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25/07/2025
Q.no. 2-2112846/25

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

25-07-25

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT is made this the
25th day of July, 2025 (Two Thousand Twenty-Five) BETWEEN;

24 JUL 2025

6996

NO.....DATE.....RS.....

NAME.....

Mousumi Chatterjee (ADV)

ADDRESS.....

Alipore Judge Court Cal-27
ALIPORE JUDGES COURT
A. K. SAMAPATI

STAMP VENDOR

A. K. Samapati
SIGNATURE



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

Identified by me
Somnath Dey
S/o. Uditan Dey
Alipore Judges Court
Cal-27
occ. - Law Clerk

(1) **SRI JOYDEEP HALDER**, having PAN : AHOPH3774P, Aadhaar No.7139 6327 7693 and (2) **SRI BHASKAR HALDER**, having PAN : AGGPH2315H, Aadhaar No.5544 3077 7656, both are sons of Uday Halder, both are by faith : Hindu, by nationality : Indian, by occupation : Service, both are residing at 23/30, Shibrampur Road, Mandirtala, Post Office : Sarsuna, Police Station : Thakurpukur, Kolkata : 700061, District : 24 Parganas (South), hereinafter jointly called and referred to as “the **OWNERS**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

“UNICO PROJECTS LIMITED”, having PAN : AABCU3849F, having its Office at 23B, Netaji Subhas Road, 1st Floor, Room No.107, Post Office : Radha Bazar, Police Station : Hare Street, Kolkata : 700001, represented by its Directors (1) **SRI ARIJIT DAS**, having PAN : AGOPD2791D, Aadhaar No.9976 4361 7943, son of Asim Kumar Das and (2) **SRI SUNIL CHOPRA**, having PAN : ACSPC1435B, Aadhaar No.7130 2707 3561, son of



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

Late Indra Chandra Chopra, both are by faith : Hindu, by nationality : Indian, by occupation : Business, both are working for gain at 23B, Netaji Subhas Road, 1st Floor, Room No.107, Post Office : Radha Bazar, Police Station : Hare Street, Kolkata : 700001, hereinafter called and referred to as “the **DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office and assigns) of the **OTHER PART**.

WHEREAS originally the father of the Owners herein viz. Uday Halder became the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring about 15 (Fifteen) Decimals equivalent to 9 (Nine) Cottahs 1 (One) Chittack 9 (Nine) Square Feet more or less situate and lying at Mouza : Shibrampur, J.L. No.18, R.S. No.77, Touzi No.1525, under R.S. Khatian No.44, appertaining to R.S. Dag No.75, within the limits of the Kolkata Municipal Corporation, under Police Station : Thakurpukur, District : 24 Parganas (South), besides other landed properties, which he acquired by virtue of the final Decree dated 15th June, 2015 passed by the Learned 7th Court of the Civil Judge (Senior Division) at Alipore, South 24 Parganas in Title Suit No.14316 of 2013 (Sl. No.177 of 2013).



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

AND WHEREAS the name of said Uday Halder had been mutated in respect of the aforesaid property with the Office of the Kolkata Municipal Corporation and after such mutation, the aforesaid property known and numbered as Municipal Premises No.71, Ho-Chi-Minh Sarani, Police Station : Thakurpukur, Kolkata : 700061, under Ward No.127, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) and he used to pay the necessary taxes to the said Authority.

AND WHEREAS while absolutely seized and possessed of the aforesaid property as Owner thereof, said Uday Halder gifted away his aforesaid property unto and in favour of his two sons viz. Joydeep Halder and Bhaskar Halder by virtue of a registered Deed of Gift absolutely and forever. The aforesaid Deed was duly registered on 17th August, 2021 in the Office of the Additional District Sub-Registrar at Behala and recorded in Book No.I, Volume No.1607-2021, Pages 361347 to 361378, Being No.160709778 for the year 2021.

AND WHEREAS in the manner stated above, said Joydeep Halder and Bhaskar Halder, the Party hereto of the One Part herein, became the joint Owners of the aforesaid property i.e. **ALL**



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

THAT piece and parcel of land measuring about 15 (Fifteen) Decimals equivalent to 9 (Nine) Cottahs 1 (One) Chittack 9 (Nine) Square Feet more or less situate and lying at Mouza : Shibrampur, J.L. No.18, R.S. No.77, Touzi No.1525, under R.S. Khatian No.44, appertaining to R.S. Dag No.75, being known and numbered as Municipal Premises No.71, Ho-Chi-Minh Sarani, Police Station : Thakurpukur, Kolkata : 700061, within the limits of the Kolkata Municipal Corporation, under Ward No.127, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), hereinafter called and referred to as "the **SAID PROPERTY**" and morefully described in the **SCHEDULE - "A"** hereunder written and without any objection from any corner.

AND WHEREAS the Party hereto of the One Part has decided to develop their said property by raising a multistoried Building over the said property after sanction of the Building Plan from the Kolkata Municipal Corporation.

AND WHEREAS the Party hereto of the One Part has got no such expertise for construction of any Building and for that they have decided to develop their said property through a competent



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

Developer, who has enough credential in the arena of development.

AND WHEREAS while in search of a good Developer, the Party hereto of the One Part came across with the Developer herein and after prolong discussion held between the Parties, ultimately the Party hereto of the One Part has agreed to develop their said property through the Developer herein considering its credential with some certain terms and conditions, which are explicitly described hereunder below.

NOW THIS AGREEMENT WITNESSETH are as follows :-

1. **OWNERS** :-

Shall mean (1) **SRI JOYDEEP HALDER** and (2) **SRI BHASKAR HALDER**, both are sons of Uday Halder, both are of 23/30, Shibrampur Road, Mandirtala, Post Office : Sarsuna, Police Station : Thakurpukur, Kolkata : 700061, District : 24 Parganas (South) and each of their respective heirs, executors, successors, administrators, legal representatives and assigns.

2. **DEVELOPER** :-

Shall mean "**UNICO PROJECTS LIMITED**", having its Office at 23B, Netaji Subhas Road, 1st Floor, Room



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

No.107, Post Office : Radha Bazar, Police Station : Hare Street, Kolkata : 700001, represented by its Directors (1) **SRI ARIJIT DAS**, son of Asim Kumar Das and (2) **SRI SUNIL CHOPRA**, son of Late Indra Chandra Chopra, both are working for gain at 23B, Netaji Subhas Road, 1st Floor, Room No.107, Post Office : Radha Bazar, Police Station : Hare Street, Kolkata : 700001 and its successors-in-office and assigns.

3. **THE SAID PROPERTY :-**

Shall mean **ALL THAT** piece and parcel of land measuring about 15 (Fifteen) Decimals equivalent to 9 (Nine) Cottahs 1 (One) Chittack 9 (Nine) Square Feet more or less situate and lying at Mouza : Shibrapur, J.L. No.18, R.S. No.77, Touzi No.1525, under R.S. Khatian No.44, appertaining to R.S. Dag No.75, being known and numbered as Municipal Premises No.71, Ho-Chi-Minh Sarani, Police Station : Thakurpukur, Kolkata : 700061, within the limits of the Kolkata Municipal Corporation, under Ward No.127, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South).



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

4. **BUILDING** :-

Shall mean and include the multistoried Building to be constructed at the property mentioned in earlier paragraph.

5. **COMMON FACILITIES** :-

Shall mean and include corridors, stairs, ways, passages, way, if any drive ways, common lavatories, if provided by the Developer, water pump and water facilities, which will be provided by the Developer in the proposed Building. The occupiers of the proposed multistoried Building and only the Owner/s of the Flat/s of the proposed multistoried Building shall have the right to enjoy the roof of the proposed Building for all ceremonial and other occasions and/or with due approval and permission of the Association of Tenants/Association of Flat Owners and for maintaining T.V. antenna and water reservoir.

6. **SALEABLE SPACE** :-

Shall mean the space in the proposed Building available for independent use and occupation by the Developer after making due provisions for common facilities and



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

space required thereof and after providing the Owners' allocation.

7. **OWNERS' ALLOCATION :-**

On completion of the proposed Building, the Owners shall be at the first instance entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. from the proposed Building in finished and complete condition, morefully described in **SCHEDULE** : "B" hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "D" hereunder written and the aforesaid Owners' allocation will be demarcated after getting Plan sanctioned from the Kolkata Municipal Corporation by correspondences.

8. **DEVELOPER'S ALLOCATION :-**

Shall mean the rest and/or remaining 60% of the total F.A.R. out of 100% of the total F.A.R. of the proposed Building in finished and complete condition including the common facilities absolutely belonged to the Developer after providing for the Owners' allocation as aforesaid and



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

together with the absolute right on the part of the Developer and prospective Buyer/s and intending Transferee/s, Lessee/s or in any way deal with the same but without in any way affecting the right and interest of the Owners.

9. **THE ARCHITECT** :-

Shall mean such person/s with requisite qualification, who will be appointed by the Developer for designing and planning of the proposed Building.

10. **BUILDING PLAN** :-

Will mean such Plan prepared by the Architect for the construction of the proposed Building and sanction by the Kolkata Municipal Corporation and/or any other competent authority as the case may be.

11. **TRANSFER** :-

With its grammatical variations shall include transfer by possession and by and other means adopted for effecting what is understood as a transfer of space in multistoried Building to purchase thereof although the same may not amount to a transfer in law without causing in any manner in convenience or disturbance to the Owners.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

12. **TRANSFEEE** :-

Shall mean a person/s, Firm/s, Limited Company/ies, Association/s of persons to whom any space in the Building will be transferred.

13. **TIME** :-

Shall mean the construction shall be completed and/or should be ready for possession within 36 (Thirty-Six) months from the date of getting peaceful vacant khas possession of the said property from the Owners and/or from the date of getting Plan sanction from the Kolkata Municipal Corporation, whichever will be the later.

14. **WORDS** :-

Importing singular shall include plural and vice-versa and the words importing masculine gender shall include feminine and vice-versa and neutral gender shall include masculine and feminine genders.

15. **COMMENCEMENT** :-

This Agreement shall be deemed to have commenced with effect from the date of execution of this Agreement.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

-:: OWNERS' RIGHT AND REPRESENTATION ::-

1. The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
2. None other than the Owners have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
3. There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.

-:: DEVELOPER'S RIGHT ::-

1. The Owners hereby grant subject to what has been hereunder provided exclusive right to the Developer to build upon and to exploit commercially the said property and shall be able to construct the proposed Building thereon in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and its any



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.C.S. ALIPORE
25 JUL 2025

amendment and/or modification thereto made or cause to be made by the Parties hereto.

2. All application, Plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities i.e. Kolkata Municipal Corporation shall be prepared and submitted by the Developer on behalf of the Owners at his own costs and expenses and the Developer shall pay charges and bear all fees including Architect's fees required to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refunds or any or all payments and/or deposit made by the Developer.
3. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer or as creating any right, title or interest in respect of the Developer other than an exclusive right and interest by the Developer to commercially exploit the same in terms hereof and to deal with the Developer's allocation in the proposed Building in the manner herein after stated.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

-:: **CONSIDERATION** ::-

1. In consideration of the Owners having agreed to permit the Developer to commercially exploit the said property and to construct, erect and build a proposed Building in accordance with the Plan to be sanctioned by the Kolkata Municipal Corporation and in accordance with the Specification and materials description of which are stated in details in **SCHEDULE** : "C" hereunder written.
2. On completion of the proposed Building, the Owners shall be at the first instance entitled to 40% of the total F.A.R. out of 100% of the total F.A.R. from the proposed Building in finished and complete condition, morefully described in **SCHEDULE** : "B" hereunder written and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE** : "D" hereunder written and the aforesaid Owners' allocation will be demarcated after getting Plan sanctioned from the Kolkata Municipal Corporation by correspondences.
3. Besides the above, the Developer shall also pay a total sum of Rs.31,50,000/- (Rupees Thirty-One Lac Fifty



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

Thousand) to the Owners herein towards the adjustable amount, which is to be adjusted from the Owners' allocation in future and the same is payable in the manner as follows :-

- A. The Developer has already paid a total sum of Rs.18,50,000/- (Rupees Eighteen Lac Fifty Thousand) only to the Owner herein prior to execution of this Agreement towards the part payment out of the aforesaid total agreed amount.
- B. The balance amount of Rs.13,00,000/- (Rupees Thirteen Lac) only to be paid by the Developer to the Owner after sanction of the Plan.

-:: **POSSESSION** ::-

1. The Owners shall give quiet, peaceful and unencumbered possession of the said property to the Developer simultaneously with the execution of this Agreement enabling the Developer to survey the entire property and



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

for making soil testing and preparation of the proposed Building.

2. The Developer shall complete the construction of the Building positively within 36 (Thirty-Six) months from the date of getting peaceful vacant khas possession of the said property from the Owners and/or from the date of getting Plan sanction from the Kolkata Municipal Corporation, whichever will be the later and shall hand over the Owners' allocation by the Developer with the arrangements and other accessories as per specification given details in **SCHEDULE** : "D" hereunder written.
3. The Developer shall on completion of the proposed Building put the Owners in undisputed possession of the Owners' allocation together with all rights in common to the common portion as absolute Owners thereof.
4. The Developer shall be exclusively entitled to the Developer's allocation in the proposed Building with exclusive right to transfer or otherwise deal with or dispose of without any right, title, claim or interest therein



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

whatsoever with or disturb the quiet and peaceful possession of the Developer's allocation. The Owners shall only transfer by way of proper Deed of Conveyance/s either in favour of the Developer or in favour of the nominee/s of the Developer, the undivided share of the land excepting the proportionate share of land of the Owners.

5. In so far as necessary all dealing by the Developer in respect of the proposed Building shall be in the name of the Owners for which purpose the Owners undertake to give the Developer a Power of Attorney in a form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liabilities upon the Owners nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.
6. That the Owners shall execute the Deed of Conveyance in favour of the Developer or its nominee/s in respect of Developer's allocation of the proposed Building as shall be



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

required by the Developer all costs and all expenses including Income Tax Clearance Certificate in that behalf will be borne and paid by the Developer.

-:: COMMON FACILITIES ::-

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said Building accruing due as and from the date of handing over vacant possession of the said property or part of it by the Owners to the Developer. If there are any dues of property taxes or any other taxes regarding the said property before the date of handing over the same to the Developer that would be borne by the Owners.

2. As soon as the proposed Building shall be completed within the time hereinafter mentioned the Developer shall give written notice to the Owners for their allocation in the Building and there being no dispute regarding completion of the Building in terms of this Agreement and according to the Specification and Plan thereof and certificate of the Architect being produced to the effect and after 30 (Thirty) days from the date of service of such notice and at all



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

times thereafter the Owners shall be exclusively responsible for payment of all Municipal and property taxes, rates, duties and other public outgoings and imposition whatsoever (hereinafter for the sake of brevity referred to as "the **SAID RATES**") payable in respect of the Owners' allocation, the said rates to be apportioned pro-rata with reference to the saleable space in the Building, if the same are levied on the Building as a whole.

3. Any transfer of any part of the Owners' allocation in the proposed Building shall be subject to the provisions hereof and the transferee shall thereafter be responsible in respect of the space transferred for payment of the said rate and service charges for the common facilities.
4. The Owners shall not do any act, deed or thing whereby the Developer shall be prevented from construction completion of the said Building.

-: **COMMON RESTRICTION** :-

1. The Owners' allocation in the proposed Building shall be subject to the same restrictions on transfer and use as



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S. ALIPORE
25 JUL 2025

are applicable to the Developer's allocation in the proposed Building intended for common benefits of all occupiers of the proposed Building which shall include the followings.

2. The Owners shall not use or permit to be used of the Owners' allocation in the proposed Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisances hazard to the Owners, occupiers of the proposed Building. The Developer and its nominee/s shall also not use or permit to be used of the Developer's allocation in the proposed Building or any portion thereof for carrying of any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may cause any nuisance hazards to the Owners of the proposed Building.

3. Both the Parties shall abide by all laws, bye-laws, rules and regulation of the Government, Local Bodies and Associations when formed in future as the case may be without invading the right to the Owners.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

4. The respective Allottees shall keep their respective allocation in the proposed Building in good working conditions and repairs. The roof and the staircase and other common spaces should be cleared by the respective Allottees after the end of ceremonial occasions, if any.
5. Neither Party shall throw accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or around the proposed Building or in the compound corridors any other portions of the proposed Building.

:: OWNERS' OBLIGATION ::-

1. The Owners hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction of the Building at the said property by the Developer.
2. The Owners hereby agree and covenant with the Developer not to do any act or deed or thing hereby the Developer may be prevented from selling, assigning



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

and/or disposing of any portion or portions of the Developer's allocation/portion in the proposed Building.

3. The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charges the allocated portion of the Developer in the super built-up construction but shall have all right to let out grant, lease, mortgage and/or charges, the Owners' allocated portion to any person/s, company/ies save and except the Developer's allocation. The Developer also shall not have any right to let, grant, lease, mortgage and/or charges the allocated super built up area of the Owners but shall have all right to let out grant, lease, booking money etc. from the person/s, company/ies in respect of the Developer's allocation.

-: DEVELOPER'S OBLIGATION :-

The Developer hereby agrees and covenant with the Owners :-

1. The Developer shall complete the construction of the proposed Building within 36 (Thirty-Six) months from the date of getting peaceful vacant khas possession of the said property from the Owners and/or from the date of



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

getting Plan sanction from the Kolkata Municipal Corporation, whichever will be the later, the time of completion of the Building shall be strictly observed. The period of construction will be reasonably extended, if there is any force majeure, natural calamity or situation beyond the control of the Developer.

2. The Developer shall not to violate or contravene any of the provisions or rules applicable for construction of the Building.
3. The Owners shall at the first instance entitled to get their allocation and thereafter the Developer shall handover its allocation to its nominee/s.

-:: OWNERS' INDEMNITY ::-

The Owners hereby undertake that the Developer shall be entitled to the said constructions and shall enjoy its allocated portion without any interference and/or disturbance provide the Developer performance and fulfills all and singular the terms and conditions herein contained and/or its part to be observe and performed.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

-:: **DEVELOPER'S INDEMNITY** ::-

1. The Developer hereby undertakes to keep the Owners indemnified against all third party claims and actions arising out of any sort of act of commission of the Developer in or in relation to the construction of the said proposed Building strictly in terms of the Plan to be sanctioned by the Kolkata Municipal Corporation on that behalf.
2. The Developer hereby undertakes to keep the Owners indemnified against all action suits, costs, proceedings and claims that may arise out of the Developer's allocation with regard to the development of the said premises and/or in the matter of construction of the Building and/or any defect therein.

-:: **MISCELLANEOUS** ::-

1. The Owners and the Developer have entered into the Agreement/s purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and the Owners. The Parties hereto can proceed with this Agreement.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

2. Nothing in these presents shall be construed as a demise or assignment or conveyance in land by the Owners of the said property or any part thereof to the Developer or as creating any right title and interest in respect thereof in the Developer other than an exclusive right to exploit the same in terms thereof provided however the Developer shall be entitled to borrow money from any Bank/s without creating any financial liability on the Owners of effecting and their estate shall not be encumber and/or be liable for payment of any dues of such Bank/s and for that purpose the Developer shall keep the Owners' indemnified against all actions suits proceedings and cost charges and expenses in respect thereof.
3. Any notice required to be given by the Developer/Owners shall without prejudice to any other mode of service available be deemed to have been served upon the Owners/Developer, if sent to them under registered post with acknowledgement due at the address given in this Agreement.
4. That the Owners hereby fully agree and consent that the Developer shall have the right to advertise, fix hoarding or



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

signboard of any kind relating to the publicity for the benefit or commercial exploitation of the proposed Building from the date of execution of this Agreement.

5. The original Agreement and a Xerox copy of the deeds in respect of the said property shall be kept at the City Office of the Developer or at the Office of its agent for the inspection of the intended Purchaser/s.

-:: **FORCE MAJURE** ::-

1. The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any Force Majeure and this contract shall remain suspended during the duration of such majeure, if any for the reasonable time.
2. The Force Majeure shall mean floods, earth quake, riot, war, storm, tempest, civil commotion, strikes, lock-out and/or any other fact or commission beyond the control of the parties hereto.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

-:: **JOINT OBLIGATION** ::-

1. The Developer shall develop and construct multistoried Buildings on the said land as per Corporation Rules after utilizing the available F.A.R. as per present rules in vogue.
2. The Owners will lend their names and signatures in all paper, Plans, documents and deeds those may come on the way of the Developer for successful implementation of the project since the project will be developed in the Owners' name and under the Owners' allocation.
3. The Owners will forward to the Developer, the original Title Deed/s of the land on execution of the Agreement for Developer's record and reference against proper acknowledgement and receipt. The Developer shall return all original Title Deed/s of the property to the Owners' Association for its preservation at the time of handing over the Owners' allocation.
4. That proposed Building to be constructed after completion of the pilling work and for that whatever cost will be incur for the same that will be borne by the Owners and the Developer herein jointly in the ratio of 40:60 respectively.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

5. If the Developer fails and neglects to delay in completing the entire project and/or to hand over the Owners' allocation within the stipulated period the Developer shall pay a sum of Rs.5,000/- (Rupees Five Thousand) only per month to the Owners towards compensation.

THE SCHEDULE : "A" ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY/PREMISES)

ALL THAT piece and parcel of land measuring an area of 15 (Fifteen) Decimals equivalent to 9 (Nine) Cottahs 1 (One) Chittack 9 (Nine) Square Feet be the same a little more or less situate and lying at Mouza : Shibrampur, J.L. No.18, R.S. No.77, Touzi No.1525, under R.S. Khatian No.44, appertaining to R.S. Dag No.75, being known and numbered as Municipal Premises No.71, Ho-Chi-Minh Sarani, Police Station : Thakurpukur, Kolkata : 700061, within the limits of the Kolkata Municipal Corporation, under Ward No.127, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), together with all right, title, interest and rights of easement attached thereto and the same is butted & bounded as follows :-

ON THE NORTH : 37' wide Biren Roy Road ;

ON THE SOUTH : Land of R.S. Dag No.74 ;



DISTRICT SUB-REGISTRAR-III
SOUTH 24 P.S. ALIPORE
25 JUL 2025

ON THE EAST : 16' wide K.M.C. Road ;
ON THE WEST : Land of R.S. Dag No.76.

THE SCHEDULE : "B" ABOVE REFERRED TO

(DESCRIPTION OF THE OWNERS' ALLOCATION)

ALL THAT on completion of the proposed Building, the Owners shall be at the first instance entitled to get 40% of the total F.A.R. out of 100% of the total F.A.R. from the proposed Building in finished and complete condition and the fittings, fixtures and arrangements as will be provided by the Developer in the said allocation are fully described in the **SCHEDULE : "D"** hereunder written and the aforesaid Owners' allocation will be demarcated after getting Plan sanctioned from the Kolkata Municipal Corporation by correspondences.

THE SCHEDULE : "D" ABOVE REFERRED TO

(DESCRIPTION OF THE DEVELOPER'S ALLOCATION)

ALL THAT rests and/or remaining 60% of the total F.A.R. out of 100% of the total F.A.R. of the proposed Building/s in the said property save and except the Owners' allocation. The said rests and remaining areas means several Flat/s and other space/s and proportionate share including common spaces, places, staircases, lift and the Developer shall have the right to sell,



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

mortgage lease out and/or rent out the same in whole or in part together with proportionate share of land at the said property, with right to enter into Agreement for Sale of Flat/s and other space/s with right on common areas and places to the intending Buyer/s etc. and to take advances and entire consideration from him/her/them without any objection or interruption from the Owners.

THE SCHEDULE : "D" ABOVE REFERRED TO

(DESCRIPTION OF THE SPECIFICATION)

❖ **FOUNDATION :-**

The foundation of the Building shall be RCC frame worked as specified by the structural engineers mentioned in the sanctioned Plan.

The depth of the foundation will be 4' from slab and thickness will be 4½' as specified by the structural engineering mentioned in the sanctioned Plan.

❖ **STRUCTURE :-**

The main structure of the Building shall be of RCC frame structure comprising of RCC columns beams slab etc. as specified by the structural engineer mentioned in the sanctioned Plan.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

❖ **ELEVATION** :-

Attractive designed front elevation with exclusive finish.

❖ **WALLS** :-

The external walls of the will be 200/125mm thick brick and partition wall inside the Flats shall be of 75mm and 125mm thick, both to be bounded with cement mortar of 1:6 and 1:4 respectively.

❖ **PLASTERING** :-

All internal surfaces shall be plastered with 12mm thick cement sand (1:6 & 1:5) finished with putty. All external walls shall be plastered with 15/20mm thick cement and sand (1:5) and painted with paints (two or more coats) of reputed branded Company available in market.

❖ **FLOORING AND SKIRTING** :-

All and other flowing and skirting inside the Flat including the balcony shall be made with marble with 6" high skirting.

❖ **DOORS** :-

All doors frame will be made of Sal wood of 100/65mm and all doors shall be commercial type flush door of



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

36mm coated with primer paint. Toilets will have PVC framed and door. The main door shall be provided with eye hole and aluminum T bolt will be provided with all internal doors.

❖ **WINDOWS** :-

All sliding windows shall be aluminum frame with integrated grill and will be fitted with class panes.

❖ **TOILET FINISHING** :-

The toilets will have anti skid tiles. Wall shall have 05'-06" dado of glazed ceramic tiles. All toilets will be provided with concealed plumbing for water. Each bathroom shall have European W.C., one cistern. Each toilet will have one concealed stop cock along with one shower point and two tap points. One hand wash basin point will be provided in dining place.

❖ **KITCHEN FITTINGS/ FIXTURES** :-

The kitchen will have marble flooring. The kitchen shall have cooking table with black stone finished and 2' glazed tiles over table. The kitchen will be provided with steel kitchen sink with two taps.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

❖ **ROOF** :-

Proper roof treatment with water proofing.

❖ **STAIRS** :-

All landings and steps of the staircase will be made of marble.

❖ **ELECTRICAL** :-

All electrical lines to be concealed having first class copper wires of proper gauge with earthing arrangement, all switch board to be sheet metal with front cover of parapet sheet with switch/plus/sockets etc. are to be provided on all electrical points.

❖ **ELECTRICAL POINTS** :-

➤ **BED ROOMS** :-

Three light points, one fan point, one multi plug point (5amp) and one A.C. point.

➤ **LIVING/DINING ROOM** :-

Tow light points, one fan point, one plug point (5amp) and refrigerator point.

➤ **TOILETS** :-

One light point and one exhaust fan point.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

➤ **BELL :-**

One bell point in front of the main door.

➤ **ROOFS :-**

Two light points.

➤ **GROUND :-**

Adequate light point.

❖ **OPEN AREAS IN THE GROUND FLOOR :-**

Total opening common areas of the Ground Floor is to be laid with net cement with grant cement.

❖ **WATER SUPPLY :-**

One underground water reservoir for storing the Kolkata Municipal Corporation supplied water and overhead water reservoir as per the instruction of the Kolkata Municipal Corporation are to be provided with adequate horse power capacity of pump of reputed branded Company available in the market.

❖ **EXTRA WORK :-**

Special fittings, floorings, fixtures in the Flat will be provided at extra cost to be deposited before execution of the work subject to feasibility.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

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

SIGNED, SEALED AND DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. *Somnath Dey*
Alipore Police Court,
Kolkata - 700027

Joydeep Halder
Bhaskar Halder

2. *Rishab Chonaria*
S/o Rajesh Chonaria
82, College Road,
Shibpur, Howrah - 02

Signature of the **OWNERS**

Drafted by me :-

Mourumi Chatterjee
Advocate *W. B 472/2000*
Enroll. No.
Alipore Judges' Court, Kol : 27.

UNICO PROJECTS LTD.

[Signature]

Director

UNICO PROJECTS LTD.

[Signature]
Director

Signature of the **DEVELOPER**

Computer Typed by :-

[Signature]
DEBASISH NASKAR
Alipore Judges' Court, Kol : 27.



STJ 27031

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025

MEMO OF RECEIPT

RECEIVED of and from the within named Developer the within mentioned sum of Rs.18,50,000/- (Rupees Eighteen Lac Fifty Thousand) only towards the part payment out of the total agreed adjustable amount of Rs.31,50,000/- (Rupees Thirty-One Lac Fifty Thousand) in terms of this Agreement, as per Memo below :-

MEMO

SL. No.	DATE	CHEQUE/ D.D. No.	BANK WITH BRANCH	AMOUNT
1.	08/02/22		By Cash	Rs. 1,00,000/-
2.	08/02/22		By Cash	Rs. 1,00,000/-
3.	17/02/22	31984	ICICI Bank, N.S. Road	Rs. 2,50,000/-
4.	17/02/22	31985	ICICI Bank, N.S. Road	Rs. 2,50,000/-
5.	07/04/22	31986	ICICI Bank, N.S. Road	Rs. 4,75,000/-
6.	08/03/22	31987	ICICI Bank, N.S. Road	Rs. 4,75,000/-
7.	04/10/23	32029	ICICI Bank, N.S. Road	Rs. 1,00,000/-
8.	18/10/23	32030	ICICI Bank, N.S. Road	Rs. 1,00,000/-
Total :				Rs.18,50,000/-
(RUPEES EIGHTEEN LAC FIFTY THOUSAND) ONLY				

WITNESSES :-

1. *Somnath Dey*

*Jaydeep Halder
Bhaswan Halder*

2. *Rishab Chandra,*

Signature of the **OWNERS**



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025



	Thumb	1 st finger	middle finger	ring finger	Small finger
Left hand					
Right hand					

Name: JOY DEEP HALDER

Signature: Joydeep Halder



	Thumb	1 st finger	middle finger	ring finger	Small finger
Left hand					
Right hand					

Name: BHASKAR HALDER

Signature: Bhaskar Halder



	Thumb	1 st finger	middle finger	ring finger	Small finger
Left hand					
Right hand					

Name: ARIJIT DAS

Signature: Arijit Das



	Thumb	1 st finger	middle finger	ring finger	Small finger
Left hand					
Right hand					

Name: SUNIL CHOPRA

Signature: Sunil Chopra



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS. ALIPORE
25 JUL 2025



ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকের সচিত্র পরিচয় পত্র Elector's Photo Identity Card



AWK2502441



নাম: সোমনাথ দে
Name: Somnath Dey
পিতার নাম: উত্তম দে
Father's Name: Uttam Dey
লিঙ্গ / Gender: পুরুষ / Male
জন্ম তারিখ / বয়স:
Date of Birth / Age: 23-05-2005



ঠিকানা: এনও০২৯, কলাগাছিয়া, কলাগাছিয়া, কান্দি, পূর্ব মেদিনীপুর, পশ্চিমবঙ্গ - ৭২১৪২৭

Address: N0029, KALAGACHHIA, KALAGACHHIA, CONTAL, PURBO MEDINIPUR, WEST BENGAL - 721427

নির্বাচন নিবন্ধন অফিসারিক, ২১৩ - কান্দি উত্তর
Electoral Registration Officer, 213 - Kanthi Uttar
Issue Date: 17-01-2024

নোট / Note:

- ১) প্রতি নির্বাচনের আগে, ভোটারকে নিশ্চিত করতে হবে যে তার নাম বর্তমান ভোটার তালিকায় আছে কিনা।
Before every Election, please check that your name exists in current electoral roll.
- ২) নির্বাচনের উদ্দেশ্যে এই কার্ডটি বয়স প্রমাণ নয়।
This card is not a proof of age except for purpose of Election.

AWK2502441

21 213 000343

1950

www.ecwestbengal.nic.in

Major Information of the Deed

Deed No :	I-1603-14138/2025	Date of Registration	25/07/2025
Query No / Year	1603-2002112846/2025	Office where deed is registered	
Query Date	22/07/2025 10:40:24 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somnath Dey Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8972620621, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 18,50,000/-]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 1,39,66,421/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 18,553/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ho - Chi - Min Sarani, Road Zone : (Kethopole -- REST (Premises located on Ho-Chi-Min Sarani) Ward-127,128) , , Premises No: 71, , Ward No: 127 Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	9 Katha 1 Chatak 9 Sq Ft	10,00,000/-	1,39,66,421/-	Width of Approach Road: 16 Ft.,
Grand Total :				14.9738Dec	10,00,000 /-	139,66,421 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr JOYDEEP HALDER Son of Mr UDAY HALDER Executed by: Self, Date of Execution: 25/07/2025 , Admitted by: Self, Date of Admission: 25/07/2025 ,Place : Office		 Captured	
		25/07/2025	LTI 25/07/2025	25/07/2025







23/30, SHIBRAMPUR ROAD, MANDIRTALA, City:- Not Specified, P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AHxxxxxx4P, Aadhaar No: 71xxxxxxxx7693, Status :Individual, Executed by: Self, Date of Execution: 25/07/2025 , Admitted by: Self, Date of Admission: 25/07/2025 ,Place : Office



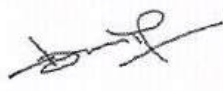
2	Name	Photo	Finger Print	Signature
	Mr BHASKAR HALDER Son of Mr UDAY HALDER Executed by: Self, Date of Execution: 25/07/2025 , Admitted by: Self, Date of Admission: 25/07/2025 ,Place : Office	 25/07/2025	 Captured LTI 25/07/2025	 25/07/2025
23/30, SHIBRAMPUR ROAD, MANDIRTALA, City:- Not Specified, P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AGxxxxxx5H, Aadhaar No: 55xxxxxxxx7656, Status :Individual, Executed by: Self, Date of Execution: 25/07/2025 , Admitted by: Self, Date of Admission: 25/07/2025 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	UNICO PROJECTS LIMITED 23B, NETAJI SUBHAS ROAD, 1ST FLOOR, ROOM NO. 107, City:- Not Specified, P.O:- RADHA BAZAR, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ARIJIT DAS (Presentant) Son of Mr ASIM KUMAR DAS Date of Execution - 25/07/2025, , Admitted by: Self, Date of Admission: 25/07/2025, Place of Admission of Execution: Office </td> <td>  Jul 25 2025 1:46PM </td> <td>  Captured LTI 25/07/2025 </td> <td>  25/07/2025 </td> </tr> </tbody> </table> <p>23B, NETAJI SUBHAS ROAD, 1ST FLOOR, ROOM NO. 107, City:- Not Specified, P.O:- RADHA BAZAR, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AGxxxxxx1D, Aadhaar No: 99xxxxxxxx7943 Status : Representative, Representative of : UNICO PROJECTS LIMITED (as DIRECTORS)</p>	Name	Photo	Finger Print	Signature	Mr ARIJIT DAS (Presentant) Son of Mr ASIM KUMAR DAS Date of Execution - 25/07/2025, , Admitted by: Self, Date of Admission: 25/07/2025, Place of Admission of Execution: Office	 Jul 25 2025 1:46PM	 Captured LTI 25/07/2025	 25/07/2025
Name	Photo	Finger Print	Signature						
Mr ARIJIT DAS (Presentant) Son of Mr ASIM KUMAR DAS Date of Execution - 25/07/2025, , Admitted by: Self, Date of Admission: 25/07/2025, Place of Admission of Execution: Office	 Jul 25 2025 1:46PM	 Captured LTI 25/07/2025	 25/07/2025						

2	Name	Photo	Finger Print	Signature
	Mr SUNIL CHOPRA Son of Late INDRA CHANDRA CHOPRA Date of Execution - 25/07/2025, , Admitted by: Self, Date of Admission: 25/07/2025, Place of Admission of Execution: Office	 <small>Jul 25 2025 1:48PM</small>	 Captured <small>LTI 25/07/2025</small>	 <small>25/07/2025</small>
23B, NETAJI SUBHAS ROAD, 1ST FLOOR, ROOM NO. 107, City:- Not Specified, P.O:- RADHA BAZAR, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: ACxxxxxx5B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UNICO PROJECTS LIMITED (as DIRECTORS)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOMNATH DEY Son of Mr UTTAM DEY ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>25/07/2025</small>	 Captured <small>25/07/2025</small>	 <small>25/07/2025</small>
Identifier Of Mr JOYDEEP HALDER, Mr BHASKAR HALDER, Mr ARIJIT DAS, Mr SUNIL CHOPRA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr JOYDEEP HALDER	UNICO PROJECTS LIMITED-7.48688 Dec
2	Mr BHASKAR HALDER	UNICO PROJECTS LIMITED-7.48688 Dec

Endorsement For Deed Number : I - 160314138 / 2025

On 25-07-2025

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 13:36 hrs on 25-07-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ARIJIT DAS , .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,39,66,421/-

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

Execution is admitted on 25/07/2025 by 1. Mr JOYDEEP HALDER, Son of Mr UDAY HALDER, 23/30, SHIBRAMPUR ROAD, MANDIRTALA, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 2. Mr BHASKAR HALDER, Son of Mr UDAY HALDER, 23/30, SHIBRAMPUR ROAD, MANDIRTALA, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service

Identified by Mr SOMNATH DEY, , , Son of Mr UTTAM DEY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-07-2025 by Mr ARIJIT DAS, DIRECTORS, UNICO PROJECTS LIMITED, 23B, NETAJI SUBHAS ROAD, 1ST FLOOR, ROOM NO. 107, City:- Not Specified, P.O:- RADHA BAZAR, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr SOMNATH DEY, , , Son of Mr UTTAM DEY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-07-2025 by Mr SUNIL CHOPRA, DIRECTORS, UNICO PROJECTS LIMITED, 23B, NETAJI SUBHAS ROAD, 1ST FLOOR, ROOM NO. 107, City:- Not Specified, P.O:- RADHA BAZAR, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr SOMNATH DEY, , , Son of Mr UTTAM DEY, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,553.00/- (B = Rs 18,500.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 18,521/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2025 9:50PM with Govt. Ref. No: 192025260177217678 on 24-07-2025, Amount Rs: 18,521/-, Bank: SBI EPay (SBlePay), Ref. No. 8285353200135 on 24-07-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6996, Amount: Rs.100.00/-, Date of Purchase: 24/07/2025, Vendor name: A K SAMAJPATI

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/07/2025 9:50PM with Govt. Ref. No: 192025260177217678 on 24-07-2025, Amount Rs: 19,921/-, Bank:
SBI EPay (SBIPay), Ref. No. 8285353200135 on 24-07-2025, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 380095 to 380139

being No 160314138 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.07.31 17:57:12 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 31/07/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**