

- 07839/24

I-07653/2024

आरतीय नोट-याचिक

एक सौ रुपये

रु. 100



Rs. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

AS 336245

10/07/2024

20017852A6/2024

District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1961
Agrah, Sector 24 Parbatpur
Assam, 781016
Date: 10/07/2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 10th

day of July, 2024 (Two Thousand Twenty-Four)

BETWEEN

SRI DIPAK BHATTACHARYYA (PAN - ADXPB3739R, Aadhaar Card No. 9523 6321 1059), (DOB - 04/11/1941), Mobile No. 8910091379, son of Late Jamini Kanta Bhattacharjee, by faith - Hindu, by Nationality - Indian, by occupation - Retired person, residing at C/34, Gosthatala New Schee, P.O. - Garia, P.S. - Bansdroni, Kolkata - 700084, District - South 24 Parganas, hereinafter called and referred to as the "**LAND OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART;**

AND

"OM ENTERPRISE" (PAN - AAIF04221F), (Date of Incorporation - 19/10/2022), a Partnership firm, having its office at N-28, Kamdahari Bose Para, P.O. Garia. P.S.- Bansdroni, Kolkata - 700084 represented by its partners namely (1) **SRI TARUN NASKAR (PAN - AELPN3883M, Aadhaar Card No. 4815 8917 4347),** (DOB - 01/01/1972), Mobile No. 9051110200, son of Late Nemai Chandra Naskar, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Rathatala, Rajpur-Sonarpur (M), P.S. Narendrapur, Kolkata-700103, Dist. South 24 Parganas, (2) **SRI BIDESH MITRA(PAN - ANZPM4034C, Aadhaar Card No. 633289200719),** (DOB - 31/12/1977), Mobile No. 8420175247, son of Late Krishna Kanta Mitra by faith - Hindu, by occupation - Business, by nationality - Indian, residing at R 26, Kamdahari, Purbapara, P.S. Bansdroni, Kolkata-700084, (3) **SRI RAMKRISHNA SAHA(PAN - FDUPS6898J, Aadhaar Card No. 243312131792),** (DOB - 21/09/1972), Mobile No. 9231326098, son of Sri Amulya Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at D-34 BaishnabghataPatuli Township, P.O. Panchasayar, P.S. Patuli, Kolkata - 700094. (4) **SRI MAHASIS MAHARAJ(PAN - BCRPM1359Q, Aadhaar Card No. 7176 7507 9993),** (DOB - 09/04/1976), Mobile No. 9062762219, son of Late Mahendra Maharaj, by faith Hindu, by Nationality Indian, by occupation Business, residing at N-7, Kamdahari Bose Para, Post Office - Garia, Police Station formerly Regent Park presently Bansdroni, Kolkata 700084, District South 24 Parganas, and (5) **SRI SUSHANTA CHOWDHURY (PAN AEVPC9603C, Aadhaar Card No 2338 8260 4529),** (DOB - 26/06/1976), Mobile No. 8296550892, son of Late Dilip Chowdhury, by faith - Hindu, by Nationality Indian, by occupation Business, residing at N-28, Kamdahari Bose Para, Post Office Garia, Police Station formerly Regent Park presently Bansdroni, Kolkata 700084, District South 24 Parganas, hereinafter called and referred to as the "**BUILDER/DEVELOPER**" (which expression shall

unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**;

WHEREAS one Rasomoy Ghosh, since deceased, was the absolute owner of ALL THAT piece and parcel of land measuring more or less 1 acre 35 decimals lying and situated under Pargana – Magura, District Collectorate Touji No. 15, J.L. No. 49, Mouza – Kamdahari comprised in Re.Sa. No. 200, C.S. & R.S. Dag No. 516, C.S. Khatian No. 130, R.S. Khatian No. 129 under jurisdiction of Sub-District Registrar, Alipore, 24 Parganas, Police Station – the then Tollygunge, thereafter Regent Park, District – South 24 Parganas.

AND WHEREAS after the demise of aforesaid Rasomoy Ghosh, his two sons namely Anukul Chandra Ghosh and Panchanan Ghosh, since deceased became the undivided owners of the aforesaid landed property as left by their father, Rasomoy Ghosh as per Hindu Succession Act, 1956, though he did not execute any WILL to be executed by his sons subsequently.

AND WHEREAS after being the joint undivided owners of the aforesaid landed property, both of them purchased some other lands adjacent to their undivided lands and started staying there in a dwelling house which was free from all sorts of encumbrances.

AND WHEREAS while the aforesaid Anukul Chandra Ghosh and Panchanan Ghosh, since deceased, were staying there with their families, they mutually decided to settle their respective land and accordingly, thereafter Anukul Chandra Ghosh, since deceased started staying there at the demarcated portion of land under C.S. & R.S. Dag No. 516, C.S. Khatian No. 130, R.S. Khatian No. 129 by paying usual rates taxes to the appropriate authorities regularly.

AND WHEREAS thereafterto avoid any future litigation, aforesaid Anukul Chandra Ghosh executed a **Deed of Settlement**between his two sons namely Basudeb Ghosh and Joydeb Ghosh on 15th day of October, 1969 and the same was registered at the office of Sub- Registry office at Alipore and recorded the same in Book No. I, Volume No. 93, pages from 142 to 151, Being No. 5047 for the year 1969.

AND WHEREAS in the mean time, said Anukul Chandra Ghosh died intestate on 23rd day of December, 1970 leaving behind him his above two sons namely Basudeb Ghosh and Joydeb Ghosh as his only legal heirs and successors as per Hindu Succession Act, 1956.

AND WHEREAS as per the demarcation and partition, Joydeb Ghosh, the Land Owner herein, one of the sons of Late Anukul Chandra Ghosh became the absolute owners of 50% land with dwelling house out of total land of 1 acre and 35 decimals alongwith other purchased properties of their predecessor by paying usual rates taxes to the appropriate authorities and the entire land is free from all encumbrances.

AND WHEREAS while seized and possessed of the aforesaid property by Sri Joydeb Ghosh faced some sort of financial crisis and decided to sell a portion of land measuring more or less 3 Cottahs lying and situated under Pargana – Magura, District Collectorate Touji No. 15, J.L. No. 49, Mouza – Kamdahari comprised in Re.Sa. No. 200, C.S. & R.S. & L.R. No. 516, C.S. Khatian No. 130, R.S. Khatian No. 129, L.R. Khatian No. 35 under jurisdiction of Sub-District Registrar, Alipore, 24 Parganas, Police Station – the then Tollygunge, thereafter Regent Park and now Bansdroni, District – South 24 Parganas and having come to know the intention of the Owner therein, one Sri Dipak Bhattacharyya, son of Late Jamini Kanta Bhattacharjee came forward and expressed his desireness to purchase the aforesaid land and as the offered price was acceptable to the Owner therein, a SafBicroyKobala (Deed of Conveyance) was executed in favour of the Purchaser therein on 2nd day of February, 1982 and the same was registered at the office of Sub - Registered at Alipore and recorded in Book No. I, Volume No. 32, pages from 138 to 146, Being No. 930, for the year 1982.

AND WHEREAS while the above Sri Dipak Bhattacharjee, the Owner/Landlord herein possessed the aforesaid landed property and mutated his name before the Kolkata Municipal Corporation Ward No. 111 vide Assessee No. 311110902212 anddeclares that the said property is absolutely free from all encumbrances, attachment, lien, impendence, debattor, pirrattor, trust, vest, no Notice of Requisition and Acquisition has been served upon the Owners and/or the said property has not been affected by way of order of any Court for selling and/or alienating the same, the Owner has been absolute authority to deal with the said property and Owner hereby declares that he has full power and absolute authority to enter into any Agreement.

AND WHEREAS the Owner of the First Part is desirous of developing the above land measuring **more or less 3 Cottahs** of the said premises by construction of a G+III multistoried building for residential purpose but due to insufficient fund and lack of knowledge, the Owner herein while searching for a Developer for construction of a new building, the Other Part/Second Part herein

being informed about the intention of the Owner and have approached the Owner to construct a new building and the Owner being convinced with the said approach, accepted the Developer's proposal with the following terms and conditions as are mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the **PARTIES** as follows:-

ARTICLE - I
DEFINITIONS

1. Unless in these presents, it is repugnant to or inconsistent with the context:-

1.01. **OWNER:-**

Shall **SRI DIPAK BHATTACHARJEE**, son of Late Jamini Kanta Bhattacharjee, residing at K.M.C. Premises No. 221, Gostotala, P.O. Garia, P.S. Bansdroni, Kolkata - 700084, Mailing Address : C/34, Gostotala(New Scheme), P.O. - Garia, P.S. - Bansdroni, Kolkata - 700084, District - South 24 Parganas, the Party of the **FIRST PART** and shall include his representatives, heirs and assigns.

1.02 **DEVELOPER:-**

Shall" **OM ENTERPRISE**", a Partnership firm, having its office at N-28, Kamdahari Bose Para, P.O. Garia. P.S.- Bansdroni, Kolkata - 700084 represented by its partners namely (1) **SRI TARUN NASKAR**, son of Nemai Chandra Naskar, (2) **SRI BIDESH MITRA**, son of Late Krishna Kanta Mitra, (3) **SRI RAMKRISHNA SAHA**, son of Late Amulya Saha, (4) **SRI MAHASIS MAHARAJ**, son of Late Mahendra Maharaj, and (5) **SRI SUSHANTA CHOWDHURY**, son of Late Dilip Chowdhury, hereinafter called and referred to as the "**BUILDER/DEVELOPER**", the parties of the **SECOND PART** and shall include its representatives and/or assigns.

1.03 **SAID PREMISES:-**

Shall mean **ALL THAT** piece and parcel of land morefully described in the **SCHEDULE - A** written hereinbelow.

1.04 BUILDING:-

A proposed G+III multistoried tiles finished with lift (made by well reputed establishment company) facility building having residential character as per Building Plan to be sanctioned by the concerned K.M.C. authority.

1.05. UNIT:-

Shall mean a separate and self-contained area intended to be used for partly residential and partly commercial and shall include any other place to be constructed in the building and capable of being occupied and enjoyed independently.

1.05 ARCHITECT:-

Shall mean such qualified Architect or Architects as may be appointed from time to time by the Developer at its own costs and expenses for designing, planning and supervising the proposed building at the said premises.

1.06 COVERED AREA:-

Shall mean inside area plus proportionate area of four sides wall and proportionate share of stair.

1.07 SUPER BUILT UP AREA OF THE UNIT:-

Shall mean the total covered area of the Unit as certified by the Architect for the time being of the building/s plus proportionate share of common areas, as shall be determined by the Developer in consultation with the Owner and the Architect and aggregate of both shall be deemed to be super built up area of the Unit.

1.08 PLANS:-

Shall mean the Building plans with the maximum available F.A.R. to be sanctioned by the concerned authority in the name of the Owner of the First Part at the costs and expenses and guidance of the Developer for the construction of building in the said premises and shall include such additions, alterations and modification as may make subsequently upon sanction by the concerned authority.

1.10. COMMON AREA:-

Shall mean and include outside corridors, stairways, outside passage ways, common lavatories, stair cover,

pump rooms, lift room, roof of the building underground water reservoir, overhead water tanks and other areas meant for common enjoyment of the buyers/occupants in the said premises.

1.11. COMMON FACILITIES AND AMENITIES:-

Shall mean and include stairways, water pumps and overhead and underground water reservoirs, provided in the building in the "**Said Premises**" for common enjoyment of all the buyers/occupants.

1.12 OWNER'S ALLOCATION:-

The Owner shall get back side of First and Third floor, and front side of Second Floor, and together with 50% of flat/garage space on the ground floor to be determined and/or sanctioned by the Kolkata Municipal Corporation together with proportionate share of land and common facilities as per specification mentioned in the **SCHEDULE - D** below in habitable condition with the right to use the common areas, amenities and facilities available in the said K.M.C. Premises No. 221, Gostotala, Mailing address C/34 Gostotala (New Scheme), being Assessee No. 311110902212. Owner shall also get an adjustable amount of Rs.5,00,000/- (Rupees Five Lacs) only from the Developer at the time of signing and execution of this Development Agreement.

1.13. DEVELOPER'S ALLOCATION:-

The Developers shall get front side of the First and Third Floor and backside of Second Floor, together with 50% of flat/garage space on the ground floor to be determined and/or sanctioned by the Kolkata Municipal Corporation together with proportionate share of land and common facilities as per specification mentioned in the **SCHEDULE - D** below in habitable condition with the right to use the common areas, amenities and facilities available in the said K.M.C. Premises No. 221, Gostotala, Mailing Address. C/34, Gostotala (New Scheme), being Assessee No. 311110902212, Kolkata - 700084.

1.14 TRANSFEROR:-

Shall mean the Owner of the land and the Developer of the construction part.

1.15. TRANSFEREE:-

Shall mean the person to whom any Flat/Unit in the Building is intended to be transferred by the **OWNER** and/or **DEVELOPER**.

ARTICLE - II
OWNER'S RIGHTS & REPRESENTATIONS

- 2.1. The said premises is free hold and the Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said premises.
- 2.2. That the total area comprised in the said premises is 03 Cottahs more or less, ^{morefully described in the} **SCHEDULE - A** written herein below. ^{* with Residential house}
- 2.3. The Owner will furnish all the original copies of all the documents relating to the title of the Owner in respect of the said premises to the Developer upon signing of this Agreement. The Developer shall return said documents after completion of the project but the Developer having no right to create any mortgage of the said documents before any financial institution.
- 2.4. The Owner shall not create any encumbrances of any nature whatsoever on the said premises or any part thereof and undertakes not to sell, dispose off, alienate or deal with the said premises or any part thereof save and except putting the Developer in possession of the said premises for the purpose of development, pursuant to this Development Agreement. However, the Owner shall be entitled to deal with any part of the Owner's Allocation on or before delivery of the same by the Developer. Be it mentioned here that the Developer will first hand over possession to the Owner in respect of the Owner's Allocation and thereafter to the other person or persons but the Developer have every right to enter into any agreement with any intending buyer or buyers in respect of Developer's Allocation.
- 2.5. The Owner shall put the Developer into possession of the said premises simultaneously with the execution of this Agreement and the Developer shall issue a Certificate in favour of the Owner to that effect.
- 2.6. The Developer will be deemed to be in possession of the said premises and will be free to do all acts, deeds and things required for the development of the said premises as per sanctioned plan at its own costs, expenses and risks.
- 2.7. That with the consent and approval of the Owner the Developer will submit building plans in the name of the Owner or apply for any other sanctions, permission or approvals. It is clearly

understood that all the fees and costs and expenses relating to approvals, permissions and sanctions will be wholly borne and paid by the Developer.

- 2.8. The Owner will convey and/or transfer the proportionate share in the total land appertaining to the Developer's Allocation free from all encumbrances to the Developer or the persons nominated by the Developer.
- 2.9. The Owner shall become absolutely entitled to deal with their Allocation as and when required from time to time and in such manner as it may find necessary and deemed fit and proper but not inconsistent with the terms and conditions herein.

ARTICLE - III
[DEVELOPER'S RIGHT & REPRESENTATION]

- 3.1. The Developer shall complete the newly constructed building within 24 months from the date of sanctioned building plan from the KMC or possession of the premises from the Owner whichever is later, unless prevented by the circumstances as beyond control of the Developer.
- 3.2. The Owner hereby grant, subject to what has been hereinafter provided, the exclusive right to the Developer to build, construct, erect and complete the Building at the said premises and commercially exploit the same by entering into Agreement for Sale on Ownership basis and/or transfer by any other means from the Developer's Allocation in accordance with the Building plans to be sanctioned by The Kolkata Municipal Corporation with or without amendments and/or modifications made or caused by the Developer with approval of the concerned authority.
- 3.3. The Developer shall be entitled to prepare modify and/or alter the Building plans in consultation with the Owners and to submit the same to the concerned authority in the name of the Owner at the costs and expenses of the Developer and the Developer shall pay and bear all fees including Architects Fees, charges and expenses required to be paid or deposited for obtaining the sanction from concerned authority for construction of Building on the said premises. However, if on the request of any prospective Purchaser, any particular internal modification/alteration is made in that event, the Purchaser of that Unit/Flat shall bear and pay all the fees and deposits including Architect fees for such modification/alteration to the concerned office.

- 3.4. The Developer declares and undertake that they will develop the entire premises by construction of one Block of Building of the said premises.
- 3.5. The Building will be constructed with new first class building materials and good workmanship and with such specifications more fully described/mentioned in the **SCHEDULE - D** hereunder written and strictly in accordance with building plans with such internal additions, modifications and alterations therein as be designed with the consultant and approval of the Owners and with such amendment thereto and modification thereof only with the approval and sanction of concerned offices or other necessary body or authorities.
- 3.6. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owner of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof by the Developer other than an exclusive license to the Developer to commercially exploit the said premises in terms hereto and to deal with the Developer's Allocation in the building to be constructed thereon in the manner and subject to the conditions hereinafter stated.
- 3.7. The Developer shall proceed expeditiously in all respect of development thereof by preparing of the building plan and submitting the said building plan to the Kolkata Municipal Corporation for sanction and obtain the sanction there from within 06 months from the date of execution of this Agreement. If the Developer fail and neglect to obtain the sanction within the stipulated period, the Owner will extend further 3 (Three) months time to obtain the sanction of the building plan from the Kolkata Municipal Corporation. After expiration of the said extended period, if the Developer unable to obtain the sanction plan, the Owners shall have right to cancel this Development Agreement.
- 3.8. Both parties hereby agreed that the Owner will be fully entitled to enjoy the Owner's Allocation and entitled to sell and/or transfer their interest in any manner to any person and the Developer also entitled to sell and/or transfer his interest in any manner to any person.
- 3.9. The Developer shall at its own costs and without creating any financial or other liabilities on the Owner, construct, erect and complete full finished the said proposed building as per sanction plan and as per specification mentioned below within 24 months from the date of sanctioned building plan or from the date of possession of the premises from Owner whichever is later. In the event the Developer after starting of construction work and on making some progress of such construction, fails

and/or neglects to progress of such construction for a period of 6 (six) months or more, it shall be lawful for the Owner to serve a Notice upon the Developer asking the Developer to start and/or resume the work of construction forthwith.

- 3.10. If it is found that any area out of the sanctioned area by the Kolkata Municipal Corporation remains un-constructed on the expiry of total 24 months, as mentioned hereinbefore and if the Developer fails and neglects to hand over the complete Allocation of the Owner including proportionate common facilities, enjoyment and amenities the Developer shall give full effort to complete the project within next 3 months.
- 3.11. The Developer will be entitled to develop the said premises by constructing building thereon consisting of Flat/Units in accordance with the building plan and to sell and/or transfer by any other means any part or portion of the Developer's Allocation to any person of their choice on such terms and conditions or for such consideration as the Developer shall think fit and proper without any interference by the Owner. All the consideration money shall be realized and appropriated by the Developer absolutely at their discretion and the Owner shall has no claim whatsoever against the sale proceeds or any part of Developer's Allocation.
- 3.12. In case of any amendment and/or changes by the concerned offices present Rules and Regulations and conditions and/or provisions under any statute for carrying out the construction work mentioned hereinabove, it would be the responsibility of the Developer to comply therewith at their own costs and expenses and the Owners will extend all possible cooperation and render all assistance, if necessary, to the Developer in complying therewith.
- 3.13. The Owner shall remain responsible to clear all the outgoings, statutory dues of concerned offices and all other rates and taxes in respect of the said premises from the date of handing over the possession to the Developer by the Owner, till the date of handing over Owner's Allocation, completed in all respects as per specification of construction work mentioned in **SCHEDULE - D** hereunder written to the Owners. Thereafter, the parties hereto shall bear and pay all outgoings in respect of their respective Allocation/areas in the proposed building and each party shall keep the other served, harmless and indemnified in respect thereof and the Owner herein assured to the Developer that they will hand over the physical possession of the entire premises will be completed on the date of signing of this Agreement and hand over the peaceful possession of the entire premises as free from all encumbrances.

- 3.14. The Owner will not be in any way responsible for the construction of the Units/Flats comprised in the Developer's Allocation and/or regarding delivery of Units/Flats nor will the Owner be liable for any claims, losses and/or damages arising out of the terms of the proposed agreement between the Developers and intending Purchasers.
- 3.15. The Developer hereby indemnify and keep indemnified the Owner against all losses, compensations, damages, costs, charges, expenses, liabilities etc. that will be incurred or suffered by the Owner on account of arising out of any breach of any of these terms or any laws including Labour Laws, Rules or Regulations or due to accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however.
- 3.16. The Developer affirm to deliver the area allocable to the Owners as per the Specification mentioned in the **SCHEDULE - D**.
- 3.17. The Developer shall bear one shifting as per the Developer choice during the period of construction @ Rs.12,000/- Only per month till completion of the building and handing over the physical possession.
- 3.18. The Developer at its own risk and cost shall demolish the existing structure and collected debris shall be used by the Developer.

ARTICLE - IV
MISCELLANEOUS

- 4.1. The Owner immediately after execution of this agreement will execute and give a General Power of Attorney in favour of Developer for manage, control and supervise the Project and to sign the building plan and to be obtained the said sanctioned building plan from the respective authority and to sell or transfer the Developer's Allocation in favour of any third party/intending purchaser.
- 4.2. The Owner may join as the party in any agreement where the Developer may enter any agreement with the Purchaser/Purchasers in respect of any Unit/Flat alongwith with common facilities of the Developer's Allocation in the building, but the Owner need not sign the Memo of Consideration part thereof. Similarly, if required by the Owner, the Developer will join as Confirming Party in respect of any agreement of Owner's Allocation in the proposed Building.
- 4.3. Upon completion of the Development work and after delivery of possession of Owner's Allocation the Owner will make and execute in favour of the Developer or their nominee/s proper

conveyances of undivided proportionate share of the land or such other Deeds in arising as the Developer may deem necessary for assuring or perfecting the title of the Developer or their nominees proper Conveyances or such other Deeds in writing at the cost of the Developer or its nominees as the Developer may deem necessary for assuring or perfecting the title of the Developer or its nominee/s appertaining to the land in respect of the Developer's Allocation in the Building constructed at the said premises.

- 4.4. If the Owner after accepting the possession of Owner's Allocation from the Developer fail and/or neglect to execute and register the Sale Deeds then the Developer will have all rights to get the Sale Deeds executed and registered through proper Court of Law.
- 4.5. It is agreed by both the Parties that the Owner or his agents shall have all rights to inspect the day to day progress of the construction of the building and their suggestions should be regarded by the Developer and its Engineer with regard to the construction.
- 4.6. The Owner will bear and pay all the outstanding charges and dues of whatsoever nature due and payable in respect of the said premises including rent, property taxes, water and electricity charges, municipal dues, taxes and other outgoings upto the date of handing over possession the Developer for construction. After hand over possession to the Developer by the Owner, the Developer will pay and borne all rates and taxes etc. till completion of the Project.
- 4.7. The parties have entered into this Agreement purely on a Principal Basis and nothing stated herein shall be deemed to be or constituted as Partnership between the Owner and the Developer nor shall the Owners and the Developer in any manner, constitute and Association of the persons. Each party shall keep the other party indemnified from and against the same.

ARTICLE - V
FORCE MAJEURE

- 5.1. The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations is prevented by the existence of the **FORCE MAJEURE**.

ARTICLE - VI
JURISDICTION

6.1. Only the Court within the Ordinary Original Civil Jurisdiction have jurisdiction to try, entertain and determine all proceedings arising out of this Agreement and/or Development Agreement including the Arbitration Proceedings etc. will be at Kolkata Jurisdiction.

ARTICLE
ARBITRATION

If there be any dispute arises in between the parties the matter will be referred to arbitrator in accordance with the law.

THE SCHEDULE - "A" ABOVE REFERRED TO:
[Entire Land & Building]

ALL THAT piece and parcel of bastu land measuring more or less 3 Cottahs, lying and situated under Pargana - Magura, District Collectorate Touji No. 15, J.L. No. 49, Mouza - Kamdahari comprised in Re.Sa. No. 200, C.S. & R.S. No. 516, L.R. Dag No. 516. C.S. Khatian No. 130, R.S. Khatian No. 129, L.R. Khatian No. 1643 under jurisdiction of Sub-District Registrar, Alipore, 24 Parganas, Police Station - the then Tollygunge, thereafter Regent Park and now Bansdroni, District - South 24 Parganas lying and situated at KMC Premises No. 221, Gostatala, Kolkata - 700084 vide Assessee No. 311110902212. *+ with 100 sq ft structure (cemented floor)*

*Bidder Name
Subsidiary*

| | | |
|---------------------|---|-------------------------------|
| ON THE NORTH | : | Dag No. 516 under Plot No. 5; |
| ON THE SOUTH | : | 16' ft. wide common passage; |
| ON THE EAST | : | 12' ft. wide common passage; |
| ON THE WEST | : | Dag No. 516 under Plot No. 3. |

THE SCHEDULE - "B" ABOVE REFERRED TO
[Owner's Allocation]

The Owner shall get back side of First floor and Third Floor and Front side of Second floor and 50% of flat/garage space on the ground floor to be determined and/or sanctioned by the Kolkata Municipal Corporation together with proportionate share of land and common facilities as per specification mentioned in the **SCHEDULE - D** below in habitable condition with the right to use the common areas, amenities and facilities available in the said K.M.C. Premises No. 221, Gostatala, P.O. Garia, P.S. Bansdroni, Kolkata - 700084, Mailing

Address: C/34, Gostotala (New Scheme) being Assessee No. 311110902212, Kolkata -700084. Owner shall also get an adjustable amount of Rs.5,00,000/- (Rupees Five Lacs) only from the Developer at the time of signing and execution of this Development Agreement.

THE SCHEDULE - "C" ABOVE REFERRED TO
[Developer's Allocation]

The Developers shall get Front side of First and Third floor, and back side of Second floor together with 50% of flat/garage space on the ground floor to be determined and/or sanctioned by the Kolkata Municipal Corporation together with proportionate share of land and common facilities as per specification mentioned in the **SCHEDULE - D** below in habitable condition with the right to use the common areas, amenities and facilities available in the said K.M.C. Premises No. K.M.C. Premises No. C/34, Gostotala (New Scheme), (Mailing address 221, Gostotala, being Assessee No. 311110902212.

THE SCHEDULE "D" ABOVE REFERRED TO:
[JOB SPECIFICATION]

| | |
|--------------------|---|
| FOUNDATION | .. Reinforced cement concrete footings |
| STRUCTURE | .. RCC Frame Structure |
| BRICK WORK | .. All exterior brick work shall be 8" thick with bricks, all partition shall be 5" thick with bricks. |
| FLOOR | .. Entrance Lobby net cements finished, entire floor of the flat will be Antiskid tiles flooring to all floor . |
| SKIRTING | .. 4" height Skirting to all rooms and 5½ Tiles to bath and Latrine and 18" height tiles above cooking Platform and sink. |
| TOILET | .. White sanatory ware of Hindustan or equivalent Brand. Chrome Plated fitting of brand D San's and Antiskid Floor Tiles. |
| TOILET WALL | .. 6' feet to 6½" high tiles of mutual understanding choice of both Owners and Purchaser. |
| KITCHEN | .. a) Cooking Platform : Black stone / granite slab on top of the kitchen slab. b) Steel sink. |

DOOR

- c) 4' height tiles.
- d) Kitchen floor tiles
- .. i) All doors will be flash door (ISI) in each flat.
- ii) Frame will be made of Malaysian sal wood.
- iii) In main door one eye pipe, and one door stopper.

ELECTRICAL

- .. a) Concealed wiring heavy duty copper wire fittings (Pritam Modular switch).
- b) Electrical calling bell point only.
- c) In bedroom – one fan point, one tube light point, one bulb, one night light point, two plug points alongwith switch, one AC point provided in any one bed room of each flat.
- d) In dining room : room fan point, one tube light point, one plug point alongwith a switch, one TV point, one 15 amp Refrigerator point & one TV point, one 15 amp Refrigerator point & one No. double bracket light point and one No. double bracket light point.
- e) In Kitchen – one light point, chimney point, aqua guard point, one plug point alongwith switch point of mixture grinder/microwave.
- f) In toilet – one light point, one geyser point and one exhaust point in common bath room.

WALL

Finished with Birla Putty

**SANITARY
PLUMBING**

AND .. Each flat will be provided with one wash basin of matching size.

INSIDE

.. Concealed (CPVC) pipe line both hot and cold water.

OUTSIDE

.. Heavy density UPVC & Soil pipe.

Maintenance cost of flat/unit will be borne by the respective holder/Owner of the flat/unit. But common maintenance cost will be borne by the flat Owner/holders jointly for the common area & service.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day of the month and the year herein first above written.

SIGNED, SEALED AND DELIVERED

In the presence of:

1. *Sukhshish Dutta*
Laskashpur market
Scugam
KOL-700153

2. *Ram Das*
Alipore Police
court
KOL-28

Dipak Bhattacharya

SIGNATURE OF THE OWNER

OM ENTERPRISE

Yashwantrao

1) *Bidush Mim* Partner
 OM ENTERPRISE

2) *Bidush Mim* Partner

3) *Ramkrishna Saha* OM ENTERPRISE

4) *Makarla Mahadev* OM ENTERPRISE Partner

5) *Sushanta Chatterjee* Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Amitabha Ray
 Advocate
 Alipore Police Court
 Kolkata - 700 027.
W 3236/1984

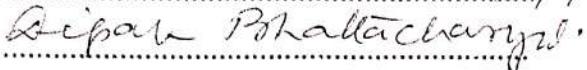
Computer typed by:

Prasanta Kumar Chakraborty
 Prasanta Kumar Chakraborty
 Alipore Police Court
 Kolkata - 700027



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

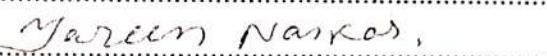
Name..... DIPAK BHATTACHARYYA

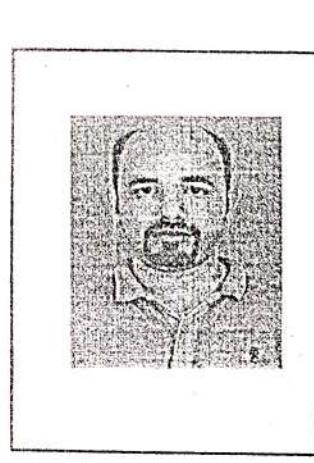
Signature..... 



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

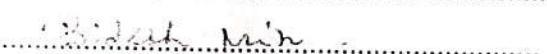
Name..... TARUN NASKAR

Signature..... 



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

Name..... NITISH MITRA

Signature..... 



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

Name... RAMKRISHNA SAHA.....

Signature... Ramkrishna Saha.....



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

Name... MAHASIS MAHARAJ.....

Signature... Mahasis Maharaj.....



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

Name... CHANDRIKA CHOWDHURY.....

Signature... Chandrika Chowdhury.....

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



192024250113163328

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192024250113163328 | Payment Mode: | SBI Epay |
| GRN Date: | 09/07/2024 17:25:37 | Bank/Gateway: | SBIEPay Payment Gateway |
| BRN : | 8736617517755 | BRN Date: | 09/07/2024 17:25:59 |
| Gateway Ref ID: | IGARNGLEG3 | Method: | State Bank of India NB |
| GRIPS Payment ID: | 090720242011316331 | Payment Init. Date: | 09/07/2024 17:25:37 |
| Payment Status: | Successful | Payment Ref. No: | 2001785246/2/2024 |
| | | | [Query No/*/Query Year] |

Depositor Details

| | |
|---------------------------|--|
| Depositor's Name: | Mr BIDESH MITRA |
| Address: | R-26, KAMDAHARI PURBA PARA, PIN 700084 |
| Mobile: | 9836307797 |
| Period From (dd/mm/yyyy): | 09/07/2024 |
| Period To (dd/mm/yyyy): | 09/07/2024 |
| Payment Ref ID: | 2001785246/2/2024 |
| Dept Ref ID/DRN: | 2001785246/2/2024 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2001785246/2/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 6921 |
| 2 | 2001785246/2/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 5021 |
| Total | | | | 11942 |

IN WORDS: ELEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.



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



192024250113163328

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192024250113163328 | Payment Mode: | SBI Epay |
| GRN Date: | 09/07/2024 17:25:37 | Bank/Gateway: | SBIePay Payment Gateway |
| BRN : | 8736617517755 | BRN Date: | 09/07/2024 17:25:59 |
| Gateway Ref ID: | IGARNGLEG3 | Method: | State Bank of India NB |
| GRIPS Payment ID: | 090720242011316331 | Payment Init. Date: | 09/07/2024 17:25:37 |
| Payment Status: | Successful | Payment Ref. No: | 2001785246/2/2024 |

[Query No/*/Query Year]

Depositor Details

| | |
|---------------------------|--|
| Depositor's Name: | Mr BIDESH MITRA |
| Address: | R-26, KAMDAHARI PURBA PARA, PIN 700084 |
| Mobile: | 9836307797 |
| Period From (dd/mm/yyyy): | 09/07/2024 |
| Period To (dd/mm/yyyy): | 09/07/2024 |
| Payment Ref ID: | 2001785246/2/2024 |
| Dept Ref ID/DRN: | 2001785246/2/2024 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2001785246/2/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 6921 |
| 2 | 2001785246/2/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 5021 |
| Total | | | | 11942 |

IN WORDS: ELEVEN THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

| | | | |
|--|--|--|-------------------|
| Deed No : | I-1604-07653/2024 | Date of Registration | 10/07/2024 |
| Query No / Year | 1604-2001785246/2024 | Office where deed is registered | |
| Query Date | 08/07/2024 5:28:10 PM | D.S.R. - IV SOUTH 24-PARGANAS, District: | South 24-Parganas |
| Applicant Name, Address & Other Details | SUBHASH DUTTA LASKARPUR, NARKELBAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status :Deed Writer | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 31,80,002/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,021/- (Article:48(g)) | Rs. 5,053/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

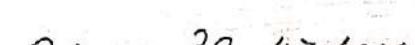
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gostatala, , Premises No: 221, , Ward No: 111 Pin Code : 700084

| Sch No | Plot Number | Khatian Number | Land Use | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|---------------|----------------|----------|--------------|-------------------------|-----------------------|---|
| L1 | (RS :-) | | Bastu | | 3 Katha | 1/- | 31,50,002/- Width of Approach Road: 16 Ft., |
| | Grand Total : | | | 4.95Dec | 1 /- | 31,50,002 /- | |

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/- | 30,000/- | 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/- | 30,000 /- | |

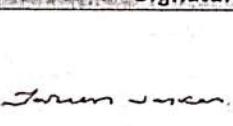
Land Lord Details :

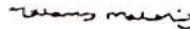
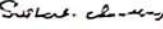
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|--|
| | Name | Photo | Finger Print | Signature |
| 1 | <p>Shri DIPAK BHATTACHARYYA Son of Late JAMINI KANTA BHATTACHARJEE Executed by: Self, Date of Execution: 10/07/2024 , Admitted by: Self, Date of Admission: 10/07/2024 ,Place : Office</p> |  |  Captured |  |
| | 10/07/2024 | LTI | 10/07/2024 | |
| C/34, GOSTHATALA NEW SCHEME, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: ADxxxxxx9R, Aadhaar No: 95xxxxxxxxx1059, Status :Individual, Executed by: Self, Date of Execution: 10/07/2024 , Admitted by: Self, Date of Admission: 10/07/2024 ,Place : Office | | | | |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | OM ENTERPRISE N-28, KAMDAHARI BOSE PARA, City:-, P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

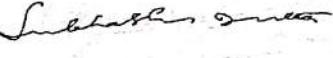
Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Shri TARUN NASKAR Son of Late NEMAI CHANDRA NASKAR Date of Execution - 10/07/2024, Admitted by: Self, Date of Admission: 10/07/2024, Place of Admission of Execution: Office |  <small>Jul 10 2024 11:54AM</small> |  <small>Captured</small> |  <small>10/07/2024</small> |
| | RATHTALA, RAJPUR SONARPUR, City:-, P.O:- RATHTALA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No.: AExxxxxxx3M, Aadhaar No: 48xxxxxxxxx4347 Status : Representative, Representative of : OM ENTERPRISE (as PARTNER) | | | |

| | | | | |
|--|------|---|---|--|
| 2 | Name | Photo | Finger Print | Signature |
| Shri BIDESH MITRA (Presentant) Son of Late KRISHNA KANTA MITRA Date of Execution - 10/07/2024, , Admitted by: Self, Date of Admission: 10/07/2024, Place of Admission of Execution: Office | |  |  Captured |  |
| | | Jul 10 2024 11:55AM | LTI 10/07/2024 | 10/07/2024 |
| R-36, KAMDAHARI, PURBA PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: ANxxxxxx4C, Aadhaar No: 63xxxxxxxx0719 Status : Representative, Representative of : OM ENTERPRISE (as PARTNER) | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| Shri RAMKRISHNA SAHA Son of Shri AMULYA SAHA Date of Execution - 10/07/2024, , Admitted by: Self, Date of Admission: 10/07/2024, Place of Admission of Execution: Office | |  |  Captured |  |
| | | Jul 10 2024 11:54AM | LTI 10/07/2024 | 10/07/2024 |
| D-34, BAISHNABGHATA PATULI TOWNSHIP, City:- , P.O:- PANCHASAYAR, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: FDxxxxxx8J, Aadhaar No: 24xxxxxxxx1792 Status : Representative, Representative of : OM ENTERPRISE (as PARTNER) | | | | |
| 4 | Name | Photo | Finger Print | Signature |
| Shri MAHASIS MAHARAJ Son of Late MAHENDRA MAJARAJ Date of Execution - 10/07/2024, , Admitted by: Self, Date of Admission: 10/07/2024, Place of Admission of Execution: Office | |  |  Captured |  |
| | | Jul 10 2024 11:56AM | LTI 10/07/2024 | 10/07/2024 |
| N-7, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: BCxxxxxx9Q, Aadhaar No: 71xxxxxxxx9993 Status : Representative, Representative of : OM ENTERPRISE (as PARTNER) | | | | |
| 5 | Name | Photo | Finger Print | Signature |
| Shri SUSHANTA CHOWDHURY Son of Late DILIP CHOWDHURY Date of Execution - 10/07/2024, , Admitted by: Self, Date of Admission: 10/07/2024, Place of Admission of Execution: Office | |  |  Captured |  |
| | | Jul 10 2024 11:56AM | LTI 10/07/2024 | 10/07/2024 |

N-28, KAMDAHARI BOSE PARA, City:-, P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.: AExxxxxx3C, Aadhaar No: 23xxxxxxxxx4529 Status: Representative, Representative of: OM ENTERPRISE (as PARTNER)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|--|---|
| Mr SUBHASH DUTTA Son of Late KHOKAN DUTTA LASKARPUR NARKELBAGAN, City:-, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 |  |  Captured |  |
| | 10/07/2024 | 10/07/2024 | 10/07/2024 |

Identifier Of Shri DIPAK BHATTACHARYYA, Shri TARUN NASKAR, Shri BIDESH MITRA, Shri RAMKRISHNA SAHA, Shri MAHASIS MAHARAJ, Shri SUSHANTA CHOWDHURY

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1 | Shri DIPAK BHATTACHARYYA | OM ENTERPRISE-4.95 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------------|---------------------------------|
| 1 | Shri DIPAK BHATTACHARYYA | OM ENTERPRISE-100.0000000 Sq Ft |

Endorsement For Deed Number : I - 160407653 / 2024

On 10-07-2024

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 11:52 hrs on 10-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri BIDES MITRA, .

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 31,80,002/-

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

Execution is admitted on 10/07/2024 by Shri DIPAK BHATTACHARYYA, Son of Late JAMINI KANTA BHATTACHARJEE, C/34, GOSTHATALA NEW SCHEME, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

Indetified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

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

Execution is admitted on 10-07-2024 by Shri TARUN NASKAR, PARTNER, OM ENTERPRISE (Partnership Firm), N-28, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 10-07-2024 by Shri BIDES MITRA, PARTNER, OM ENTERPRISE (Partnership Firm), N-28, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 10-07-2024 by Shri RAMKRISHNA SAHA, PARTNER, OM ENTERPRISE (Partnership Firm), N-28, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 10-07-2024 by Shri MAHASIS MAHARAJ, PARTNER, OM ENTERPRISE (Partnership Firm), N-28, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Execution is admitted on 10-07-2024 by Shri SUSHANTA CHOWDHURY, PARTNER, OM ENTERPRISE (Partnership Firm), N-28, KAMDAHARI BOSE PARA, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUBHASH DUTTA, , , Son of Late KHOKAN DUTTA, LASKARPUR NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/07/2024 5:25PM with Govt. Ref. No: 192024250113163328 on 09-07-2024, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 8736617517755 on 09-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3315, Amount: Rs.100.00/-, Date of Purchase: 08/07/2024, Vendor name:

Tanmoy Kar Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/07/2024 5:25PM with Govt. Ref. No: 192024250113163328 on 09-07-2024, Amount Rs: 6,921/-, Bank: SBI EPay (SBlePay), Ref. No. 8736617517755 on 09-07-2024, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal