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

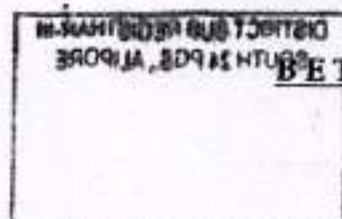


District Sub-Register-III  
 Alipore, South 24-pargana

30 MAY 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 30<sup>th</sup> day of  
 May, Two Thousand Twenty Three (2023).



BETWEEN

Melito Majumdar



**SMT. MITALI MAJUMDAR**, (PAN NO: ADNPM5191J, AADHAAR NO. 6629 6000 1527), wife of Sri Apurba Majumdar, by Faith - Hindu, by Occupation Retired, by Nationality - Indian, residing at Chakdah Peara Bagan, Near Sourjasree Club, P.O. Purba Putiary, P.S. Regent Park, Kolkata 700093, 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 shall mean and include her respective heirs, executors, legal representatives, administrators and assigns) of the **ONE PART;**

**AND**

**"CAMELLIA ENTERPRISE"** (PAN NO: AAQFC3570P) a Partnership firm, having its office at 1/1G/1, Ashoke Nagar, P.O. & P.S. Regent Park, Kolkata-700040, represented by its Partners 1) **SRI DINESH ROY**, (PAN NO: AZCPR6927Q, AADHAAR NO. 7609 8857 8963), Son of Dharamdeb Roy, by faith -Hindu, by Nationality- Indian, by occupation-Business, residing at 27 E, Baburam Ghosh Road, P.O. & P.S. Regent Park, Kolkata-700040, District: South 24-Parganas, 2) **SRI RAHUL GHOSH**, (PAN NO: BCJPG4558H, AADHAAR NO. 4784 1756 1237), Son of Ratan Ghosh, by faith -Hindu, by Nationality- Indian, by occupation-Business, residing at 1/35E, Ashok Nagar, P.O. & P.S. Regent Park, Kolkata-700040, District: South 24-Parganas, hereinafter called and referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors; administrators, successors and assigns) of the **OTHER PART;**

**WHEREAS** one Madhuri Dasgupta purchased **ALL THAT** piece and parcel of bastu land measuring about 06 Cottahs 00 Chittack 00 Sq.ft more or less comprised in Pargana Magura, Mouza Bansdrani, J.L. No. 45, Khatian No. previously 371 now 808, R.S. No. 381, Touzi No. 63/64, C.S. Dag No. 90, R.S. Dag No. 90/2620, P.S. Regent Park, Premises No. 47, Bandipur Road, Assessment No. 311140400470, Ward No. 114 within the limits of K.M.C., Kolkata 700093, District South 24 Parganas Through a Deed of Sale from one Mansur Ali Mallick. The said sale deed was registered in the office of the District Sub-Registrar, at Alipore and

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recorded in Book No. I, Volume No. 174, Pages 278 to 284, Being No. 6456 for the year 1973.

**AND WHEREAS** subsequently that said Madhuri Dasgupta gifted a plot of land measuring about 1 cottah 3 Chittaks 28 Sq.ft out of the entire land measuring about 06 Cottahs 00 Chittack 00 Sq.ft. more or less through a registered deed of gift to one Nirmal Roy son of Chittaranjan Roy. The said deed of gift was registered in the office of District Sub Register - I, 24, Pargnas (South) Alipore and it was recorded in its book No. I, Volume No. 49, Pages 462 to 468, Being No. 1768 for the year 2001.

**AND WHEREAS** after the said transfer in the form of a gift of the aforesaid plot of land measuring about 1 Cottah 3 Chittaks 28 Sq.ft. that said Madhuri Dasgupta become the owner of a plot of land measuring about **4 Cottahs 12 Chittaks 17 Sq.ft.** more or less comprised in Pargana Magura, Mouza Bansdroni, J.L. No. 45, Khatian No. previously 371 now 808, R.S. No. 381, Touzi No. 63/64, C.S. Dag No. 90, R.S. Dag No. 90/2620, P.S. Regent Park, Premises No. 47, Bandipur Road, Assessment No. 311140400470, Ward No. 114 within the limits of K.M.C. Kolkata- 700093, District South 24 Parganas. Thereafter that said Madhuri Dasgupta died intestate on 12.11.2016 leaving behind her three sons namely Sri. Satyajit Dasgupta, Sri. Samit Dasgupta, Sri. Surajit Dasgupta and one daughter namely Saswati Pal as her legal heirs, claimants and successors. After the demise of the said Madhuri Dasgupta, Sri Satyajit Dasgupta, Sri. Samit Dasgupta, Sri. Surajit Dasgupta and Smt. Saswati Pal became the joint owners of the property left by her by way of inheritance.

**AND WHEREAS** subsequently Sri. Satyajit Dasgupta, Sri. Samit Dasgupta, Sri. Surajit Dasgupta and Smt. Saswati Pal, sold, transferred and conveyed a plot of land measuring about **04 Cottahs 06 Chittaks 06 Sq.ft.** out of the land measuring about 04 Cottahs 12 Chittaks 17 Sq.ft. more or less through a registered deed of conveyance to Smt. Mitali Majumdar wife of Sri. Apurba Majumdar. The said deed of conveyance was registered in the office of District sub Registrar-II, 24 Pargans (South) Alipore and it was recorded in its Book No. I, Volume No. 1602-2022, Pages 148457 to 148492, Being No. 160203375 for the year 2022.

**AND WHEREAS** after selling out the aforesaid plot of land measuring about 04 Cottahs 06 Chittaks 06 Sq.ft., that said Sri. Satyajit Dasgupta, Sri. Samit Dasgupta,

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Sri. Surajit Dasgupta, smt. Saswati Pal, actually remains joint owners of the remaining portion i.e. a plot of land measuring about 06 Chittaks 11 Sq.ft. more or less comprised in Parganas Magura, Mouza Bansdroni, J.L. No.45, Khatian No. previously 371 now 808, R.S. No. 381, Touzi No. 63/64, C.S. Dag No. 90/2620, P.S. Regent Park, Premises No. 47, Bandipur Road, Assessment No. 31140400470, ward No. 114 within the limits of K.M.C., Kolkata 700093, District South 24 Parganas.

AND WHEREAS thereafter said Sri. Satyajit Dasgupta, Sri. Samit Dasgupta, Sri. Surajit Dasgupta, smt. Saswati Pal, further sold, transferred and conveyed rest plot of the land measuring about **06 Chittaks 11 Sq.ft.** more or less through a registered deed of conveyance to Smt. Mitali Majumdar wife of Sri. Apurba Majumdar, The said deed of conveyance was registered in the office of District sub Registrar-I, South 24 Pargans Alipore and it was recorded in its Book No. I, Volume No. 1601-2022, Pages 90885 to 90911, Being No.160101935 for the year 2022.

AND WHEREAS by virtue of said aforesaid purchase the said Smt. Mitali Majumdar became absolute owner, occupier, title holder, seized and possessed **ALL THAT** piece and parcel of bastu land measuring about **4 Cottaks 12 Chittaks 17 Sq.ft.** more or less comprised in Pargana Magura, Mouza Bansdroni, J.L. No. 45, Khatian No. previously 371 now 808, R.S. No. 381, Touzi No. 63/64, C.S. Dag No. 90, R.S. Dag No. 90/2620, P.S. Regent Park, Premises No. 47, Bandipur Road, Assessment No. 311140400470, Ward No. 114 within the limits of K.M.C. Kolkata-700093, District South 24 Parganas without any interruption or hindrances from others by recorded her name in the office of the B.L. & L.R.O. and new L.R. Khatian No. 4558, L.R. Dag No. 90/2620, J.L. No. 45, Mouza Bansdroni, and had been enjoying the said property by various acts of possession thereon, free from all encumbrances.

AND WHEREAS during peaceful possession and enjoyment of said property, Smt. Mitali Majumdar, applied for mutation in the office of The Kolkata Municipal Corporation and obtained her name by duly mutated and recorded in the record of the Kolkata Municipal Corporation and after mutation the aforesaid property had been/ has been known and numbered as K.M.C. Premises No. 47, Bandipur Road, Post office- Purba Putiary, Police Station- Regent Park, Kolkata - 700093, within the

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limits of the Kolkata Municipal Corporation, under Ward No.114, Assessee No. 31-114-04-0047-0, Under Sub-Registry office at Alipore, in the District of South 24-Parganas, which is more fully and particularly described in the Schedule 'A' hereunder written, and hereinafter called and referred to as the 'said Property' and was in peaceful possession and enjoyment of the said property, free from all encumbrances.

AND WHEREAS the present land owner herein are desires to developing ALL THAT piece and parcel of land measuring more or less 4 Cottahs 12 Chittaks 17 Sq.ft. more or less comprised in Pargana Magura, Mouza Bansdroni, J.L. No. 45, L.R. Khatian No. 4558, L.R. Dag No. 90/2620, P.S. Regent Park, Premises No. 47, Bandipur Road, Assessment No. 31-114-04-0047-0, within the limits of K.M.C. Ward No. 114, Kolkata- 700093, District of South 24-Parganas by construct a multistoried residential building thereon, more fully and particularly mentioned in the schedule "A" hereunder written but due to lack of money and knowledge the landowner herein while searching a developer for construction work the building the other part herein, the developer being informed about the intention of the landowner and have approached the landowner for construction work of the building and the landowner being convinced with the said approach accepted the developer proposal with the following terms and conditions as are mentioned hereafter.

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AND WHEREAS the Developer herein accept the proposal of the owner and ready to start the construction work as per sanctioned building plan under the following terms and conditions.

**AGREED AND DECLARED BY AND BETWEEN THE PARTIES as follows:-**

**ARTICLE - I**  
**(Definitions)**

Unless in this presents it is repugnant or inconsistent with:

**1.1. DEVELOPMENT AGREEMENT :** means this Joint Venture Agreement executed by and between the owner and developer herein on this 30<sup>th</sup> day of May Two Thousand Twenty Three.



- 1.2. OWNER :** shall mean **Smt. Mitali Majumdar**, residing at Chakdah Peara Bagan, Near Sourjasree Club, P.O. Purba Putiary, P.S. Regent Park, Kolkata 700093, described hereinbefore as owner/ one part.
- 1.3. DEVELOPER / BUILDER :** shall mean "**CAMELLIA ENTERPRISE**" (PAN NO: AAQFC3570P) a Partnership firm, having its office at 1/1G/1, Ashoke Nagar, P.O. & P.S. Regent Park, Kolkata-700040, represented by its Partners 1) **SRI DINESH ROY**, residing at 27 E, Baburam Ghosh Road, P.O. & P.S. Regent Park, Kolkata-700040, District: South 24-Parganas, 2) **SRI RAHUL GHOSH**, residing at 1/35E, Ashok Nagar, P.O. & P.S. Regent Park, Kolkata-700040, District: South 24-Parganas, described hereinbefore as Developer / other part.
- 1.4. SAID PLOT AND/OR LAND :** shall mean **ALL THAT** piece and parcel of Bastu land measuring **more or less 4 Cottahs 12 Chittaks 17 Sq.ft.** more or less comprised in Pargana Magura, Mouza Bansdroni, J.L. No. 45, L.R. Khatian No. 4558, L.R. Dag No. 90/2620, P.S. Regent Park, being Premises No. 47, Bandipur Road, Assessment No. 31-114-04-0047-0, within the limits of K.M.C. Ward No. 114, Kolkata- 700093, District of South 24-Parganas, more fully and particularly described in the **Schedule "A"** hereunder.
- 1.5. ARCHITECT :** shall mean the person or persons (L.B.S.) who may be appointed by the Developer for design and planning of the said building with the approval of the Owner.
- 1.6. BUILDING :** shall mean the building to be constructed on the said land and Premises after demolishing the existing structure standing thereon in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation for multi-storied building and statutory open spaces with all its variations in accordance with law .
- 1.7. COMMON SPACE AND FACILITIES:** means and shall include corridor, passage ,ways, landing, stair-case, roof, water pump, etc. with electric installation and other spaces and facilities along with the right of easement whatever necessary for the maintenance and management and /or peaceful use of the

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Building to be constructed AND the same is described in the *Schedule "D"* hereunder.

- 1.8. COMMON EXPENSES :** shall mean and include the cost of operating up-keeping and maintaining, as and when required, the common services and facilities of the building and shall include all taxes, charges, salaries, premium and other expenses payable in respect hereof or incidental thereto as fully described in the *Schedule "E"* hereunder written.
- 1.9. UNDIVIDED SHARE :** shall mean the undivided proportionate share in the land attributable and allocable to the said Flats, Spaces to be constructed.
- 1.10. BUILDING PLAN:** shall mean the plan to be sanctioned by the Kolkata Municipal Corporation such alteration or modifications as may be made by the Developer with the approval of the Owner from time to time.
- 1.11. OWNERSHIP** shall mean the said unit to be constructed and erected by the Developer in terms of the agreement and the same shall always belong to and/or vest in the purchaser/purchasers subject to purchasers making payment of all the amounts payable by the purchasers to Developer in term of the Agreement.
- 1.12. CO-PURCHASER/CO-BUYER/CO-OWNER :** shall mean and include all the persons who have purchased or agreed to purchase the respective flat/flats and/or other space to be constructed in the building and/or other occupiers of the respective portions of the building including owner and developers.
- 1.13. TRANSFEREE:** shall mean the person, firm, limited company Association or persons to whom any space other than the buildings would be transferred.
- 1.14. TRANSFER:** with the grammatical variations shall mean transfer by means of conveyance and shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space with undivided interest in land proportionate to be share of the flats and the right to use in common spaces, multi-storied building to the purchasers thereof.

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- 1.15. **SPECIFICATIONS** : shall mean the materials and specifications as are recommended by the Architect/Engineer for the time being and the same shall be final conclusive and binding on the Purchasers more fully and particularly described in the *Schedule "G"* hereunder written.
- 1.16. **UNIT** : shall mean flats, apartments and/or other space or spaces intended to be built-up and constructed by the Developers and/or constructed area capable of being exclusively used and enjoyed and occupied for residential purpose consisting of bedrooms, living rooms, bath rooms or toilets, kitchen, balconies etc. together with fitting and fixtures herein by any Owner /Purchaser/Transferee/ co-owner/co-purchaser/co-buyer.
- 1.17. **WORD** : used in singular shall include plural and vice versa and word used in masculine shall include the feminine and neuter gender and viceversa.

**ARTICLE-II**  
**(Building)**

1. The Developer will at their own cost and expenses construct and complete the **multistoried residential building** on the said plot within the time specified hereunder in accordance with the sanctioned building plan with materials and specifications as shown in the *Schedule "G"* hereunder written or as may be specified by the Architect from time to time which may have extended meaning in future in accordance with the terms and conditions of this Agreement.
2. Subject to the terms and conditions mentioned herein, the decision of the Developer regarding the quality of the materials and/or any specification certified by its Architect/Engineer shall be final and binding between the parties hereto.
3. The Developer at its own cost and expenses shall install and erect the said building and also pump, water storage tank, overhead reservoirs, in the said building. Temporary electric connection without fittings shall be provided in the Building by the Developer at its cost and expenses until permanent electric connection is obtained and other facilities as agreed by the Developer will be provided by the Developer in the building having self contained flat/flats

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constructed for sale of flat/flats and other spaces but separate electric meters shall however be arranged upon payment of costs as would be required for installations of such meter for supply of electricity in each flat by the respective purchaser/transferee.

4. The Developer shall be authorized in the name of the owner so far as necessary to apply for obtain quotas entitlements and other allocation of or for cement, steel, bricks and other building materials allocable to the owner for the construction of the building and to apply similarly for and obtain temporary and permanent connections of water, electric power, drainage sewerage to the said building and other facilities required for construction or enjoyment of the building for which the owner shall execute in favour of the Developer General Power of Attorney (both registered and unregistered) or other authority or authorities as shall be required by the Developer.

5. The Developer shall at its own cost and expenses construct and complete the **multistoried residential building** including the owner allocation in accordance with the sanctioned building plan and as per specification of materials mentioned in the **Schedule "G"** hereunder written within a period of **18 (Eighteen) months** from the date of the Sanction Building Plan whichever will be later.

6. All costs, charges and expenses including Municipal Fees and Architect'/Engineers' Fees during the period of and relating to and/or concerning construction of the building shall be borne and paid by the Developer and the Owner shall not bear any cost and/or expenses in any respect.

**ARTICLE-III**  
**(Commencement And Term)**

This agreement will commence on and from the date of signing this agreement and shall remain in force until all the flats and/or other space comprised in the Developers' Share or any other right will be transferred to the transferees and the Developer is responsible to complete the construction of the building and within a period of **18 (Eighteen) months** from the date of the Sanction Building Plan

Milal Majumdar



whichever will be later. Such term of this contract may be extended on account of force majeure for unavoidable delay which is beyond the control of the Developer and the Developer will not remain responsible for any such delay.

**ARTICLE-IV**  
**(Developers' obligations)**

1. The Developer hereby agrees and covenant with the Owner not to do any act/deed or thing whereby the owner are prevented from enjoying or selling/assigning and or disposing or otherwise dealing with any of the owner share/ allocation in the building.
2. The Developer will remain bound to install or effect separate electric connection and/or separate electric meter to each of the flat allotted to the owner at the cost of the owner.

**ARTICLE-VI**  
**(Owner's Obligations)**

1. The Owner have agreed to handover the possession of the undivided proportionate share of the scheduled property under their occupation, more fully and particularly described in the *Schedule "A"* hereunder written, to the Developer at the time of execution of this agreement.
2. Subject to preceding clauses, the Owner hereby grant exclusive permission to the Developer to construct, erect and complete the proposed Building on the proportionate share of the said plot of land including the owner allocation of the said proposed building in accordance with the sanctioned building plan as per specification mentioned in the *Schedule "G"* hereunder written.
3. The Developers' shall be exclusively entitled to the Developers' allocation in the building with the rights to transfer or otherwise deal with or dispose of the same and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developers' allocation by the developer or Developer's purchaser or nominee and Developer will be entitled to all sale consideration of Developer's allocation.

Melati Maymudas



4. The Owner shall execute a registered General Power of Attorney authorizing the Developer to make agreement for sale and conveyance or conveyances to transfer and convey the flat or flats etc. of the proposed building comprised in the Developers' allocation only and the Owner will remain responsible to execute and/or sign the Deed of conveyance, if required, by signing on behalf of owner unto and in favor of the intending buyers of the flats including proportionate share of land comprised in the Developers' Share as nominee of the Developers. The Developer shall be entitled to sell out its/his allotted portion to any purchaser or purchasers to be selected by the Developer and will be entitled to receive entire sale consideration in its/his own name and will be entitled to sign and execute and register necessary Deed of Conveyance or Conveyances on behalf of the owner and to present the said Deed of Conveyance or Conveyances before any Registrar, Additional Sub-Registrar or Sub-Registrar competent to Registrar the documents and to admit the execution thereof on behalf of the owner.
5. The Owner hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the said **multistoried residential building** on the said plot of land by the Developer.
6. The Owner hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any of the Developer's allocation and/or selecting the person in whose favor the Developer shall sell/transfer the Developer's allocation.
7. The Owner and developer agree and undertake that in the event of any death of anyone of the Owner or developer before completion of the project this Agreement shall subsist and the terms and conditions agreed upon herein between the parties hereto shall be binding upon the legal heir or heirs and successors-in-interest of the owner or developer and they shall do all such acts, deeds and things do and perform and discharge their duties as successors-in-interest of the owner in the terms of this agreement. That in case of death of the Owner or developer the legal heirs and representatives of the said deceased owner or developer shall be bound to execute to

M. L. Majumdar



the Developer fresh Power of Attorney (Both registered and unregistered) on the same terms and conditions without any change of any terms and conditions or demands mentioned in these presents.

8. That the Owner undertake that during the continuance of this agreement they must not enter into any agreement with the third party to negotiate in respect of the aforesaid plot of land or any part thereof more fully and particularly described in the *Schedule "A"* hereunder written in any way whatsoever.
9. The Owner undertake and declare that before commencement of this agreement any other preceding agreement with any third party, if any, in connection with the said land mentioned in the *Schedule "A"* had been cancelled and the owner will execute a registered Deed of Declaration to that effect that no other Development Agreement and/or any Agreement for Sale and/or any other agreement executed by the Owner with any third party in respect of the property mentioned in the *Schedule "A"* is in force on the date of commencement of this agreement.
10. The Owner further undertake and declare that they have furnished the details of co-sharers of the scheduled land by inheritance or otherwise without suppressing any fact and in contrary thereto the Owner will remain bound to indemnify the Developer against any claim, if any, raised in future by any other person claiming him/her as a legal heir or successor in respect of the scheduled property.
11. It is agreed that the owner will pay all taxes and/or rates due to any authority in respect of the scheduled property till the date of delivery of possession and upon completion of the proposed Building and upon handing over the possession of the Owner allocated portion by the Developer all proportionate levies and taxes which will be finally assessed by the Corporation relating to the Owner allocated portion in the proposed **multistoried residential building** will be paid by the Owner from the date of taking over the possession of his allotted portion.
12. The owner shall not be entitled to claim any other portion or portions of the constructed proposed Building other than the owner allocated share and/or portion mentioned in *Schedule "B"* hereunder written. Further the owner shall not be

Melita Majumdar



entitled to claim any amount of sale proceeds of the Developer's allocated portion, nor shall be entitled to claim any aforesaid amount of sale proceeds of Developers' allotted portion received by the Developer as Constituted Attorney on behalf of the Owner herein. The owner, Developer and/or its nominees shall have common right over the land, passage, underground water reservoir overhead water tank, stair, stair case, drainage, septic tank, open spaces, landing, roof etc. mentioned in the *Schedule "D"* written below in common with the Developer and/or with the purchasers of the flat/unit under developers' allocated portion.\

13. The Developer shall be entitled to fix its sign board on the said property, plots of building and flat for advertisement and insertions in news papers or other advertising media and the owner will choose a name of the new **multistoried residential building**.
14. It is agreed that the Developer shall be entitled to enter into any agreement for sale in respect of the Developer's Allocation (except the Owner allocation) with different prospective buyers and simultaneously sell out Developers' allotted flats or other spaces to the prospective buyers against such monetary consideration which shall be determined solely by the Developer in which the Landowner shall not interfere in any manner whatsoever for the purpose of execution of the deed of conveyance in respect of the different portion in favor of different buyers and for that the Developer will be entitled to sign on behalf of the owner.
15. Simultaneously with the execution of these presents the Developer shall demolish the existing old dilapidated building and remove the debris. The debris and all other rubbish and other materials coming out from the existing building shall be the property of the Developers.
16. The owner will not interfere with any right reserved by the Developer in any way and the owner will remain bound to take delivery of possession of the owner allocation within 1 month from the date of receipt/service of notice for delivery of possession issued by the Developer.

Met. Majumdar



17. The Owner will remain bound to provide their addresses to the Developer after being shifted to the new address. If the notice for delivery of possession be dispatched to the address mentioned herein or supplied by the owner and if the notice remains unclaimed or refused to be accepted by any of the owner that will amount to be served upon the concerned owner.

**ARTICLE-VII**  
**(Owner right)**

The owner shall be entitled to transfer and otherwise deal with the owner's allocation in the building in the manner they like more fully and particularly described in the *Schedule "B"* hereunder written. The Owner will not have any right to interfere or raise any objection to the right reserved by the Developer.

**ARTICLE-VIII**  
**(Consideration)**

In Lieu Owner's allotted portion mentioned above and on payment of some consideration as stated hereunder the owner do hereby grant, exclusive right to the Developer to construct **multistoried residential building** on the land described in the *Schedule "A"* and also authorize Developer herein to sell its (i.e. developer) allotted portion to the intending purchaser or purchasers to be selected by the Developer.

**ARTICLE-IX**  
**(Developers' right)**

1. The Developer will hold possession of the said plot of land and the Developer shall have the authority to construct the **multistoried residential building** on the said plot of land of the said premises mentioned in the *Schedule "A"* written below, sanctioned by Kolkata Municipal Corporation as per terms and conditions of this agreement.
2. If any amendment or modification is to be required in the said building plans the same shall be made by the Developer at its own cost and expenses on behalf of the Owner and the Developer will pay and bear all fees including Architect's fees and

Nilati Majumdar



Corporation charges and expenses required to be paid or deposited, for such amendment and/or modification of the building plans.

3. The Developer will be entitled to enter into agreement with the intending Purchaser for selling their (Developers') allotted portion (excluding to Owner share) and shall settle terms with the prospective buyers of flats and will be entitled to execute the Agreement or Agreements by signing on behalf of the owner in favour prospective purchaser or purchasers in respect of Developer's Allotted portion and Developer will be entitled to sell its/his allotted portion with the proportionate share of the said land to the said intending buyers and will be entitled receive the earnest money and/or part payment and also the entire sale consideration of Developer's Allotted portion. The Developer will be entitled to deliver the flat or flats of Developer's Allotted portion to any intending purchaser or purchasers to be nominated by it/him.
4. The Developer reserves its right to use or to make further construction on the roof in accordance with law and in that case the extended construction will be considered as the part of the building and will be included in all definitions or clauses mentioning the term "Building" mentioned herein and will be shared @ 50% each by the owner and the Developers and the roof upon the extended construction will be considered as roof as common space. The owner and/or any person claiming through the owner or any purchaser will have no right to interfere or raise any objection to the right reserved by the Developer.
5. The Developer shall also be entitled to accept and receive the entire sale consideration price of the said flats etc. from the prospective buyers relating to Developers' allocated share in the said proposed Building referred to as the saleable area and can issue receipt acknowledging such amount.

**ARTICLE-X**  
**(Miscellaneous)**

1. The Owner and Developer have entered in this Agreement purely for construction and development of the said land mentioned in the *Schedule "A"* hereunder by constructing Building.

Metalic Majumdar



2. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds/acts and things not herein specified may be required to be done by the Developer and for which Developer may need the authority of the owner and various applications and other document may be required to be signed or made by the owner relating to which specified provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and things and the Owner, if necessary, shall execute necessary papers, forms, documents, additional power of attorney or attorneys, writing, writings as may be required by the Developer for the purpose and the Owner also undertake to sign perform and execute all such acts, deeds, matters and things which will be required for the purpose of satisfaction of this agreement.
3. Any notice required to be given by the Developer shall be deemed to have been served upon the owner if delivered by hand and duly acknowledgement or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served to the Developers, if delivered by hand and duly acknowledge or sent by prepaid registered post with acknowledgement due to the Developer at its/his above named address.
4. Any dispute or difference which may arise between the parties regarding the construction meaning and effect of this Agreement or any part thereof, or respecting the construction or any other matters relating to the construction shall be in accordance with law in any courts at Alipore.
5. Amendments of this Agreement may be made on mutual consent of the parties.
6. If any clause of the Agreement will be declared illegal/invalid by any court of law, the agreement excluding that clause will remain in force.

#### ARTICLE-XI

##### (Owner Representation And Indemnity)

1. The Owner hereby undertake that the Developer will be entitled to the sale consideration and shall enjoy Developers' allocation without any interference or disturbance from the owner.

Melati Majumdar



2. It is clear that if because of any negligence on the part of the developers regarding construction and completion of the building is delayed beyond the stipulation period of time i.e. 18 (eighteen) months from the date of obtaining sanction plan from Kolkata municipal corporation in that event after the expiration of time the land owner has the right to terminate this agreement with proper notice after hearing the proper cause of non - performance and also has the right to be compensated as mutually agreed by and between the parties herein but if the building is substantially completed within the specified time span and the developers fail to complete the finishing work which is in progress beyond the said period of time complying the statutes of force majeure, after being commencing / completing the majority of the work of development, then the owner shall not terminate the said agreement as being mutually agreed by and between both the parties.
3. The Owner also further declare that they will never execute any instrument or their predecessor-in-interest never executed any instrument in respect of the property under this agreement and even if so the said instruments have no force at all and nobody including their inheritance cannot in anyway take advantage of the said instruments.
4. The owner declare that the said property is free from all encumbrances, charges and lis-pendence and no one excepting owner is having right, title, interest over the property and the owner are entitled to enter into this agreement with the developer and owner do hereby keep indemnified the developer for any losses may be suffered by the developer due to defect in the title of the owner or any sort of misrepresentation made by the Owner.
5. The Owner also declare that there is no other Development Agreement in force with any third party in respect of the property mentioned in the *Schedule "A"*.
6. The Owner declare that they will have no right to interfere with the right reserved by the Developer.

**ARTICLE-XII**  
**(Developer's Representation And Indemnity)**

Melati Majumdar



1. The Developer hereby undertakes to keep the owner indemnified from against all third party's claim and actions arising out of any part of the act or commission of the Developer in or relating to the construction of the said building.
2. The Developer undertakes to comply with all the formalities the obligations stated herein for the purpose of Development and/or construction of the said building within the stipulated period and shall hand over the peaceful and vacant possession of the owner's allocation to the owner after completion of the building and having the Completion certificate forthwith.

**ARTICLE-XIII**  
**(Force Majeure)**

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performances of the relating obligations prevented by the existence of the force majeure and shall be suspended from the obligation during the durations of the force majeure.
2. Force majeure shall mean epidemic, earthquake, riot, war, storm, tempest civil commotion which in beyond the control of any of the parties.

**ARTICLE-XIV**  
**(Title Deed)**

The Developers shall be entitled to inspect the title deed in possession of the owner and shall be entitled to delivery of such Xerox copies of the title deeds and owner shall be responsible to show original as and when that will be asked by the developer.

**ARTICLE-XV**  
**(Jurisdiction)**

The Owner shall have the right to sue against the Developer under Specific Relief Act in the event of failure to deliver vacant possession to the Owner share by the Developer as per *Schedule "B"* within the stipulated period. The Developer also

*Melati Majumdar*



shall have the option to enforce specific performance of contract in case of failure on the part of the owner to comply with any or more provisions of this Agreement.

**THE SCHEDULE "A" ABOVE REFERRED TO**  
**(Description On Entire Land)**

**ALL THAT** piece and parcel of Bastu land measuring *more or less 4 Cottahs 12 Chittaks 17 Sq.ft.*, at Mouza Bansdroni, J.L. No.45, Pargana Magura, R.S. No. 381, Touzi No. 63/64, in L.R. Dag Nos. 90/2620, under L.R. Khatian Nos. 4558, within The Kolkata Municipal Corporation Ward No.114, P.S. Regent Park, being Premises No. 47, Bandipur Road vide Assesee No. 31-114-04-0047-0, Kolkata- 700093, District South 24-Parganas, which is butted and bounced as follows:-

**ON THE NORTH** : By 10 feet Common Passage;  
**ON THE SOUTH** : By land of other;  
**ON THE EAST** : By pond of Dag No.91;  
**ON THE WEST** : By 8 feet common Passage;

**THE SCHEDULE "B" ABOVE REFERRED TO**  
**(The flats, under Owner allocation)**

**ALL THAT** On completion of the said Building in all respect by the Developers, the Developers shall handover 50% of the total construction from bottom to Top of the multi-storied residential building along with undivided proportionate share land and premises has described parts of the building and common amenities and benefits of the said Building and Owner shall receive Rs. 3,00,000/- (**Rupees Three lac only**). [Rs. 3,00,000/- will be refundable before possession] .

Payment of Rs. 3,00,000/- (**Rupees Three lac only**) in the following manner:

- |                                                      |                |
|------------------------------------------------------|----------------|
| i) At the time of 1 <sup>st</sup> floor roof Dhalai  | Rs. 1,00,000/- |
| ii) At the time of 2 <sup>nd</sup> floor roof Dhalai | Rs. 1,00,000/- |
| iii) At the time of Brick work                       | Rs. 1,00,000/- |

**THE SCHEDULE "C" ABOVE REFERRED TO**  
**(Under Developers' Allocation)**

**ALL THAT** remaining portion of the newly constructed Building excluding and /or save and except the Owner Share / Allocation and comprised in ground floor to top

Milati Majumdar



floor to be constructed on the said plot of land comprising of the flat and/or other space along with undivided proportionate share of said land together with common area and facilities mentioned in the Schedule "D" hereunder written together with cost and expenses and outgoings and obligations mentioned in the schedule "E" hereunder written together with several restrictions mentioned in schedule "F" hereunder written and all other areas including open space, covered space, common area and all right of easement and/or other right as required for peaceful enjoyment of the same.

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

The common areas and the common parts mentioned in this agreement.

- i) Staircase on all the floors.
- ii) Roof of the Building.
- iii) Staircase landing on all floors including the roof of the building.
- iv) Water tank, water pipes and other common plumbing installations.
- v) Electrical wiring meters.
- vi) Installation for common purpose.
- vii) General common elements of all appurtenance and facilities and other items which are not part of the "Said Unit".
- viii) All land and premises described in the Second Schedule hereinabove written whether improved or unimproved.
- ix) Exterior conducts utility lines and underground storage tanks.
- x) Public connection meters, gas, electricity, telephone and water owned by public utility or other agencies providing such services and located outside the complex.
- xi) Exterior lighting and other facilities necessary to the upkeep and safety of the said building.
- xii) All elevations including shafts walls machine rooms and apartments facilities.
- xiii) All other facilities of elements or any improvement outside the unit but upon the said building which is necessary for convenient to the existence management operation maintenance and safety of the building or normally in common use.

M. C. M. Majumdar



- xiv) The foundation fittings columns girders beams supports exterior walls of the "Said Unit" side or interior load bearing walls within the complex or concrete floor slab except the roof slab and all concrete ceiling and all stair cases in the said buildings.
- xv) Conduits utility lines telephone and electrical systems contained within the said building.

**SCHEDULE "E" ABOVE REFERRED TO:**  
**(Common Expenses)**

Costs expenses and outgoings and obligations for which all Purchasers are to contribute proportionately:

- A. The expenses for maintaining, repairing, decorating act, of the main structure and in particular the matter pit and drains, water pipes, electric wires in and under or upon the building and enjoyed or used by the owner in common with the other occupiers other Vendors and the main stair case, entrance, passage, landing associations room, ultimate roof of the building and the boundary walls etc.
- B. The costs of cleaning and lighting the passage landings staircase and other common parts of the building as enjoyed or used by the intending purchaser and/or co-sharer in common with the owner as aforesaid.
- C. The cost of decorating the exterior of the building.
- D. The cost of working and maintenance of electrical installations and over lights, service charges.
- E. Municipal Taxes and other Taxes/Levies.
- F. All sort of expense to be incurred in connection with common area, common facilities and other common installation.
- G. The Flat Owner Association may determine other incidental expenses for the maintenance of the building.

**SCHEDULE "F" ABOVE REFERRED TO:**

Melati Raju



- I. Not to use the "SAID UNIT" for any purpose other than that for the purpose for which it has been constructed.
- II. Not to use the "SAID UNIT" and roof or any portion thereof in such manner which may or is likely to cause nuisance or annoyance to the first occupiers and/or to the owner or occupiers of the other units and not to use the same for any illegal or immoral purposes.
- III. Not to carry on or permit to be carried on upon the "SAID UNIT" any offensive or unlawful business whatsoever not to do or permit to be done anything in the said unit which may be illegal or forbidden under any law forth time being in force.
- IV. Not to demolish or cause to be demolished or damaged the "SAID UNIT" or any part thereof.
- V. Not to do or permit to be done any deed or thing which may render void or void able any insurance of any flat/unit or any part thereof or cause any increased premium to be payable in respect thereof.
- VI. Not to claim division or partition of the said land and/or the common areas.
- VII. Not to decorate the exterior of the building unit /flat which will be harmful for the UNIT STRUCTURE of the Building.
- VIII. Not to throw or accumulate any dirt rubbish or other refuse or permit the same to be thrown or accumulated in his said unit or any portion of the building.

**SCHEDULE "G" ABOVE REFERRED TO:**  
**(Specification)**

1. **R.C.C. Work:** The foundation of the Building shall be reinforced cement concrete. The main structure of the Bulking shall be of reinforced cement concrete frame structure comprising of R.C.C. columns, beams, slabs etc.

Milati Majumdar



2. **Brick Work:** 1st class of Brick should be used for 8" and 5" brick work, Mortar ratio should be respective manner 6:1, 5:1 and 4:1.
3. **Plaster of Work:** Any wall Plaster (inside or outside) and ceiling plaster would be in respective ratio 6:1 and 4:1, ceiling would be chipped before plaster.
4. **Floor Work:** All floors would be of vitrified tiles (2' X 2'). All landing and steps of the stair case will be of Marble. Total opening land on the ground floor is to be laid with net cement.
5. **Door:** wood door frame according to the door size, water proof main door with commercial wooden flash 32 mm thick, inside door would be 32 mm thick. Toilets will be PVC panel door. The main door shall be provision with one magic eye, door stopper and hazbolt.
6. **Window:** Aluminium with sliding 1.6" casting slab with white glass in kitchen and toilet there will M.S. Fanlight with glass, only Bed rooms will be 3(Three) track aluminum sliding window with glass.
7. **Bath room:** English type commode, all would be open with cistern. All porcelain material would be standard make. Two numbers bib cock and one number shower connection would be provided. Flooring by Marble with 4" height skirting glazed tiles will be fixed from skirting level up to 6'5".
8. **Kitchen:** Kitchen will have up to window height glaze tiles and Table top black stone and Flooring by Marble with 4" height skirting.
9. **Basin:** Basin would be provided at each toilet (18" x 12") white colour with all fittings and one in the dining room in the adjacent wall.
10. **Painting:** All the flat rooms finished with putty. The outside building painted with two coats weather coat.

Metali Majumdar



11. **Sanitary & Plumbing:** To Corporation sewer and it would be connected with master trap (underground) all soil pipe would be of P.V.C. 4" dia properly to fixed with the wall and concealed to pit. Main water line from K.M.C. supply underground reservoir and underground reservoir to overhead tank through pump by 1" tube of standard make. All connection between overhead reservoir to each flat by 3/4" tube of standard make P.V.C. All the internal connection viz, inside the bath room, kitchen, would be 1/2" P.V.C. tube (HDP) of standard make open system P.V.C. Rain water pipe for roof water disposal.
12. **Water Supply:** Main source of water would be the supply of Corporation water and stored in a underground reservoir and lifting of water to overhead reservoir by electrical motor operated pump (standard make). Water should be supply to each flat from overhead tank.
13. **Roof treatment:** Roof will be treated by net cement finished for water proofing.
14. **Main Gate:** Main gate made with the M.S. Bar with locking arrangement.
15. **Electric Light:** Arrangement for main line with standard thickness of copper from meter room to individual flat shall be of 2.5 gauge only and all concealed wiring work up to light an fan point with earthling will be done as per the Developers. Every wire would be of standard ISI brand of Finolex/Havels and all switches and plugs etc. will be standard ISI brand and switch would be parapet sheet.
16. **Common point:** Common point for main gate, pump, staircase landing terrace.
17. **Bed room:** 2 light points, 1 Fan Point, 1 Plug (5 Amp.) point at board, one A.C. point and T.V.
18. **Bath room:** 1 light point, 1 exhaust Point at Board ( all concealed), Gyser point.
19. **Drawing & Dining place** one T.V. point, Fan Point, 1 Plug, 2 Light & 1 Fridge Point and 1 washing machine point.
20. **Kitchen:** 1 light point, 1 Power Point (5 Amp.) at board and 1 Exhaust Fan Point (all concealed) 1(15 Amp) point.

Mitali Majumdar



21. Stair: 1 light point in each landing (concealed).

22. Roof: 1 light point (concealed).

**IN WITNESS WHEREOF** the parties hereto have hereunto executed these presents on the day month and year first above written.

**SIGNED AND DELIVEED**

By the Owner at Kolkata

In the presence of:-

1. Rafande  
56, Bishnupally

Melali Polymundar

**SIGNATURE OF THE OWNER**

**CAMELLIA ENTERPRISE**

Dinesh Roy  
Partner

2. Sushanta Saha  
333, N.P. Road.  
Kol-82.

**CAMELLIA ENTERPRISE**  
Rahul Saha












**SIGNATURE OF THE DEVELOPER**

Read over, explained in vernacular to the parties and admitted to be correct and drafted by me and prepared in my chamber as per instruction and documents supplied by the parties herein,












of Kumar Halder

**JOY KUMAR HALDER (Advocate)**  
Enrollment No.-WB/1315/2012  
High Court, Calcutta, Kol-700001














	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Signature Mitali Majumdar

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Signature Dinesh Roy

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Signature Kamal Choudhary





ভারতীয় বৈশিষ্ট্য পরিচয় প্রকল্প

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 13/0/19534/01372

To  
29/10/2012 রতন দে  
Ratan De  
56 BISHNUPALLY  
PURBA PUTIARY Purba Putiary S.O  
Purba Putiary Kolkata  
West Bengal 700093  
9831788963

16055828



MN160558284DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8513 2528 3231**

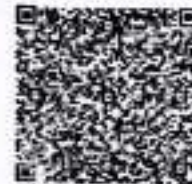
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



রতন দে  
Ratan De  
পিতা : সোনা কুমার দে  
Father : SONA KUMAR DEY  
জন্ম সাল / Year of Birth : 1965  
পুরুষ / Male



**8513 2528 3231**

আধার - সাধারণ মানুষের অধিকার



### Major Information of the Deed

Deed No :	I-1603-07567/2023	Date of Registration	30/05/2023
Query No / Year	1603-2001364405/2023	Office where deed is registered	
Query Date	28/05/2023 10:07:25 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JOY KUMAR HALDER DINESH PALLY, Thana : Regent Park, District : South24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 8981415915, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value:		Market Value	
Rs. 2/-		Rs. 41,08,441/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 11,520/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bandipur, Premises No: 47, , Ward No: 114 Pin Code : 700093



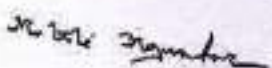
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		4 Katha 12 Chatak 17 Sq Ft	1/-	40,81,441/-	Width of Approach Road: 10 Ft.,
Grand Total :					7.8765Dec	1 /-	40,81,441 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	






### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt MITALI MAJUMDAR</b> Wife of Shri APURBA MAJUMDAR Executed by: Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	30/05/2023	LTI	30/05/2023	30/05/2023
CHAKDAH PEARA BAGAN, NEAR SOURJASREE CLUB, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx1J, Aadhaar No: 66xxxxxxxx1527, Status :Individual, Executed by: Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office				


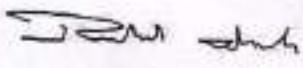
### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>CAMELLIA ENTERPRISE</b> 1/1G/1, ASHOK NAGAR, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri DINESH ROY</b> <b>(Presentant )</b> Son of DHARAMDEB ROY Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	May 30 2023 3:16PM	LTI	30/05/2023	30/05/2023
27E, BABURAM GHOSH ROAD, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx7Q, Aadhaar No: 76xxxxxxxx8963 Status : Representative, Representative of : CAMELLIA ENTERPRISE (as PARTNER)				



Name	Photo	Finger Print	Signature
<b>Shri RAHUL GHOSH</b> Son of RATAN GHOSH Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office			
May 30 2023 3:16PM	LTI 30/05/2023	30/05/2023	
1/35E, ASHOK NAGAR, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx8H, Aadhaar No: 47xxxxxxxx1237 Status : Representative, Representative of : CAMELLIA ENTERPRISE (as PARTNER)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr RATAN DEY</b> Son of Late SONA KUMAR DE 56, BISHNU PALLY, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700093			
30/05/2023	30/05/2023	30/05/2023	
Identifier Of Smt MITALI MAJUMDAR, Shri DINESH ROY, Shri RAHUL GHOSH			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt MITALI MAJUMDAR	CAMELLIA ENTERPRISE-7.87646 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt MITALI MAJUMDAR	CAMELLIA ENTERPRISE-100.00000000 Sq Ft



On 30-05-2023

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

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

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

Presented for registration at 12:55 hrs on 30-05-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri DINESH ROY .

**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 41,08,441/-

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

Execution is admitted on 30/05/2023 by Smt MITALI MAJUMDAR, Wife of Shri APURBA MAJUMDAR, CHAKDAH PEARA BAGAN, NEAR SOURJASREE CLUB, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Retired Person

Indetified by Mr RATAN DEY, . , Son of Late SONA KUMAR DE, 56, BISHNU PALLY, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Business

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

Execution is admitted on 30-05-2023 by Shri DINESH ROY, PARTNER, CAMELLIA ENTERPRISE (Partnership Firm), 1/1G/1, ASHOKE NAGAR, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr RATAN DEY, . , Son of Late SONA KUMAR DE, 56, BISHNU PALLY, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Business

Execution is admitted on 30-05-2023 by Shri RAHUL GHOSH, PARTNER, CAMELLIA ENTERPRISE (Partnership Firm), 1/1G/1, ASHOKE NAGAR, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr RATAN DEY, . , Son of Late SONA KUMAR DE, 56, BISHNU PALLY, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2023 1:07PM with Govt. Ref. No: 192023240075253708 on 30-05-2023, Amount Rs: 53/-, Bank: SBI EPay ( SBlePay), Ref. No. 4137343975830 on 30-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 6,520/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3857, Amount: Rs.5,000.00/-, Date of Purchase: 26/05/2023, Vendor name: L K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2023 1:07PM with Govt. Ref. No: 192023240075253708 on 30-05-2023, Amount Rs: 6,520/-, Bank: SBI EPay ( SBlePay), Ref. No. 4137343975830 on 30-05-2023, Head of Account 0030-02-103-003-02



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



