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पश्चिम बंगाल WEST BENGAL

57AB 387277



1903-3-12461(2)2021

11/08/2021

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this 11th day of August
Two Thousand and Twenty one BETWEEN

Rakesh Ghosh
Rangabali's

Deletion Premium

Certified that this Agreement is submitted to
Registration and endorsement
are the part of

Additional Registrar
of Assurance-III, Kolkata

Additional Registrar of
Assurance-III, Kolkata

19 AUG 2021

S.L. No.....

Sold To.....

Rs.....

Addr.....

G.C. SAHA

(Govt.) LICENSED STAMP VENDOR

11A, Mirza Galib Street, Kel - 87

Issue Date.....

Sign.....

27 JUL 2021

P. K. DAS (ADW)
Saidhah Court, Kol. 14

Susanta Jana,
S/O Rajannath Jana,
8, Old Post office
Street, Kot. 1,

"**FUTURE NIRMAN UDYOG**" having their office at TAMILPARA, SUTRAGARH, P.O & P.S-Santipur, District Nadia , Pincode-741404 represented by it's partners namely (1) **SRI DEBASISH PRAMANICK**, (Pan no. AMLPP2468E), Adhar No. 899303755359 & Mobile no. 9153609085, son of Sanjib Pramanick , by faith - Hindu , by Nationality - Indian , by occupation- business , residing at Tamilpara , Sutragarh, P.O. & P.S. Santipur , District: Nadia, Pin Code -741404 and (2) **SRI RAKESH GHOSH**, (Pan no. AHBPG7646N), Adhar No. 813622738321 & Mobile no. 7407427772, son of Krishna Chandra Ghosh , by faith - Hindu , by Nationality - Indian , by occupation- business , residing at 127/6/2 , K.C.Das Road, P.O. & P.S. Santipur , District: Nadia, Pin Code -741404, hereinafter called and referred to as 'the **OWNER**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and assigns) of the **ONE PART**.

- AND -

Basundhara estate Creation LLP, having it's office at 174/9, B.L.Saha Road Kolkata-700053, corporate office at 127/6/2 , K.C.Das Road, P.O. & P.S. Santipur , District: Nadia, Pin Code -741404, represented by one of it's partner **Ranga Adhikary** , son of Late Naba Kumar Adhikary, by faith - Hindu, by Nationality - Indian, by occupation - Business , residing at 62, B. L. Shah Road, P.O. New Alipore, P.S. - Behala, Kolkata - 700053, District - South 24 Parganas, hereinafter called and referred to as 'the **DEVELOPER**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal representatives, executors, administrators and its successors-in-office) of the **OTHER PART**.

WHEREAS the Owners herein, became the owner of All that piece and parcel of land measuring about 38.76 decimal lying and situate at MOUZA - Bergram , L.R.Dag no. 367 and 372, L.R.Khatian no. 1330/1, J.L.no. 23, Block - Santipur, and being premises no.555, Kabi Jatindranath Sengupta Sarani, P.o & P.S-Santipur, within limits of Santipur Municipality, Word

Rakesh Ghosh Ranga Adhikary Debasish Pramanick

no.10, District- Nadia , by virtue of a deed of sale , which was registered in the office of the Additional Registrar of Assurances -IV, Kolkata and recorded in Book No. I, Volume No. 1904-2020, at pages from 948848 to 94898, Being no. 190401379 for the year 2020. .

AND WHEREAS said "**FUTURE NIRMAN UDYOG**", the Owners herein, got possession of the said All that piece and parcel of land measuring about 38.76 decimal lying and situate at MOUZA -BERGRAM, L.R.Dag no367 and 372, L.R.Khatian no. 1330/1, J.L.no-23, Block -Santipore, and being premises no.555, Kabi Jatindranath Sengupta Sarani, P.o &P.S-Santipur, within limits of Santipur Municipality, Word no.10, District Nadia and he is used to pay the taxes regularly before the said office as the lawful joint owners thereof regularly.

AND WHEREAS now said said "**FUTURE NIRMAN UDYOG**", the Owners herein, are possessing and enjoying said All that piece and parcel of land measuring about 38.76 decimal lying and situate at MOUZA -BERGRAM, L.R.Dag no367 and 372, L.R.Khatian no. 1330/1, J.L.no-23, Block - Santipore, and being premises no.555, Jatindranath Sengupta Sarani, P.o &P.S-Santipur, within limits of Santipur Municipality, Word no.10, District Nadia. without any interruption by anybody by any means by any way, for the sake of brevity it is to be hereinafter called and referred to as "the SAID PROPERTY" which is morefully described and written in the FIRST SCHEDULE hereunder.

AND WHEREAS now said "**FUTURE NIRMAN UDYOG**", the Owners herein, being the Owner of the said a plot of land land All that piece and parcel of land measuring about 38.76 decimal lying and situate at MOUZA - BERGRAM, L.R.Dag no367 and 372, L.R.Khatian no. 1330/1, J.L.no-23, Block -Santipore, and being premises no.555, Kabi Jatindranath Sengupta Sarani, P.O. & P.S. Santipur, within limits of Santipur Municipality, Word no.10, District Nadia , they desire to exploit their said property commercially by way of development after demolishing the existing structure standing

Rakesh Ghosh Range Officer Debaraj Pransu

thereon and as such they have jointly prepared one building Plan through their appointed Architect which to be sanctioned but it was not possible for them to construct the said proposed Multistoried Building over the said Land due to their lack of fund and knowledge for construction and as such they were in search one Developer for the same.

AND WHEREAS the parties to the first part thus are well seized possessed and enjoyed the aforesaid properties as true and absolute owners.

AND WHEREAS the owners herein after acquiring absolute right, title and interest over the aforesaid and herein below mentioned properties free from all encumbrances, attachments, liens and charges desired to develop their aforesaid landed property and to utilize the same commercially by making a housing complex and multistoried building thereon consisting of several flats, apartments, shops, garages, parking space with proper and necessary permissions and sanctioned building plan.

AND WHEREAS the parties to the first part the Owners herein due to lack of their experience and capability while were searching of well reputed Developer/ Promoter in the above matter the party to the other part through its' Partner namely Ranga Adhikary Contacted the owners herein and approached them to develop and/or to make a multistoried building as permissible upon taking all sorts of measurements , precautions and permissions with sanctioned building plan from all the concerned authorities.

AND WHEREAS the aforesaid party of the to the OTHER PART at the time of discussions has agreed to invest their knowledge of construction, money , and /or fund in making multi- storied building, constructions on the demised landed properties of the owners herein .

AND WHEREAS the second party after getting the copy of the Title Deeds and other relevant documents of the owners herein in respect of the demised landed property of the owners herein more specifically have been mentioned and described in the schedule hereto below have examined through their

Rajesh Ghosh Ranga Adhikary Deewan Ramgaria

charges, attachments or lispendens whatsoever and they got a good and marketable title in respect to the first Schedule property.

5. That the parties to the One Part declare that they neither have sold, transferred, let out or leased out the demised landed property or any portion thereof, nor they have taken any money from any one or from any Financial Institution or Bank upon mortgaging or keeping the aforesaid properties or in any portion thereof under mortgage. The owners herein have not entered into any agreement for sale with any person/persons in respect of the aforesaid and herein below mentioned landed property.

6. That it is agreed and recorded that party to the other part through its partner namely Ranga Adhikary upon oral discussions and on being satisfied about the right, title, interest of owners herein have agreed to invest their money, capital and fund to make and construct multi-storeyed buildings/complex with basement car parking facilities, garages including open car-parking facilities and other ancillary arrangements and easements attached to the complex as proposed to be made on the demised landed property on owners' herein in accordance with law as per sanction building plan with all other necessary permissions from all concerned authorities as it would be required for the purpose of making and constructing the proposed project and multi-storied building.

7. That it is agreed and recorded that the Developer company herein and its ^{Partner} ~~Director~~ named above at the time of initial oral discussions has got the relevant documents of title and possession of the owners' herein and after proper examination of those documents and causing necessary searches and inspection of the demised landed property and on being satisfied have agreed to invest their money, capital and fund in making the proposed project and building as would be permissible from the concerned authorities.

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8. That the parties to the one part being the owners hereby grant exclusive right to the other part/developer to undertake the proposed multi-storied building and more height as would be permissible on the demised first Schedule landed property in accordance with the building plan to be sanctioned by the competent and appropriate authorities at their exclusive cost expenses, capital and fund.
9. That it is agreed and recorded that the present market price of the land and other expenses as incurred by the owner herein to raise the existing building, houses and also to develop the said landed property are the investment of the owners herein and the cost and expenses as would be incurred by the Developer in making or constructing the proposed multi-storied building and complex or more heights as permissible along with all other ancillary expenses like conversion and piling works with payment of subscriptions, donations if any as would be incurred by the Owners only .
10. That it is agreed and recorded that the Developer Company shall at their own cost and expenses and under the supervision of their qualified civil engineer Architect after taking all sorts of precautions and measurement shall make, construct and complete the proposed multi-storied building as would be permissible at the cost and expenses of the aforesaid Developer .
11. That it is agreed and recorded that owners herein in exchange of their investment that is their valuable landed property wherein the proposed multi-storied building will be constructed by the Developer at their own cost and expenses , shall get and become the absolute owner in respect of 30% of the proposed constructions, buildings and shops , units , including car parking space and garages both on the basement as well as on the ground floor and uncovered car parking space also including other arrangements, amenities, easements which

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will be common enjoyment of the Owners, Developers and the proposed Purchasers and Occupiers. It is recorded that the owners herein shall get their 30% share of the constructions and shops & other units in the proposed multi-storied building from each floor both from front and back side. It is recorded that the parties to the ONE PART/ present land owners shall get and become the absolute owners in respect of the several dala shop, shops, restaurant, Car Parking and other Spaces and space/s and other structures including other common amenities, facilities and enjoyments attached to the proposed demised project, multi-storied and complex with the right, power and authority to possess, enjoy, mutata and/ or record their names to the concerned authorities and also to sell, transfer, let out or lease out to any one according to their own wish and desire & or the sale value / consideration of the said unit or units under owners allocation.

12. That it is agreed and recorded that the Developer in exchange of their investment in making multi-storied building, complex and apartment, or more height as permissible at their own cost and expenses shall get and become the absolute owners in respect of the remaining or balance 70% of the total constructions, flats, garages, car parking space both covered and uncovered along with other common facilities, enjoyments, amenities and easements attached to the proposed demised project and multi-storied building and complex with the right to possess, enjoy, sell, transfer, let out or lease out to any one and to receive earnest money or full payment of consideration money from the intending purchasers in the proposed multi-storied building and apartment at their own risk and responsibility and for the said transaction as would be made by and between the Developer and their proposed intending purchasers the owners herein shall have no manner of liability or responsibility and the proposed intending purchasers or any one on behalf of the Developer company shall not be entitled to claim for refund of money or earnest money or full

Rajesh Ghosh Range Adhis Delegation Power

payment of consideration money from the owners herein or their heirs successors and representatives in any way or in any manner whatsoever. It is further recorded that if the Developer after the execution of this agreement fails to make, construct and complete the proposed multi-storied building, project, complex and apartment or after commencement of the proposed construction abandons the same the proposed intending purchasers or anyone on behalf of the Developer shall not be entitled to claim for refund of their money or earnest money or full payment of consideration money from the owners herein or from their heirs and successors in any way or in any manner whatsoever and the demised landed property will not be the subject matter of any litigation.

13. That it is agreed and recorded for smooth running and or making construction of the proposed multi-storeyed building, complex, shops, Dala, space for restaurants and constructions and other amenities attached to the said proposed complex shall execute a General Power of Attorney in favour of the Developer and also to do all other necessary acts, deeds and things as would be required and also to sell, transfer and/ or to dispose of share of constructions and flats, space and other amenities as allotted to the Developer that is 70% of the total constructions and flats including all other amenities attached thereto subject to completion of the entire project in all respect and handing over and/or giving the owners' 30% allocation of shares of flats and constructions and other amenities as allotted similar to the developer and for such transaction and for receiving the earnest money or full payment of consideration money from the proposed purchaser/purchasers the owners herein their heirs and representatives shall have no manner of responsibility or liability and for any disputes by and between the Developer Company and their proposed indenting purchasers including any monetary transaction arise, the owners herein shall have no manner of liabilities and responsibilities and no one can claim for refund of the earnest money

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Deputy Registrar

or of full payment of consideration money or any kind of money as would be paid by them in favour of the Developer Company as the owners herein in the aforesaid proposed transaction shall have no manner of involvement and the Developer at their own risk and responsibility shall be entitled to act as aforesaid.

14. It is agreed and recorded that the Developer shall pay a refundable sum of Rs. 1,00,000/- (Rupees one lacs) only as security deposit which will be refunded after completion of project .
15. That it is agreed and recorded that the Developer undertakes to make and complete the demised multi-storied building positively within two years from the date of execution of this agreement and shall handover the owners' allocation in full and complete nature within the aforesaid stipulated period.
16. That it is agreed and recorded after sanction of the building plan both the owners and developer shall execute a supplementary development agreement showing the demarcation in respect of the respective shares of several dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures with other arrangements and in the building plan the respective shares of the units and constructions of the owners and developers.
17. That it is agreed and recorded that the Developer Company shall appoint their qualified Senior Civil Engineer and Architects to prepare building plan along with revised building plan if requires and to get it sanctioned from the concerned Authorities and shall pay the necessary cost and expenses for the above matter which is their part of investment.
18. That it is agreed and recorded that the Developer Company shall do the needful for conversion of the present landed property and shall obtain necessary permission from Urban Department if requires under Urban Land (Ceiling and Regulation) Act and necessary cost and expenses shall have to

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be borne by the Developer Company and owners equally . It is recorded that for such work the owners herein shall co-operate the Developer in all respect and shall put their further signatures as would be required.

19. That the Developer shall engage masons, labourers, workers for construction of the proposed building project and apartment and shall pay their necessary salaries, wages and other charges and for which the owners herein shall have no manner of liabilities or responsibilities and no one can claim or demand their salaries ,wages or any kind of money from the owners' herein or from their heirs, representatives and assigns the owners herein shall have no manner of liability and responsibility in making the project and constructions which is the exclusive liabilities of the Developer and under their control and under the supervision of their Qualified Engineers the proposed building shall be constructed.

20. That the Developer undertakes that the Developer shall be responsible and liable for any violations of law if be found in making the proposed project and construction in all respect and they will face the Penal consequences and the owners herein shall have no manner of liabilities or responsibility as they have no control in the proposed project, construction and complex. The Developer shall bear all other liabilities like Provident Fund, Gratuity or any other imposition if occurs relating to this matter for engagement of the workers, employees in the proposed project.

21. That it is agreed and recorded that during the period of construction if any worker, employees, masons or any one dies or causes or sustains injury even any outsiders by pulling down the constructions or in any way the Developer shall be solely responsible and shall pay the necessary cost and expenses or compensations to that affect and no one can claim any compensations or damages from the owner herein or their heirs, representatives and assigns as they have no control over the matter.

Rakesh Ghosh Range Adhikary Deleazym Ramani

22. That upon completion of the proposed new building the Developer shall hand over the One Part herein undisputed possession of the owner's allocation, which is more fully and specifically described in the second Schedule hereunder written together with the common rights and facilities of amenities in respect thereof.
23. That the One Part/Owners and Other Part/ the Developer shall be exclusively entitled to their respective share of allocation in the building with exclusive right to transfer and the One Part/Owner herein shall not in any way interfere or disturb the quiet and peaceful possession of the Developers Allocation in any manner whatsoever.
24. That in so far as necessary all dealings by the Developer in respect of the building including agreement for sale or transfer concerning the remaining portions as Developer's Allocation shall be in the name of the Other Part for which purposes the Owners herein undertakes to give the Developer a General Power of Attorney in a terms of this Agreement.
25. That it is agreed and recorded that the Developer shall be authorised in the name of the owners in so far as necessary to apply for obtaining the temporary and permanent sanction for electricity, drainage, sewerage, gas connection and/or any other facilities if any required for construction or enjoyment of proposed building or project or complex and the Developer shall bear all cost and expenses. It is further recorded that there is electric connection metre and lines in the name of the owners and the Developer shall be entitled to enjoy and use the said connection, temporarily till obtaining new connection in the proposed project and building and the Developer undertakes to pay or deposit the necessary electric charges as per electric bills or as it would be imposed by the electricity Authority and since commencement of the constructional works and after handing over the vacant landed property in favour of the Developer if any accident occurs or if any person injures or dies due to any electrical short circuits or electrocution the developer shall be solely responsible. It is agreed and

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recorded that the Developer in the proposed project in the multi-storied building and complex shall bring necessary mother electric metres or commercial electric metre with sufficient capacity for the enjoyment of the electricity in common area including operation of lift, lifting of water from submersible water motor pump in the overhead water reservoir. The Developer also undertakes that the Developer Company shall bear all cost and expenses for such installation of electric metres for enjoyment of electricity in common areas and facilities and also shall bear for all cost and expenses for installation of transformers. It is recorded that the intending purchasers both from the Developer and also from the owners' herein at the time of purchase shall pay the proportionate cost for such transformer to the Developer. It is recorded that the Developer shall bring separate electric metre in respect of the separate of several dala shop, shops, restaurant, Car Parking and other Spaces and space/s and other structures of the owners herein as per their share of several dala shop, shops, restaurant, Car Parking and other Spaces and space/s and other structures and construction and for which the owner shall bear necessary cost for the individual domestic metres and in the alternative the owners' herein shall bring their individual electric metre in respect of the self-contained flats as per their share of constructions and flats.

26. That the Developer at their own cost and expenses appoint Engineer, contractors, labour and any other type of workmen/expert for the purpose of making building on the said first Schedule property.

27. That the Owners herein shall be bound to convey the shops, units / garages of the Developer or their nominees as and when to be required by the Developer save and except the said Allocation of the Owner herein subject to handing over owner's allocation simultaneously in full and complete nature with completion certificate.

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28. That the Owners herein shall not do any act, deed or thing whereby the Developer shall be prevented unless any act of the Developer infringes the right and interest of the Owners herein.
29. That the Owners and Developer shall not use or be permitted to use the respective allocation in the building or any portion thereof for carrying on illegal and immoral trade or activity thereof for any purpose which may cause nuisance, annoyance or hazard to the other Purchasers/ Occupiers of the apartment of the building.
30. That this plot of land will be amalgamated with the adjacent plot of other land for the purpose of construction of a multi-storied building and in the event the first party will have no objection for the same purpose.
31. That the allocation of the floor and/or shops, units will be determined by the respective party after obtaining the building sanction plan from the competent authority.
32. That the Developer will have no right to mortgage the said plot of land stated herein above by depositing the original title deed before the any bank or Banks or any financial Institution for obtaining any type of Loan.
33. That the Developer do hereby undertake that during the period of construction works for the purpose of the said multi-storied building on the said plot of land if any type of accident occurs then the owners herein will not be liable for the same and the Developer will be solely responsible for the entire matter and the entire liabilities will carried out by the Developer .
34. That the parties do hereby undertake that all extra facilities will be chargeable and every purchaser will pay the cost of all extra facilities for their own unit directly to the Developer as to be fixed by the developer in actual in respect of developer's allocation only.

Ravesh Singh Ranga Adhi Deleash Ramani

35. That the second party do hereby undertake that they will not execute any type assignment agreement with any third party for the purpose of construction of the said proposed multi-storied building on the said plot of land.

36. That it is agreed and recorded that the Developer and owners herein if transferred their share of flats and construction they will jointly nominate any companies who are dealing with sale of units and constructions, business and through them the parties herein in common sale price shall sell and transfer shares and construction.

37. That it is recorded that the Advocate of the owner and Developer will be Resolution, Advocate and Associates, High Court Calcutta, 8, Old Post Office Street, Ground Floor, Kolkata-700001 and all the commutation including conveyances in respect of the share of the developer and share of the owners will be prepared by the Learned advocates and the necessary fees and other expenses will be borne and paid by intending purchaser or purchasers to the said Learned Advocates.

38. That it is agreed and recorded that the Developer indemnify that the owners herein shall not be liable or responsible in any way for any acts and deeds of the Developer in making constructions and for selling transferring their respective shares to the proposed purchasers and unless the share of constructions be handed over to the owners herein shares of shops, units, car parking space on the basement and ground floor and also uncovered car parking space and other amenities like community hall, etc. the Developer shall have no manner of right to execute and register sell deed in respect of their proposed share of several Dala shop, shops, restaurant, Car Parking and other Spaces and space/s and other structures with the other amenities attached with demised project like other facility & facilities.

39. That it is agreed and recorded that the Developer undertakes to obtain completion certificate from the concerned authorities in respect of the

Ravesh Ghosh Ranga A/L Deleant Pransu

35. That the second party do hereby undertake that they will not execute any type assignment agreement with any third party for the purpose of construction of the said proposed multi-storied building on the said plot of land.

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39. That it is agreed and recorded that the Developer undertakes to obtain completion certificate from the concerned authorities in respect of the

Rajesh Ghosh *Ranga S/L* *Delemita Pransu*

demised multi-storied building and for any unauthorised illegal construction is made and for which the concerned authorities take any step for demolition the Developer shall be responsible for their aforesaid acts and deeds and shall at their own cost and expenses shall make further construction to regularise the building and if any case or litigation arises in anyway the Developer shall be liable for that and for which the owners herein shall have no manner of responsibility and the demised landed property will not be the subject matter of any litigation. It is recorded that the intending purchasers of the Developer shall not entitled to claim for refund of earnest money or full payment of consideration money from the owners herein or their heirs, representatives and nominees as the owners herein shall have no relation or connection with the said transaction as would be made by and between the Developer and their proposed intending purchasers.

40. That it is recorded that Developer after completion of project herein shall be entitled to handover the allocations as recorded hereinbefore and more fully recorded in the Schedule of allocation and simultaneously in similar way the Developer shall give delivery of peaceful vacant possession in respect of the owners' allocation as stated herein before and more fully mentioned and described in Schedule of allocation of owners hereto below or hand over the sale value of the owners allocation as actual .

41. That it is agreed and recorded that the Developer since the date of execution of this agreement shall pay the necessary rent and taxes to the concerned Authorities and other imposition if any by any other authorities and after completion of project and building and handing over the owners' allocation in full and complete nature with completion certificate, the owners shall be entitled to mutate their names with the concerned authorities and shall pay their respective rent and taxes in respect of their proposed share of units and constructions.

Rajesh Ghosh Range Adh's Deleam Pramgion

42. That it is agreed and recorded that after the completion of project and handing over the owners' allocation and so long the owners and occupiers of proposed building and project do not form any shop Owners' Association and Committee, the Developer company shall maintain the entire complex in all respect and the owners or all of the intending purchaser shall pay their respective maintenance charges to the developer company when the Developer Company shall issue receipt in respect of the maintenance charge

43. That it is agreed and recorded that owners herein and the proposed purchasers or other occupiers through them shall have their right to use and enjoy all common areas in the proposed project and building like courtyards, passage, entrance, Dawarn's / Caretaker's room, septic tank, sewerage and drainage, stairs and landings, top roof, underground and overhead reservoir, community halls or other amenities attached to the demised project and building, lifts, water line sewerage, rain pipeline, etc.

44. That the Owner and Developer do hereby further declare and covenant as follows:-

- a) That the One Part undertakes to indemnify and to keep the Developer indemnified against any claim, demand action arising out of any mortgage, charges, lien, on the said property created on behalf of the One Part/Owner or her/their legal heirs and successors and the owner shall be held liable for any defects in title in respect of the said property.
- b) That the first party are liable to meet up with all Municipal taxes or outgoings up to the date of this agreement. If any arrears are found and in that case the Owner herein, shall be liable to pay the same.
- c) That the owner hereby undertakes and agrees to supply and/or handover all the original relevant papers and/or documents along with original title deed or deeds in respect of the building/ land, tax bills and other bills to the Developer/Promoter at the time of

Rakesh Ghosh Range Adm Deletion Provision

- signing this Development Agreement when the developer company shall issue proper receipt with the undertaking to produce .
- d) That the parties herein shall not be considered to be liable for any obligations hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure condition that is, flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act or commotion beyond the control of the parties herein.
- e) That in the event of Developer is prevented from proceeding with the construction work during the continuation of such construction or prevented from starting the construction by any act on the part of the One Part or his Agent, Servant, Representative or any persons claiming any right under the owner then and in that case the Developer shall have the right to claim, refund all the sums and expenses paid and/or incurred in connection with the Development or proposed construction in respect of the first Schedule property, failing which the Developer's right to sue for specific performance of contract shall remain unaffected.
- f) That the owners and the Developer have entered into this agreement purely on contract basis and nothing contained herein shall not be deemed to construe as partnership between the owners and the Developer nor shall the parties hereto constitute as an Association of persons.
- g) That in case of any dispute in connection with this agreement for development of the first Schedule property shall be settled before the Court of Law having proper jurisdiction of the Court of West Bengal.
- h) A list of General Specification of work for the proposed building is fully described in the Schedule 'D' hereunder written.

Rakesh Ghosh Range Adhikari Deewan Prakash

45. That it is agreed and recorded that after execution of this agreement if it is found that the owners herein sold and transferred or entered any agreement of sale with any other person in respect of the demised landed property or any portion thereof the owners herein are liable to refund entire security deposit amount with bank interest to the Developer Company.

46. That it is agreed and recorded if any dispute arises with regard to the constructions of this agreement or for any other reasons, the parties have their right to approach or to seek relief before the appropriate Civil Court at within jurisdiction of the said Learned Court.

47. That the parties herein shall obey and respect the terms as recorded herein before in all respect and shall cooperate each other. It is further recorded that if any litigation starts after execution of this agreement in respect of the demised landed property, the Developer shall bear all necessary cost and expenses with the power of Attorney as given to them and shall be entitled to represent the owners herein but in each and every case the Developer before filing any substantive petition, affidavit, objection, written statement or plaint or in any petition shall handover the draft copy for the approval of the owners and thereafter the Developer shall be entitled to file and use before the Court of Law. The Developer shall bear the litigation cost and fees of the Learned Advocate and all other necessary expenses relating to any litigation and the same will be part of investment of the developer Company herein.

Ravesh Ghosh Rangabali Deewan Prakash

FIRST SCHEDULE ABOVE REFERED TO

(The said Land/Premises/Property)

(Kange Adhikar)

ALL THAT piece and parcel of land measuring about 38.76 decimal lying and situate at MOUZA -Bergram , L.R.Dag no. 367 and 372, L.R.Khatian no. 1330/1, J.L.no. 23, Block - Santipur, and being premises no.555, kabi Jatindranath Sengupta Sarani, P.o & P.S-Santipur, within limits of Santipur Municipality, Word no.10, District- Nadia , which is butted & bounded as follows :- (L.R.Dag no. 367 - 8.2 Dec, L.R.Dag - 372 - 29.95 Decimals.)

ON THE NORTH	: Land of Satya Narayan Bhakat;
ON THE EAST	: Municipal Road;
ON THE WEST	: Masque;
ON THE SOUTH	: Other Land of Bivas Ghosh;

THE SCHEDULE 'B' ABOVE REFERRED TO:OWNERS' ALLOCATION

1.The owners herein shall get and be the absolute owner in respect of the 30% of the total constructions and several Dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures in the proposed multi-storied building as permissible. The several Dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures, constructions of the owners' allocation as aforesaid will be allotted from the front and back side and/or from all side of each floor. The owners herein also get and become the owners in respect of its 30% share in the basement and ground floor covered and uncovered car parking space and garages as proposed to be made by the Developer at their own cost and expenses. The owners shall get of their 30% of their uncovered car parking space. The owners and their subsequent transferees shall have their right of egress and ingress and proportionate unpartible share of land with all other common rights in the sub soil and landings, lobbies, stairs, metre rooms/ spaces, passages , sewerages, drainage, electrical installations, top roof, septic tank , darwan/caretaker's room, community hall and all other

Rangsh Ghosh Rangsh Adhikar Deewan Ramgaria

amenities, facilities, benefits in respect thereof in the proposed multi-storied building. The Developer shall make and complete the proposed building with good and best quality materials and floorings will be either marble or tiles floorings as would be approved by the owners & or the sale value of the above said units as per market price as actual.

2. The Developer Company shall pay or deposit a sum of Rs. 1,00,000 (Rupees one lacs) only which will be refunded by the owners to the Developer at the time of delivery possession of the owner's allocation

THE SCHEDULE 'C' ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

1) The Developer is entitled to get 70% of the total construction and flats in the proposed multi-storied . The Developers herein shall get and become the absolute owner in respect of the 70% of the total construction and several dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures in the proposed multi-storied building as permissible. The several dala shop, shops , restaurant, Car Parking and other Spaces and space/s and other structures, constructions of the developer's allocation as aforesaid will be allotted from the front and back side and /or from all side of each floor. The developers herein also get and become the owners in respect of its 70% share in the basement and ground floor covered car parking space and garages as proposed to be made by the Developer at their own cost and expenses. The developer shall get and become the owner of their 70% of their uncovered car parking space. The Developer and their subsequent transferees shall have their right of egress and ingress and proportionate unpartible share of land with all other common rights in the sub soil and landings, lobbies, stairs, metre rooms/ spaces, passages, sewerages, drainage, electrical installations, top roof, septic tank, dwaran's/caretaker's room, community hall and

Rakesh Ghosh Ranga Adhikari Debanjan Ramani

all other amenities, facilities, benefits in respect thereof in the proposed multi-storied building .

THE SCHEDULE 'D' ABOVE REFERRED TO:

(SPECIFICATION OF WORK)

- FOUNDATION :: RCC frame work with brick wall Reinforced concrete pile foundation with anti-termite treatment.
- DOORS :: Main shutter and Grill gates .
- WINDOWS :: Anodized/ Power coated aluminums window with clear glazed glass windows or upvc windows .
- ROOMS :: Floor - Vitrified tiles.
Walls - Brick wall with P.O.P. finish.
- ELECTRICAL :: Concealed copper wiring of ISI make with good quality of switches of reputed make Provision for AC points in each shop room & fan points at Dala shop. Total concealed wiring with circuit breakers. Intercom facilities in each floor.
- TOILETS :: Floor - Anti skid Ceramic Tiles/Marble Tiles.
Walls - Sleek CP fittings of Jaguar or equivalent make. White coloured Sanitary ware in all bathrooms.
- LIFT :: Two automatic elevators Kone/ Otis or equivalent make one cargo lift .
- WATER SUPPLY :: 24 hours water supply /Bore well backup.

Ramesh Ghosh Ranga Acharya Deleem Pransu

- DECORATION WORK :: Plaster of Paris treatment for all walls including the common areas.
- EXTERIOR :: Finish with decorative exterior paint or textured paint as per Architect specification.
- OTHER FACILITY :: CCTV, Generator back up , escalator, fire fighting equipment , smoke detector , emergency light system .

Rajesh Ghosh Rangaiah's Delegation Programme



IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribe their respective hand and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the LANDLORD /OWNER above named at Kolkata in the presence of:

1.

*Minaldas
Dwivedi*

FUTURE NIRMAN UDYOG

Deleamban Padungim
Partner

FUTURE NIRMAN UDYOG

Ravesh Ghosh
Partner

OWNERS

2. *Susanta Tane.*
81, Old Post Office Street,
Kol-1,

SIGNED SEALED AND DELIVERED by the DEVELOPER above named at Kolkata in the presence of:

1.

*Minaldas
Dwivedi*

2. *Susanta Tane.*

BASUNDHARA ESTATE CREATION LLP

Ranga Acharya
Partner

DEVELOPER

Drafted by :

Raja Acharya.
Advocate

High Court, Calcutta

Enrollment no. WB/475/2006.

RECEIVED of and from the within named Second Party/Developer/
Promoter the sum of Rs. 1,000.00 (Rupees one lacs) only as and by way
part consideration money for the within mentioned Agreement as per
Memo below:

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque</u>	<u>Bank</u>	<u>Amount</u>
11.08.2020	by cheque		Rs. 1,00,000.00

.....
Total- 1,00,000/-
.....


































WITNESSES:

1. *Mamul Das*
Adwesh
2. *Senanta Jana*

FUTURE NIRMAN UDYOG'
 ✓ *Debasmita Pramaniam*
 Partner
FUTURE NIRMAN UDYOG'
 ✓ *Rakesh Ghosh*
 Partner
 OWNERS

✓
✓

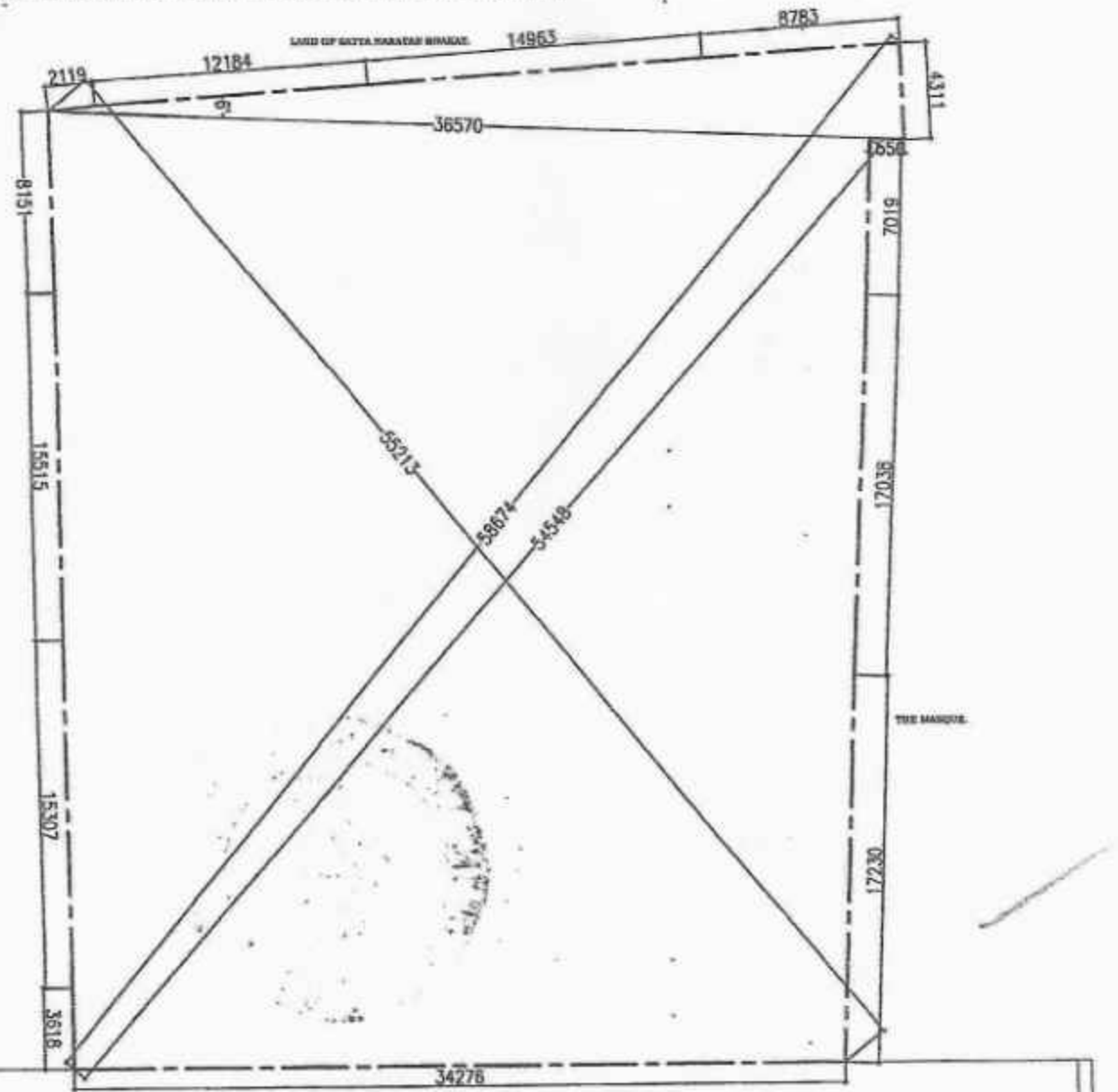
SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Deleem Singh</i>								
		Little			Ring		Middle		
		(Left Hand)					Fore		Thumb
									
		Thumb					Fore		Middle
(Right Hand)					Ring		Little		
	<i>Rakesh Ghosh</i>								
		Little			Ring		Middle		
		(Left Hand)					Fore		Thumb
									
		Thumb					Fore		Middle
(Right Hand)					Ring		Little		
	<i>Ranga Pillay</i>								
		Little			Ring		Middle		
		(Left Hand)					Fore		Thumb
									
		Thumb					Fore		Middle
(Right Hand)					Ring		Little		

PLOT NO- MOUZA-BERGRAM, L.R. DAG NO. 367 & 372,
 NO. 1330/1, J.L. NO. 23, BLOCK - SANTIPUR & BEING PREMISES
 OF JATINDRANATH SENGUPTA SARANI, P.O. & P.S. SANTIPUR,
 THE UNITS OF SANTIPUR MUNICIPALITY, WARD NO-10, DISTRICT-



OF LAND AS PER DEED : 58.78 DECIMALS EQUIVALENT TO 1068.548 SQM. (018. - 03K - 07 CH - 08 SOFT)



MUNICIPAL ROAD

FUTURE NIRMAN UDYOG

Deleem Pranshin
 Partner

FUTURE NIRMAN UDYOG

Ranesh Ghosh
 Partner

BASUNDHARA ESTATE CREATION LLP

Ranga Pillai
 Partner

ROAD

SITE PLAN

DECLARATION OF LRS:
 Land is measured by me and the land measurement and the adjacent area
 verified.

DECLARATION OF OWNER:
 The red marked portion is now in my possession and it is free from all encumbrances.

APPROVAL:

NATURE OF LRS

SIGNATURE OF OWNER

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

GRN Details

GRN: 192021220048860331 Payment Mode: Online Payment
GRN Date: 11/08/2021 08:34:11 Bank/Gateway: ICICI Bank
BRN : 65789396 BRN Date: 11/08/2021 08:08:15
Payment Status: Successful Payment Ref. No: 3001346172/7/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: resolution
Address: 8 old post office street
Mobile: 9831690076
EMail: rajaadhikary@gmail.com
Contact No: 22487352
Depositor Status: Solicitor firm
Query No: 3001346172
Applicant's Name: Mr RAJA ADHIKARY
Identification No: 3001346172/7/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	3001346172/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	10021
2	3001346172/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	1021
			Total	11042

IN WORDS: ELEVEN THOUSAND FORTY TWO ONLY.

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT OF INDIA

आयकर विभाग का
 Permanent Account Number Card
 AHBPG7846N

नाम
 RAJESH GHOSH

पते का नाम
 KRISHNA CHANDRA CHAKRABORTY

24/01/1985




Rajesh Ghosh
 आयकर अधिकारी

आयकर विभाग का
 Permanent Account Number Card
 AHBPG7846N

नाम
 RAJESH GHOSH

पते का नाम
 KRISHNA CHANDRA CHAKRABORTY

24/01/1985

ভারত সরকার
Unique Identification Authority of India
Government of India

আধার কার্ড আইডি / Enrollment No. : 1062/77027/01219

28/12/2013

To
Rakesh Ghosh
রাকেশ গোস্বামী
127/8/2
K.C. DAS ROAD
Santipur
Santipur, Nadia
West Bengal - 741404



KL701589795FT

70158979



আপনার আধার সংখ্যা / Your Aadhaar No. :

8136 2273 8321

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

RAKESH GHOSH

রাকেশ গোস্বামী

Family: KRISHNA CHANDRA GHOSH

1062/77027/01219

KL701589795FT

8136 2273 8321



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT
DEBASISH PRASANNICK
SANJIB CH. BANIKIA
18/01/1977
AMLFR2468E
Sanjib Banikia

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
DEBASISH PRASANNICK
SANJIB CH. BANIKIA
18/01/1977
AMLFR2468E

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT
DEBASISH PRASANNICK
SANJIB CH. BANIKIA
18/01/1977
AMLFR2468E

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 2730/01268/12564

To
Debasish Pramanick
TAMLI PARA
SHANTIPUR
Santipur
Santipur
Santipur Nadia
West Bengal 741404
9434371448

140363267
11/10/2013



आपका आधार क्रमांक / Your Aadhaar No. :

8993 0375 5359

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Debasish Pramanick

DOB : 13/01/1977

Male



8993 0375 5359

मेरा आधार, मेरी पहचान

This 11th Day of August, 2021

BETWEEN

FUTURE NIRMAN UDYOG[®]

OWNERS

AND

Basundhara estate Creation LLP

DEVELOPER

AGREEMENT FOR DEVELOPMENT

Prepared and Drafted by

MR. RAJA ADHIKARY, ADVOCATE

High Court Calcutta

RESOLUTION

Advocates & Associates

8, Old Post Office Street,

Ground Floor, Opposite

Gate no. F , Kolkata -700001,

Tel-03322487352.

Major Information of the Deed

No / Year	I-1903-06782/2021	Date of Registration	11/08/2021
No / Year	1903-3001346172/2021	Office where deed is registered	
Registration Date	02/08/2021 3:10:38 PM		1903-3001346172/2021
Applicant Name, Address & Other Details	RAJA ADHIKARY HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8159013766, Status : Advocate		
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 : 1,00,000/-]		
Set Forth value	Market Value		
	Rs. 76,25,771/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,031/- (Article:48(g))	Rs. 1,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Nadia, P.S:- Santipur, Municipality: SANTIPUR, Road: Kabi Jatindranath Sengupta Sarani, ward-10,21, Mouza: Bergram, Premises No: 555, , Ward No: 10 JI No: 23, Pin Code : 741404

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-367 (RS :-)	LR-1330/1	Bastu	Bastu	8.81 Dec		17,33,309/-	Property is on Road
L2	LR-372 (RS :-)	LR-1330/1	Bastu	Bastu	29.95 Dec		58,92,462/-	Property is on Road
		TOTAL :			38.76Dec	0/-	76,25,771/-	
		Grand Total :			38.76Dec	0/-	76,25,771/-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	FUTURE NIRMAN UDYOG , TAMILPARA, SUTRAGARH, City:-, P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengai, India, PIN:- 741404 , PAN No.:: ABxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative







Operator Details :

Name, Address, Photo, Finger print and Signature

BASUNDHARA ESTATE LPP

, 127/6/2, K C DAS ROAD, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404 , PAN No.:: ABxxxxxx0F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	<p>Name</p> <p>Shri DEBASISH PRAMANICK Son of SANJIB PRAMANICK Date of Execution - 11/08/2021, , Admitted by: Self, Date of Admission: 11/08/2021, Place of Admission of Execution: Office</p>			<p>Signature</p> <p><i>Debasish Pramanick</i></p>
	Aug 11 2021 1:44PM	LTI 11/08/2021	11/08/2021	
	<p>, TAMILPARA, SUTRAGARH, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx8E, Aadhaar No: 89xxxxxxxx5359 Status : Representative, Representative of : FUTURE NIRMAN UDYOG (as PARTNER)</p>			
2	<p>Name</p> <p>Shri RAKESH GHOSH Son of KRISHNA CHANDRA GHOSH Date of Execution - 11/08/2021, , Admitted by: Self, Date of Admission: 11/08/2021, Place of Admission of Execution: Office</p>			<p>Signature</p> <p><i>Rakesh Ghosh</i></p>
	Aug 11 2021 1:45PM	LTI 11/08/2021	11/08/2021	
	<p>, 127/6/2, K C DAS ROAD, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6N, Aadhaar No: 81xxxxxxxx8321 Status : Representative, Representative of : FUTURE NIRMAN UDYOG (as PARTNER)</p>			
3	<p>Name</p> <p>Mr RANGA ADHIKARY (Presentant) Son of Late NABA KUMAR ADHIKARY Date of Execution - 11/08/2021, , Admitted by: Self, Date of Admission: 11/08/2021, Place of Admission of Execution: Office</p>			<p>Signature</p> <p><i>Ranga Adhikary</i></p>
	Aug 11 2021 1:45PM	LTI 11/08/2021	11/08/2021	

West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BASUNDHARA
ESTATE LPP (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
SUSANTA JANA Son of JAGANNATH JANA 8, OLD POST OFFICE STREET, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			<i>Susanta Jana</i>
	11/08/2021	11/08/2021	11/08/2021
Identifier Of Shri DEBASISH PRAMANICK, Shri RAKESH GHOSH, Mr RANGA ADHIKARY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	FUTURE NIRMAN UDYOG	BASUNDHARA ESTATE LPP-8.81 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	FUTURE NIRMAN UDYOG	BASUNDHARA ESTATE LPP-29.95 Dec

Land Details as per Land Record

District: Nadia, P.S:- Santipur, Municipality: SANTIPUR, Road: Kabi Jatindranath Sengupta Sarani, ward-10,21, Mouza:
Bergram, Premises No: 555, , Ward No: 10 JI No: 23, Pin Code : 741404

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 367, LR Khatian No:- 1330/1	Owner:রাসমুখারী ভকত, Gurdian:বাঁহু লোপাল, Address:সান্টিপুর(বড়বালাল) , Classification:বাঁহী, Area:0.78850000 Acre,	FUTURE NIRMAN UDYOG
L2	LR Plot No:- 372, LR Khatian No:- 1330/1	Owner:রাসমুখারী ভকত, Gurdian:বাঁহু লোপাল, Address:সান্টিপুর(বড়বালাল) , Classification:বাঁহী, Area:0.09570000 Acre,	FUTURE NIRMAN UDYOG

11-08-2021

Date 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 5,25,771/-



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

On 11-08-2021

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 13:12 hrs on 11-08-2021, at the Office of the A.R.A. - III KOLKATA by Mr RANGA ADHIKARY .

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

Execution is admitted on 11-08-2021 by Shri DEBASISH PRAMANICK, PARTNER, FUTURE NIRMAN UDYOG, , TAMILPARA, SUTRAGARH, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404

Identified by SUSANTA JANA, , Son of JAGANNATH JANA, 8, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 11-08-2021 by Shri RAKESH GHOSH, PARTNER, FUTURE NIRMAN UDYOG, , TAMILPARA, SUTRAGARH, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404

Identified by SUSANTA JANA, , Son of JAGANNATH JANA, 8, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 11-08-2021 by Mr RANGA ADHIKARY, PARTNER, BASUNDHARA ESTATE LPP, , 127/6/2, K C DAS ROAD, City:- , P.O:- SANTIPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404

Identified by SUSANTA JANA, , Son of JAGANNATH JANA, 8, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,105/- (B = Rs 1,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/08/2021 8:36AM with Govt. Ref. No: 192021220048860331 on 11-08-2021, Amount Rs: 1,021/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 65789396 on 11-08-2021, Head of Account 0030-03-104-001-16

Stamp Duty
that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 10/-, by
Rs 10,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 52503, Amount: Rs.10/-, Date of Purchase: 27/07/2021, Vendor name: G C Saha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/08/2021 8:36AM with Govt. Ref. No: 192021220048860331 on 11-08-2021, Amount Rs: 10,021/-, Bank:
ICICI Bank (ICIC0000006), Ref. No. 65789396 on 11-08-2021, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal