANDOWNER'S Allocation is not be delivered within the stipulated period, the Developer shall be liable to pay of Rs.20,000/- (Rupees Twenty Thousand) only per month to the LANDOWNERS as demurrage charges till handover the possession of their Allocation except the unavoidable circumstances.

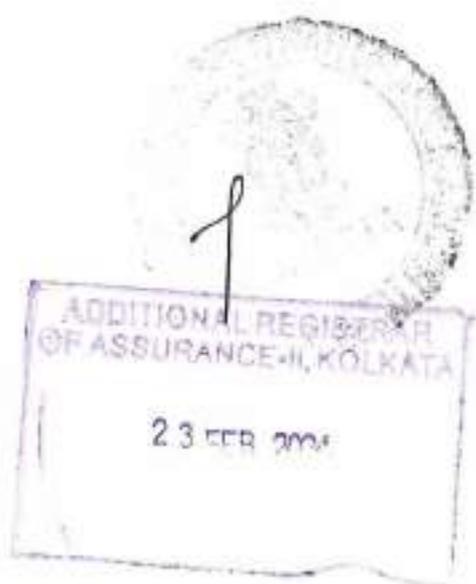
iii) No Violation: The Developer hereby agrees and covenant with the Landowners:

Not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

Not to do any act, deed or thing, whereby the Landowners are prevented from enjoying, selling, assigning and/or disposing of any Landowners' Allocation in the building at the said premises vice versa.

ARTICLE - XII - LANDOWNERS'S INDEMNITY

The Landowners or anybody claiming through them hereby undertake that the Developer shall be entitled to the said Developers' allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer performs and fulfills all the terms and conditions herein stipulated and on its part to be observed and performed.



ARTICLE - XIII - DEVELOPER'S INDEMNITY

- a) The Developer hereby undertakes to keep the Owner indemnified against all third party claim and actions arising out of any act of commission of the Developer or any accident in or relating to the construction of the said building.
- b) The Developer hereby undertakes to keep the Owner's indemnified against all actions, suit, costs and proceedings and claims that may arise out of the Developer's actions with regard to the said premises for the development and/or in construction of the said building.

ARTICLE - XIV - MISCELLANEOUS

- i. Contract Not Partnership:** The Landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.
- ii. Not specified Premises:** It is understood that from time to time facilitate the construction of the building by the Developer various deeds, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the Landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The Landowners hereby undertake to do all such legal acts, deeds, matters and things as and when required and the Landowners shall execute any such additional power of attorney and/or authorization as may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the Landowners and/or against the spirit of these presents.



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
23 FEB 2004

iii. Process of Issuing Notice: Any notice required to be given by the Developer to the Landowners and vice versa shall without prejudice to any other mode of service available be deemed to have been served if delivered by hand and duly acknowledged or sent by registered post with due acknowledgment or email and shall likewise be deemed to have been served if delivered by hand and acknowledged or sent by registered post with due acknowledgment or email.

iv. Formation of Association: After the completion of the said building and receiving peaceful possession of the allocation, the Landowners hereby agrees to abide by all the rules and regulations to be framed by any society/association/holding organization and/or any other organization, formed by mutual written consent of the Landowners, who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given the consent to abide by such rules and regulations.

v. Name of the Building: The name of the building shall be decided by the Developer.

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

vi. Documentation: The Landowners shall deliver all the original copies of the original title deeds and related documents relating to the said premises to the Developer at the time of registration of Development Agreement. The Developer shall be handed over all the original copies



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
23 FEB 2024

including title deeds to the Association/Society so formed by the Landowners and Developer or their nominee of nominees.

vii. It is further agreed and declared that all the agreements or the documents in respect of sale of the Developer's Allocation in the said proposed building shall be drafted by Developer's Advocate and necessary stamp duty, Registration fees and all other expenses incidental thereto shall be paid by the intending Purchaser/s. The Landowners shall have all rights to sell, mortgage, gift, lease etc. of his Allocation in the said proposed building.

ARTICLE - XV - DISPUTES

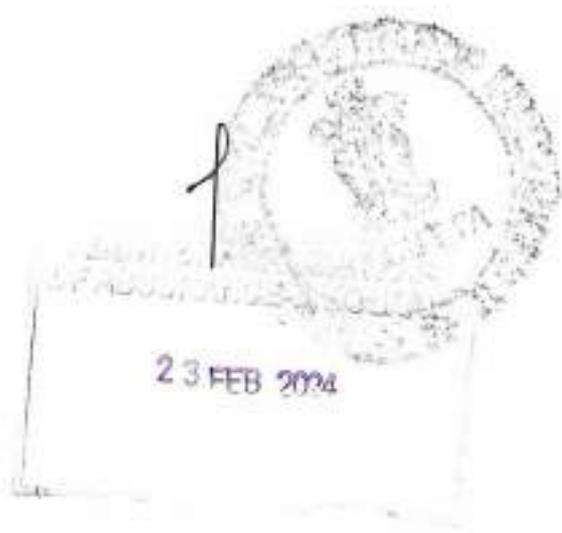
Disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement (**collectively Disputes**) shall be referred to competent Court of Law.

ARTICLE - XVI - JURISDICTION

The Court of Barasat, North 24 Parganas shall have the jurisdiction over all matters of dispute arising out or relating to this agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO **(Description of total land)**

ALL THAT piece and parcel of Bastu land measuring about **10.32 Decimals** equivalent to **06 (six) Cottahs 04 (four) Chittacks 04 (four) Sq.ft** more or less togetherwith **One Storied building having cemented flooring finished, measuring about 500 sq.ft more or less** therein lying and situated at **Mouza - Krishnapur, J.L. No. 17, Re.Su. No. 180, Touzi No. 228/229, appertaining to C.S. Dag No. 5416, R.S. Dag No. 3394, R.S. Khatian No. 1061, Police Station - Baguiati (formerly Rajarhat), in the locality of Barowaritala, Krishnapur, Kolkata - 700102, under Ward No. 25 of Bidhannagar Municipal Corporation (formerly Ward No. 34 of Rajarhat Gopalpur Municipality), A.D.S.R Office at Rajarhat, Newtown (formerly Bidhannagar, Salt Lake City), in the District of North 24-Paraganas, West Bengal** alongwith all easement rights of common passages for egress and



23 FEB 2024

ingress to the said land connecting with the road which is butted and bounded in the manner are follows:

ON THE NORTH: 12 ft. wide Municipal Road.

ON THE SOUTH: Part of R.S Dag No. 3394.

ON THE EAST: Land of Biswajit Ganguly & others (Plot No. C).

ON THE WEST: Land of Sandhya Ganguly & others (Plot No. A).

**THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
LAND OWNERS' ALLOCATION**

LAND OWNERS' ALLOCATION: The Landowners hereto in consideration of allowing the Developer to develop their aforesaid landed property as stated in the **FIRST SCHEDULE** herein above by raising the construction of (G+3) storied building over and above the same will be entitled to have the allocation in the manner as follows :

The Landowners' Allocation will be allotted as follows :-

1. The Landowners will get from the Developer from the said proposed (G+3) Storied building as their Allocation as follows :

i) One Number Shop and rest area on the Ground Floor (Back side) as 50% share of the said (G+3) Storied Building.

ii) 50% share of construction area on the Third Floor (Back side) of the said (G+3) Storied Building and

iii) Entire First Floor of the said (G+3) Storied Building togetherwith undivided proportionate share of land together with all common areas, facilities and amenities and common expenses of the said Multi Storied Building.

iv) The Landowners herein will get a sum of Rs.12,00,000/- (Rupees Twelve Lacs) only as refundable money from the Developer at the time of registration this Development Agreement. The Landowners will refund the aforesaid sum of Rs.12,00,000/-



(Rupees Twelve Lacs) only to the Developer within 2 (two) months from the date of getting notice of their allocation in habitable condition from the Developer otherwise the Landowners shall adjust more or less Covered Area 450 (Four Hundred Fifty) sq.ft. from their allocation on the Third Floor.

v) The Landowners herein shall get Rs. 20,000/- (Rupees Twenty Thousand) only as shifting for alternative accommodation till getting their vacant possession of their allocation from the Developer.

2. The existing trees, one storied building will be demolished by the Developer and sale proceeds of its residuals will be taken by the Developer.

3. Later on, after preparation of the Building Sanction plan, the flats towards Landowners' Allocation will be demarcated in the Floor Plan after mutual agreement between the Developer and Landowners along with a Supplementary Development Agreement denoting the flats within the purview of the Landowners Allocation. Be it noted that after final measurement if any area increase of the Landowners' Allocation, then the Landowners shall pay Market price of the said extra area to the Developer simultaneously if any area decrease of the Landowners' Allocation, then the Developer shall pay Market price of the said deficit area to the Landowners.

4. The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities.

THE THIRD SCHEDULE OF THE PROPERTY ABOVE REFERRED TO DEVELOPERS' ALLOCATION

DEVELOPER'S ALLOCATION: Shall mean all the remaining constructed area of the entire building (excluding Landowners' Allocation) including the proportionate share in common facilities common parts and common amenities of the buildings and the said property absolutely shall be the

9



property of the Developer after providing the Landowners' Allocation as aforesaid together with the absolute right on the part of the developer to enter into agreement for sale with intending purchaser/purchasers, by and mode of Transfer of Property Act or in any manner may with the same.

**THE FOURTH SCHEDULE ABOVE REFERRED TO
COMMON AREAS, COMMON FACILITIES AND COMMON EXPENSES**

The Owners of the land along with the other Co-Owners, Occupiers, society or syndicate or association shall allow each other the following easement and quasi easement right privileges etc.

- (i) Land under the said building described in the First Schedule hereinabove.
- (ii) All side spaces, back spaces, paths, passages, drawn ways in the land of the said building,
- (iii) General lighting of the common portions and spaces for installations of electric meter in general and separate.
- (iv) Drains and sewers from the building in the Municipal connection drains and/or sewerage.
- (v) Stair case and staircase landings.
- (vi) Lobbies in each floor.
- (vii) Common septic tank.
- (viii) Common water pump.
- (ix) Common water reservoir.
- (x) Water and sewerage eviction from the pipes of the every units, to drain and sewerage to the said building.
- (xi) Common electric line.
- (xii) Top roof of the said building.
- (xiii) Common lift of the building.

**THE FIFTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION**



1. **STRUCTURE:** Building designed with R.C.C. frame structure which rest on individual column, design approved by the competent authority.
2. **EXTERNAL WALL:** 8" thick brick wall in bedrooms & drawing room 5" thick brick wall in bathroom, kitchen & veranda and all plastered with putty.
3. **INTERNAL WALL:** 5" thick brick wall in between flats & 3" thick brick wall within the flat and plastered with putty.
4. **FLOORING:** Flooring is Vitrified Tiles (all bed rooms, drawings, dinning space, bathroom, W.C. and verandah) of good quality.
5. **BATH ROOM:** Bath room fitted upto 6' ft. height with glazed tiles of standard brand with hot or cold water facility.
6. **KITCHEN:** Cooking platform and sink will be of black stone & green polish marble, 3' (three feet) height glazed standard tiles above the platform to protect the oil spot.
7. **TOILET:** One toilet of European Type Commode and One toilet of Anglo Indian Type Commode of standard brand with standard P.V.C. Cistern. All fittings are in standard type. One wash hand basin is in dining space of each flat. All ISI standard.
8. **DOORS:** All doors to be 32 mm while main doors to be 32 mm thick good quality flash door shutter with wooden frame. Standard lock and peep hole on main entrance door, anodized aluminum tower bolt in all doors.
9. **WINDOWS:** Wide Aluminum frame with glass with grill will be provided in the windows.
10. **WATER SUPPLY:** Water supply round the clock is assured for which necessary deep submersible pump will be installed.



23 FEB 2024

11. **PLUMBING:** Toilet concealed plumbing with 1 (one) number two-one bibcock, one shower, One bibcock, Provision for Geyser in toilet, one basin in dining space. All fitting are standard quality.
12. **VERANDAH:** Verandah grill will provide up to 1'- 6" height from 1'-0" top of floor, square bar. One Bibcock point.
13. **LIFT:** A good quality four passengers lift shall be install.
14. **ELECTRICAL WORKS:**
 1. Full concealed wiring with copper conduit. MCB distribution box.
 2. In Bed room two light points, one 5 amp plug point, one fan point.
 3. Living/dining room: Two light points, one Fan point, one 5 amp Plug, One point for Fridge.
 4. Kitchen: One light point, one exhaust fan point and one 15 amp. Plug point.
 5. Common Toilet: One light point, one 15 amp for Geyser Plug point, one exhaust fan point,
 6. Attached Toilet: One light point, one exhaust fan point,
 7. Verandah: One light point & One point for washing machine.
 8. One light point at main Door.
 9. Calling Bell: One calling bell point at the main entrance.
16. **PAINTING:**
 - A) Inside wall of the flat will be finished with putty and external wall with weather coat of reputed brand.
 - B) ALL door and windows frame painted with two coats white primer.

EXTRA WORK: Any other then specified above would be regarded as extra work for which separate payment is required to be paid.



ADDITIONAL DEPARTMENT OF AGRICULTURE

23 OCT 1911

IN WITNESS WHEREOF the **PARTIES** have hereto set and subscribed their respective signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the **PARTIES** at Kolkata in the presence of following:

WITNESSES

1. Samir Ghosh
AD-101/8, Saman
Sarani, Krishnapur,
KOL- 700102, W.B.

2. Malay Roy
14/E Chitta Rajan Park
KOL-32

Dibyendu Ganguly
Subhadu Ganguly

SIGNATURE OF THE LANDOWNERS

RAJ RAJESWARI CONSTRUCTION

B. N. Laha

Partner

RAJ RAJESWARI CONSTRUCTION

Rajib Saha

Partner

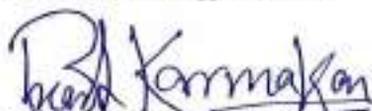
RAJ RAJESWARI CONSTRUCTION

Hridul Roy

Partner

Drafted by me as per documents

And information supplied to me:



Mr. Bikash Karmakar

(Advocate)

Calcutta, High Court

Reg. No. WB-225/2007

Chamber : "KARMAKAR & ASSOCIATES", LAW FIRM.

Krishnapur Siddhartha Nagar

P.O - Krishnapur, P.S - Baguiati, Kolkata - 700102.

M- 9903497515/8961240023

Email: adv.bkarmakar@gmail.com

SIGNATURE OF THE DEVELOPER



RECEIVED with thanks from the above named Developer a sums of **Rs.12,00,000/- (Rupees Twelve Lacs)** only as **refundable** money as per the terms of this agreement in the following manners:-

MEMO OF CONSIDERATION

- | | |
|---|-----------------|
| i) Being paid by Cheque No. 000065, dated 12/02/2024,
Drawn on Bandhan Bank, Salt Lake, Sector -II, Kol-91,
In favour of Dibyendu Ganguly. | Rs. 1,00,000.00 |
| ii) Being paid by Cheque No. 000207, dated 21/02/2024,
Drawn on Bank of Baroda, Kestopur, Kolkata - 700101,
In favour of Dibyendu Ganguly. | Rs. 3,00,000.00 |
| iii) Being paid by Cheque No. 000208, dated 21/02/2024,
Drawn on Bank of Baroda, Kestopur, Kolkata - 700101,
In favour of Dibyendu Ganguly. | Rs. 2,00,000.00 |
| iv) Being paid by Cheque No. 000066, dated 12/02/2024,
Drawn on Bandhan Bank, Salt Lake, Sector -II, Kol-91,
In favour of Subhendu Ganguly. | Rs. 1,00,000.00 |
| v) Being paid by Cheque No. 000209, dated 21/02/2024,
Drawn on Bank of Baroda, Kestopur, Kolkata - 700101,
In favour of Subhendu Ganguly. | Rs. 3,00,000.00 |
| vi) Being paid by Cheque No. 000210, dated 21/02/2024,
Drawn on Bank of Baroda, Kestopur, Kolkata - 700101,
In favour of Subhendu Ganguly. | Rs. 2,00,000.00 |

Rs. 12,00,000.00

=====

(Rupees Twelve Lacs) only.

WITNESSES :

1. *Samin Ghosh*

2. *Mahy Lay.*

Dibyendu ganguly
Subhendu ganguly

SIGNATURE OF THE LANDOWNERS

1

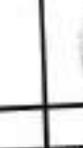
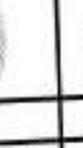
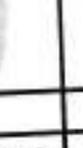


ADDITIONAL REGISTRAR
OF ASSURANCE, KODAKATA
23 SEP 2021

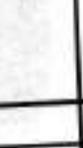
SPECIMEN FORM FOR TEN FINGERPRINTS

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

Dibyendu Ganguly

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

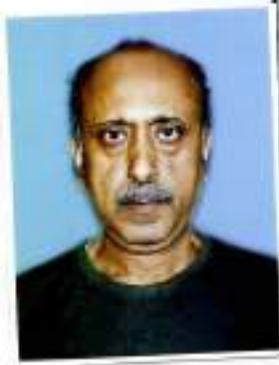
Subhendu Ganguly

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

Borun L L

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

Rajib Saha



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA

23 FEB 1991

SPECIMEN FORM FOR TEN FINGERPRINTS



Mridul Roy

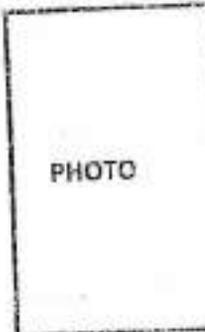
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand						
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
23 FEB 2024

DATED THIS DAY OF , 2024

BETWEEN

SRI SUBHENDU GANGULY &
ANOTHER

.... LANDOWNERS/VENDORS

AND

M/S RAJ RAJESWARI CONSTRUCTION

... DEVELOPER

DEVELOPMENT
AGREEMENT

BIKASH KARMAKAR

Advocate

High Court at Calcutta

4 No. R.N. Mukherjee Road

Second Floor, Room No. 216

Kolkata - 700001

(M)-9903497515/8961240023

Email Id: adv.bkarmakar@gmail.

Major Information of the Deed

Deed No :	I-1902-02396/2024	Date of Registration	23/02/2024
Query No / Year	1902-2000457483/2024	Office where deed is registered	
Query Date	19/02/2024 6:29:02 PM	A,R,A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BIKASH KARMAKAR HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910177077, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 12,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,10,34,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 12,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Baroaritala Bye Lane(Krishanapur), Mouza: Krishnapur, JI No: 17, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3394	RS-1061	Bastu	Bastu	6 Katha 4 Chatak 4 Sq Ft		1,06,96,999/-	Width of Approach Road: 12 Ft.,
Grand Total :					10.3217Dec	0 /-	106,96,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	3,37,500 /-	

STATE OF TEXAS

County of _____ State of Texas

Know all men by these presents, that _____ of the County of _____ State of Texas, for and in consideration of the sum of _____ Dollars, to _____ in hand paid by _____ the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said _____ of the County of _____ State of Texas, all that certain _____

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name DIBYENDU GANGULY Son of Late Sudhir Kumar Ganguly Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office	Photo  23/02/2024	Finger Print  Captured LTI 23/02/2024	Signature  23/02/2024
AC- 197, Barowaritala, Krishnapur, City:- Not Specified, P.O:- Krishnapur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CMxxxxxx3B, Aadhaar No: 54xxxxxxxxx2142, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office				
2	Name SUBHENDU GANGULY Son of Late Sudhir Kumar Ganguly Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office	Photo  23/02/2024	Finger Print  Captured LTI 23/02/2024	Signature  23/02/2024
AC- 197, Barowaritala, Krishnapur, City:- Not Specified, P.O:- Krishnapur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx8C, Aadhaar No: 93xxxxxxxxx3907, Status :Individual, Executed by: Self, Date of Execution: 23/02/2024 , Admitted by: Self, Date of Admission: 23/02/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAJ RAJESWARI CONSTRUCTION BD – 63, Ground Floor, Samar Pally, Krishnapur, City:- Not Specified, P.O:- Krishnapur, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.: ABxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>BALAI CHANDRA SAHA (Presentant) Son of Anil Chandra Saha Date of Execution - 23/02/2024, , Admitted by: Self, Date of Admission: 23/02/2024, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Feb 23 2024 5:46PM</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 23/02/2024</p>	<p>Signature</p>  <p>23/02/2024</p>
<p>AB-280, Samarpally, Krishnapur, City:- Not Specified, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx4B, Aadhaar No: 81xxxxxxxx1111 Status : Representative, Representative of : RAJ RAJESWARI CONSTRUCTION (as PARTNER)</p>				
2	<p>Name</p> <p>RAJIB SAHA Son of Radheshyam Saha Date of Execution - 23/02/2024, , Admitted by: Self, Date of Admission: 23/02/2024, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Feb 23 2024 5:56PM</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 23/02/2024</p>	<p>Signature</p>  <p>23/02/2024</p>
<p>AB-280, Samarpally, Krishnapur, City:- Not Specified, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BZxxxxxx9K, Aadhaar No: 98xxxxxxxx7287 Status : Representative, Representative of : RAJ RAJESWARI CONSTRUCTION (as PARTNER)</p>				
3	<p>Name</p> <p>MRIDUL ROY Son of Mukul Roy Date of Execution - 23/02/2024, , Admitted by: Self, Date of Admission: 23/02/2024, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Feb 23 2024 5:51PM</p>	<p>Finger Print</p>  <p>Captured</p> <p>LTI 23/02/2024</p>	<p>Signature</p>  <p>23/02/2024</p>
<p>AC-372/A, Barowaritala, Krishnapur, Raj Rajeswari Enclaves, Flat No. B, Phase - 4, City:- Not Specified, P.O:- Krishnapur Milan Bazar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BLxxxxxx0L, Aadhaar No: 21xxxxxxxx2165 Status : Representative, Representative of : RAJ RAJESWARI CONSTRUCTION (as PARTNER)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Malay Ray Son of Late N C Roy 14/e Chitta Ranjan Park, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032</p>		 <p>Captured</p>	

	23/02/2024	23/02/2024	23/02/2024
Identifier Of DIBYENDU GANGULY, SUBHENDU GANGULY, BALAI CHANDRA SAHA, RAJIB SAHA, MRIDUL ROY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DIBYENDU GANGULY	RAJ RAJESWARI CONSTRUCTION-5.16083 Dec
2	SUBHENDU GANGULY	RAJ RAJESWARI CONSTRUCTION-5.16083 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	DIBYENDU GANGULY	RAJ RAJESWARI CONSTRUCTION-250.00000000 Sq Ft
2	SUBHENDU GANGULY	RAJ RAJESWARI CONSTRUCTION-250.00000000 Sq Ft

Endorsement For Deed Number : I - 190202396 / 2024

On 23-02-2024

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.

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

Presented for registration at 11:45 hrs on 23-02-2024, at the Office of the A.R.A. - II KOLKATA by BALAI CHANDRA 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 1,10,34,499/-

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

Execution is admitted on 23/02/2024 by 1. DIBYENDU GANGULY, Son of Late Sudhir Kumar Ganguly, AC- 197, Barowaritala, Krishnapur, P.O: Krishnapur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. SUBHENDU GANGULY, Son of Late Sudhir Kumar Ganguly, AC- 197, Barowaritala, Krishnapur, P.O: Krishnapur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by Malay Ray, . . Son of Late N C Roy, 14/e Chitta Ranjan Park, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business

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

Execution is admitted on 23-02-2024 by MRIDUL ROY, PARTNER, RAJ RAJESWARI CONSTRUCTION, BD – 63, Ground Floor, Samar Pally, Krishnapur, City:- Not Specified, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Malay Ray, . . Son of Late N C Roy, 14/e Chitta Ranjan Park, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business

Execution is admitted on 23-02-2024 by BALAI CHANDRA SAHA, PARTNER, RAJ RAJESWARI CONSTRUCTION, BD – 63, Ground Floor, Samar Pally, Krishnapur, City:- Not Specified, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Malay Ray, . . Son of Late N C Roy, 14/e Chitta Ranjan Park, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business

Execution is admitted on 23-02-2024 by RAJIB SAHA, PARTNER, RAJ RAJESWARI CONSTRUCTION, BD – 63, Ground Floor, Samar Pally, Krishnapur, City:- Not Specified, P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Malay Ray, . . Son of Late N C Roy, 14/e Chitta Ranjan Park, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,105.00/- (B = Rs 12,000.00/- ,E = Rs 21.00/- , I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 12,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2024 10:34PM with Govt. Ref. No: 192023240392544238 on 20-02-2024, Amount Rs: 12,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 1727944841529 on 20-02-2024, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 108866 to 108915

being No 190202396 for the year 2024.



5/3

Digitally signed by SATYAJIT BISWAS
Date: 2024.03.05 11:52:41 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 05/03/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 544921, Amount: Rs.100.00/-, Date of Purchase: 19/02/2024, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2024 10:34PM with Govt. Ref. No: 192023240392544238 on 20-02-2024, Amount Rs: 19,921/-, Bank: SBI EPay (SBIPay), Ref. No. 1727944841529 on 20-02-2024, Head of Account 0030-02-103-003-02



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 108866 to 108915

being No 190202396 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.03.05 11:52:41 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 05/03/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.