

7498/22

I-7395/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Sub-Registrar
North 24 Parganas

DEVELOPMENT AGREEMENT

16 AUG 2022

THIS DEED OF AGREEMENT is made on this the 16th day of August, 2022 (Two Thousand and Twenty Two) as per CHRISTIAN ERA.

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Lokendu Bandyopadhyay
Advocate

M/s APEX REALTY

Partner

(2)

BETWEEN

- (1) SRI PRATIK DEY (PAN : AJSPD0048G)**, Son of Sri Parimal Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: A-1/3, ECTP, Phase-III, P.O. & P.S. Kasba, Kolkata-700107,
- (2) SMT. JHUMA SARKAR (PAN : GVUPS9045A)**, Wife of Sri Puspa Ranjan Sarkar, Daughter of Late Pratul Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: 31 Karunamoyee, P.O. Talpukur, P.S. Titagarh, Dist. North 24 Parganas, Kolkata-700123,
- (3) SMT. RUMI GHOSH (PAN : APHPG0511J)**, Wife of Sri Suvendu Ghosh, Daughter of Late Pratul Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: B-13/28, Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, PIN-741235,
- (4) SRI PARTHA PRATIM DEY (PAN: AJRPD9984E)**, Son of Late Pijush Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: Kulinpara Sukchar, Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
- (5) SMT. SOMA GHOSH (PAN: AUZPG7849N)**, Wife of Sri Prabir Kumar Ghosh, Daughter of Late Pranesh Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: Raja lane, Sukchar Bazar Para, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115



Alokendra Bandhyopadhyay

Advocate

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M/s APEX REALTY



Partner

Partha Pratim Dey

(3)

(6) **SMT. SIPRA DEY (PAN: CHWPD0751Q)**, Wife of Late Pritish Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(7) **MISS PINKY DEY (PAN: CHWPD0681B)**, Daughter of Late Pritish Kanti Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Household, Residing at: Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(8) **SRI SUDIP GHOSH (PAN: AHEPG4149F)**, Son of Late Sunil Ranjan Ghosh, by Nationality-Indian, by Religion-Hindu, by Occupation-Service, Residing at: Branch Panchanantala Road, P.O. B.D. Sopan, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700116,

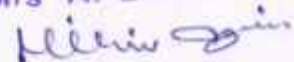
(9) **SRI PRABIR KANTI DE (PAN : BLKPD7266H)**, Son of Sri Paritosh Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Kulinpara Sukchar, Branch Panchanantala Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter Jointly called and referred to as the "**LAND OWNERS**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**


Alokendu Banerjee

Advocate

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M/s APEX REALTY



Partner

For the Panchanantala Dey

(4)

AND

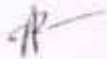
"M/S. APEX REALTY" a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), having its registered office at: Bimala Apartment, 46A(28), Patuatola Lane, Room No. 1, P.O. Sukchar, P.S.Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN No. AAWFA9689B**, hereby represented by its Partners:

(1) SRI BISWANATH DAS, Son of Late Narayan Chandra Das, by Nationality, Indian, by Religion - Hindu, by occupation - Business, residing at KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(2) SRI MIHIR GUIN, Son of Late Siddheswar Guin, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(3) SRI SWAPAN DAS, Son of Late Foudi Das, by Nationality - Indian, by Religion - Hindu, by occupation - Business, residing at RAMKRISHNA APARTMENT, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700115,

(4) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereinafter called and referred to as **PROMOTER/ DEVELOPER** (Which expression shall unless excluded by



Adv. Ananta Bandyopadhyay

Advocate

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M/s APEX REALTY

Hein Guin

Partner

Partha Pratim Das

(5)

or repugnant to the context be deemed to mean and include its/their respective heirs, executors, administrators, representatives, assigns and nominee or nominees) of the **OTHER PART.**

WHEREAS the land owners hereof jointly for all times heretofore have been seized and possessed and/or well and sufficiently entitled to all that the piece or parcel of land admeasuring more or less 9 Cottahs 14 chittaks 40 Sq.ft. of land, togetherwith a two storied residential building standing thereon situates and lying at Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 617, corresponding to L.R. Dag No. 3433 and R.S. Dag No. 616, corresponding to L.R. Dag No. 3432 under R.S. Khatian nos. 822 & 823, corresponding to L.R. Khatian No. 5237, P.S.- Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Khardah Municipality, bearing Holding No. 183/71, Branch Panchanantala Road, under Ward No. 21, which is being morefully described in the Schedule "A" appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Development Agreement.

Particulars of the Property

AND WHEREAS originally one Nani Gopal Ghosh (Son of Late Nibaran Chandra Ghosh) was the lawful and absolute sole owner of a piece an parcel of land measuring an area (10.81dec. in R.S. Dag No. 617 + 08.06dec. in R.S. Dag No.



Atakendra Bandyopadhyay

Advocate

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M/s APEX REALTY



Partner

616) totaling 18.87 decimal, lying and situates within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156, comprised and contained in R.S. Dag no. 617, under R.S. Khatian No. 822 and R.S. Dag no. 616, under R.S. Khatian No. 823 by virtue of a Bengali Deed of Sale, being no. 1454 on 29.09.1947 at the Office of S. R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume No. 16, noted within the pages from 297 to 300, being no. 1454, for the year 1947.

AND WHEREAS said Nani Gopal Ghosh while had been enjoying the same he sold out his 10.81 decimal of land in R.S. Dag no. 617, under R.S. Khatian No. 822, within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156 to Smt. Sura Bala Dey (Wife of Sri Prafulla Kumar Dey) by executing a bengali Deed of Sale, being no. 1613, which was executed and registered on 08.08.1949 at the Office of S. R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume no. 26, noted within the Pages from 127 to 129, being no. 1613, for the year 1949 and she recorded her name in the R.S. Record of Right, at the Office of B.L. & L.R.O., BKP-II, Govt. of West Bengal, vide Khatian no. 822.

Partha Pratim Dey

AND WHEREAS said Nani Gopal Ghosh (Son of Late Nibaran Chandra Ghosh) also sold out his 08.06 decimal of land in R.S. Dag no. 616, under R.S. Khatian No. 823 within Mouza - Sukchar, J.L. No. 9, Re. Su. no. 14, Touzi no. 156 to Sri Jiban Ranjan Sarkar (Son of Late Kali Prasanna Sarkar)

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Alokendu Bandyopadhyay

Advocate

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by executing a bengali Deed of Sale, being no. 1614, which was executed and registered on 08.08.1949 at the Office of S.R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume no. 26, noted within the pages from 130 to 132, being no. 1614, for the year 1949.

AND WHEREAS said Jiban Ranjan Sarkar while had been enjoying the same he sold out the said 08.06 decimal of land in R.S. Dag no. 616, under R.S. Khatian No. 823 to Sri Haripada Sarkar (Son of Late Pyari Mohan Sarkar) by executing a bengali Deed of Sale, being no. 1824, which was executed and registered on 05.05.1955 at the Office of D. R. Alipore, and the same was recorded in Book no. I, being no. 1824, for the year 1955.

AND WHEREAS after purchasing the aforesaid landed property the said Haripada Sarkar recorded his name in the R.S. Record of Right, at the Office of B.L. & L.R.O., BKP-II, Govt. of West Bengal and while had been enjoying the same he sold out the said 08.06 decimal of land in R.S. Dag no. 616, under R.S. Khatian No. 823 to Smt. Sura Bala Dey (Wife of Late Prafulla Kumar Dey) by executing a bengali Deed of Sale, being no. 5162, which was executed and registered on 22.09.1965 at the Office of S.R. Barrackpore, Dist. 24 Parganas and the same was recorded in Book no. I, Volume no. 78, noted within the Pages from 17 to 19, being no. 5162, for the year 1965.


Ananda Bandyopadhyay
Advocate

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Partha Ranjan Dey

AND WHEREAS thus in the manner aforesaid Smt. Sura Bala Dey (Wife of Late Prafulla Kumar Dey) by virtue of two separate Bengali Deed of Sale became the lawful and absolute sole owner of (10.81dec. equivalent to 6 Cottahs 8 Chittaks 35 sq.ft. of land in R.S. Dag No. 617 + 08.06dec. equivalent to 4 Cottahs 14 Chittaks 05 sq.ft. of land in R.S. Dag No. 616) totaling 18.87 decimal of land equivalent to 11cottahs 6chittaks 40sq.ft. of land and while had been enjoying the same she made a gift of 2cottahs of land out of 4Cottahs 14Chittaks 05Sq.ft. of land in R.S. Dag No. 616, under R.S. Khatian no. 823 in favour of her son namely Pranesh Kanti Dey (Son of Late Prafulla Kumar Dey) by executing a bengali Deed of Gift, being no. 3076, which was executed and registered on 07.08.1973, at the Office of S.R. Barrackpore and the same was recorded in Book No. I, Volume no. 50, being no. 3076, for the year 1973.

AND WHEREAS said Pranesh Kanti Dey became the lawful and sole owner of the said 2Cottahs of land in R.S. Dag No. 616, under R.S. Khatian No. 823, by virtue of the aforesaid Deed of Gift from his beloved mother and while had been enjoying the same he made a Gift of said land in favour of his brother namely Parimal Kanti Dey (Son of Late Prafulla Kumar Dey) by executing a bengali Gift Deed, being no. 6592, which was executed and registered on 20.12.1999 and the same was recorded in Book No. I, Volume no. 162, noted within the pages from 201 to 208, being no. 6592, for the year 1999.

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Alokendu Bandhopadhyay
Advocate

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Pranesh Kanti Dey

(9)

AND WHEREAS said Parimal Kanti Dey while has been enjoying the actual physical possession of the said 2Cottahs of land in R.S. Dag No. 616, under R.S. Khatian No. 823 he sold out 1cottah 8chittaks of land out of the said 2cottahs of land in favour of the purchaser namely Sri Khokan Majumder (Son of Late Nirmal Majumder) by executing a bengali Deed of Sale, being no. 152403404, which was executed and registered on 24.06.2019 at the Office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book no. I, Volume no. 1524-2019, pages from 116310 to 116330, being no. 152403404, for the year 2019 and retain the rest 8chittaks of land for his personal use as absolute and lawful owner.

AND WHEREAS in the foregoing events the said Smt. Sura Bala Dey became the lawful and absolute sole owner of rest (6cottahs 8chittaks 35sq.ft. in R.S. Dag No. 617 + 2cottahs 14chittaks 05sq.ft. in R.S. Dag No. 616) totalling 9cottahs 6chittaks 40sq.ft. of landed property and she constructed thereon a two storied residential house measuring an area more or less 3500 sq.ft. (1799 sq.ft. on the Ground Floor + 1701 sq.ft. on the First Floor) togetherwith 175 sq.ft. R.T. Shed standing thereon and enjoyed the same with her family members peacefully, without any interruption of others by paying the relevant rents and taxes to the authority concern regularly.

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Hakemti Bandyopadhyay
Advocate

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Parimal Kanti Dey

(10)

AND WHEREAS while had been enjoying the same said Sura Bala Dey died intestate on 09.09.1987 leaving behind her six son namely Pijush Kanti Dey, Pratul Kanti Dey, Pranesh Kanti Dey, Parimal Kanti Dey, Paritosh Dey, Pritish Kanti Dey and one daughter namely Basana Ghosh (wife of Sri Sunil Ranjan Ghosh) as her legal heirs and successors and they inherited the said land and building left by deceased Sura Bala Dey as undivided 1/7th share in each part as per the law of Hindu Succession Act. 1956.

AND WHEREAS thus in the manner aforesaid the said Parimal Kanti De by virtue of Inheritance from his mother become the lawful owner of undivided 1/7th share i.e. 1Cottah 5Chittaks 25Sq.ft. out of the total landed property 9cottahs 6chittaks 40sq.ft. AND the said Parimal Kanti De by virtue of a Bengali Deed of Gift, being no. 6592 for the year 1999 also has got 8chittaks of land and he became the lawful owner of (undivided 1Cottah 5Chittaks 25Sq.ft. by virtue of Inheritance + 8chittaks by virtue of Gift) totalling 1Cottah 13Chittaks 25Sq.ft. and had been possessing the same peacefully, quietly with the other co-sharer.

Parthen Pratin Dey

AND WHEREAS while had been enjoying the same the said Parimal Kanti Dey made a Gift to his beloved son namely Sri Pratik Dey (The Owner No. 1 hereof) in respect of his landed property as aforesaid i.e. 1 Cottah 13 Chittaks 25 sq.ft. of land togetherwith the share of residential building by executing a Deed of Gift which was executed on



Alokendra Bandyopadhyay

Advocate

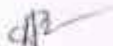
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(II)

03.06.2022 and registered on 07.06.2022 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2022 pages from 184953 to 184977 being no. 152404989 for the year 2022 and Sri Pratik Dey (The Owner No. 1 hereof) has become the lawful owner of undivided **1 Cottah 13 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with his other co-sharer.

AND WHEREAS one of the son of deceased Sura Bala Dey namely Pratul Kanti Dey died on 13.06.1998 leaving behind him his wife namely Smt. Bela Dey and two married daughters namely Smt. Jhuma Sarkar (Wife of Sri Puspa Ranjan Sarkar) and Smt. Rumi Ghosh (Wife of Sri Suvendu Ghosh) as his surviving legal heirs and successors and the said undivided 1/7th share i.e. undivided 1 Cottah 5 Chittaks 25 sq.ft. of land togetherwith undivided share of residential house of deceased Pratul Kanti Dey was devolved upon his wife and daughters as undivided 1/21th share of the total landed property in each part as per the Law of Hindu Succession Act. 1956.

AND WHEREAS thus the said Smt. Bela Dey, Smt. Jhuma Sarkar, Smt. Rumi Ghosh severally became the lawful owner of undivided 1/21th share i.e. 7 Chittaks 9 Sq.ft. of landed property out of the total landed property 9 cottahs 6 chittaks 40 sq.ft. and while had been possessing the same the said



Unkenin Bandyopadhyay

Advocate

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Pratik Dey

(12)

Smt. Bela Dey made a Gift to her two daughters namely Smt. Jhuma Sarkar and Smt. Rumi Ghosh (The Owner No. 2 & 3 hereof) in respect of her 1/21th share of landed property as aforesaid i.e. 7 Chittaks 9 sq.ft. of land togetherwith the share of residential building by executing a Deed of Gift which was executed on 03.06.2022 and registered on 07.06.2022 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2022 pages from 184978 to 185004 being no. 152404988 for the year 2022 and the said Smt. Jhuma Sarkar and Smt. Rumi Ghosh (The Owner No. 2 & 3 hereof) by virtue of inheritance and by virtue of the aforesaid Deed of Gift jointly have become the lawful owner of undivided **1 Cottah 5 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.

Partha Pratim Dey

AND WHEREAS one of the son of deceased Sura Bala Dey namely Pijush Kanti Dey died on 19.10.2000 leaving behind him his wife namely Smt. Shila Dey and his only son namely Sri Partha Pratim Dey as his surviving legal heirs and successors and the said undivided 1/7th share of deceased Pijush Kanti Dey was devolved upon his wife and son as undivided 1/14th share of the total landed property in each part as per the Law of Hindu Succession Act. 1956.

AND WHEREAS thus the said Smt. Shila Dey and Sri Partha Pratim Dey severally became the lawful owner of undivided 1/14th share i.e. 10 Chittaks 35 Sq.ft. of landed property



Alokendu Bandhyopadhyay

Advocate

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(13)

out of the total landed property 9 cottahs 6 chittaks 40 sq.ft. and while had been possessing the same the said Smt. Shila Dey made a Gift to her son namely Sri Partha Pratim Dey (The Owner No. 4 hereof) in respect of her 1/14th share of landed property as aforesaid i.e. 10 Chittaks 35 Sq.ft. of land togetherwith the share of residential building by executing a Deed of Gift which was executed on 03.06.2022 and registered on 07.06.2022 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2022 pages from 184829 to 184854 being no. 152404985 for the year 2022 and the said Sri Partha Pratim Dey (The Owner No. 4 hereof) by virtue of inheritance and by virtue of the aforesaid Deed of Gift has become the lawful owner of undivided **1 Cottah 5 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.

Partha Pratim Dey

AND WHEREAS one of the son of deceased Sura Bala Dey namely Pranesh Kanti Dey died on 24.09.2010 leaving behind him his wife namely Smt. Bharati Dey and his only married daughter namely Smt. Soma Ghosh (Wife of Sri Prabir Kumar Ghosh) as his surviving legal heirs and successors and the said undivided 1/7th share of deceased Pranesh Kanti Dey was devolved upon his wife and daughter as undivided 1/14th share of the total landed property in each part as per the Law of Hindu Succession Act. 1956.


Lokendra Bhattacharya
Advocate

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(14)

AND WHEREAS thus the said Smt. Bharati Dey and Smt. Soma Ghosh severally became the lawful owner of undivided 1/14th share i.e. 10 Chittaks 35 Sq.ft. of landed property out of the total landed property 9 cottahs 6 chittaks 40 sq.ft. and while had been possessing the same the said Smt. Bharati Dey made a Gift to her daughter namely Smt. Soma Ghosh (The Owner No. 5 hereof) in respect of her 1/14th share of landed property as aforesaid i.e. 10 Chittaks 35 Sq.ft. of land togetherwith the share of residential building by executing a Deed of Gift which was executed on 03.06.2022 and registered on 07.06.2022 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2022 pages from 184927 to 184952 being no. 152404986 for the year 2022 and the said Smt. Soma Ghosh (The Owner No. 5 hereof) by virtue of inheritance and by virtue of the aforesaid Deed of Gift has become the lawful owner of undivided **1 Cottah 5 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.

Bharati Dey

AND WHEREAS one of the son of deceased Sura Bala Dey namely Pritish Kanti Dey died on 24.08.2015 leaving behind him his wife namely Smt. Sipra Dey and his only unmarried daughter namely Miss Pinky Dey as his surviving legal heirs and successors and the said undivided 1/7th share of deceased Pritish Kanti Dey was devolved upon his wife and daughter as undivided 1/14th share of the total landed property in each part as per the Law of Hindu Succession Act. 1956.



Alakendra Bandyopadhyay

Advocate

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(15)

AND WHEREAS thus by virtue of inheritance the said Smt. Sipra Dey (The Owner No. 6 hereof) and Miss Pinky Dey (The Owner No. 7 hereof) jointly have become the lawful owner of undivided 1/7th share i.e. **1 Cottah 5 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.

AND WHEREAS one of the daughter of deceased Sura Bala Dey namely basana Ghosh died on 01.01.2020 leaving behind her husband namely Sri Sunil Ranjan Ghosh and her only son namely Sri Sudip Ghosh as his surviving legal heirs and successors and subsequently the said Sunil Ranjan Ghosh died on 23.11.2020 leaving behind him / his only son namely Sri Sudip Ghosh and the said undivided 1/7th share as left by Basana Ghosh was devolved upon her only son namely Sri Sudip Ghosh as per the Law of Hindu Succession Act. 1956.

Partho Paritosh Dey

AND WHEREAS thus by virtue of inheritance the said Sri Sudip Ghosh (The Owner No. 8 hereof) has become the lawful owner of undivided 1/7th share i.e. **1 Cottah 5 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.

AND WHEREAS one of the son of deceased Sura Bala Dey namely Paritosh Dey died on 22.11.2021 leaving behind him his wife namely Smt. Gita Rani Dey and his only son


Hokena Bandyopadhyay
Advocate

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namely Sri Prabir Kanti Dey as his surviving legal heirs and successors and the said undivided 1/7th share of deceased Paritosh Dey was devolved upon his wife and son as undivided 1/14th share of the total landed property in each part as per the Law of Hindu Succession Act. 1956.

AND WHEREAS thus the said Smt. Gita Rani Dey and Sri Prabir Kanti Dey severally became the lawful owner of undivided 1/14th share i.e. 10 Chittaks 35 Sq.ft. of landed property out of the total landed property 9 cottahs 6 chittaks 40 sq.ft. and while had been possessing the same the said Smt. Gita Rani Dey made a Gift to her son namely Sri Prabir Kanti Dey (The Owner No. 9 hereof) in respect of her 1/14th share of landed property as aforesaid i.e. 10 Chittaks 35 Sq.ft. of land togetherwith the share of residential building by executing a Deed of Gift which was executed on 03.06.2022 and registered on 07.06.2022 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas and the same was recorded in Book No. I, Volume No. 1524-2022 pages from 185246 to 185271 being no. 152404987 for the year 2022 and the said Sri Prabir Kanti Dey (The Owner No. 9 hereof) by virtue of inheritance and by virtue of the aforesaid Deed of Gift has become the lawful owner of undivided **1 Cottah 5 Chittaks 25 sq.ft.** of land togetherwith undivided share of residential building thereon and enjoying the same with their other co-sharer.

Partha Pratim Dey



Anilendu Bandopadhyay

Advocate

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(17)

AND WHEREAS in the manner aforesaid the present owners no. 1 to 9 hereof by virtue of inheritance and by virtue of several Deed of Gift as aforesaid jointly became the owner of (1 Cottah 13 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft. + 1 Cottah 5 Chittaks 25 sq.ft.) **Totalling 9 Cottahs 14 Chittaks 40 sq.ft. of land togetherwith** a two storied residential house measuring an area more or less 3500 sq.ft. (1799 sq.ft. on the Ground Floor + 1701 sq.ft. on the First Floor) alongwith 175 sq.ft. R.T. Shed standing thereon and the land owners are enjoying the actual physical possession of the said landed property peacefully, quietly and without interruption of others and mutated their names in respect of the said plot as the recorded Owners to the assessment registrar of Khardah Municipality, bearing Holding no. 183/71, Branch Panchanantala Road, under Ward no. 21, and have been jointly possessing and enjoying the said landed property by exercising all their right of ownership over the said landed property and they are thus legally entitled to the said property as lawful joint owners thereof paying the relevant rent taxes regularly.

Partha Ranjan Das

AND WHEREAS with a view to fulfil their desire by making construction of a Multistoried Building over their landed property measuring an area about **9 cottahs 14 chittaks 40 sq.ft.** of land mentioned in the Schedule hereunder



Mokendu Bandyopadhyay

Advocate

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written. The Land Owners of the First Part approached the Developer of the Second Part to construct a Multi Storeyed Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Khardah Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

AND WHEREAS the parties hereto made and executed this agreement for construction of a Multi Storeyed Building in joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed building the Land Owners will be entitled to:-

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get the Owner's Allocation into the new proposed multistoried building by using its land in commercial purpose and shall be allotted in this manner:

The owners are jointly entitled to get **8 nos. of self contained residential Flats and One Independent Shop Room of the proposed multistoried building (G+4)** so to be constructed by the Developer firm such as (i) a self contained 2BHK residential flat, being no. E-1, measuring an area more or less 700 sq.ft. covered area on the First Floor (North-West Facing), (ii) a self contained 2BHK residential flat, being no. C-2, measuring an area more or less 700 sq.ft. covered area on the Second Floor



Alokendra Bandyopadhyay

Advocate

Contd...19

Partha Pratim Das

(19)

(South-West Facing), (iii) a self contained 2BHK residential flat, being no. C-4, measuring an area more or less 700 sq.ft. covered area on the Fourth Floor (South-West Facing), (iv) a self contained 2BHK residential flat, being no. E-2, measuring an area more or less 700 sq.ft. covered area on the Second Floor (North-West Facing), (v) a self contained 2BHK residential flat, being no. D-1, measuring an area more or less 700 sq.ft. covered area on the First Floor (West Facing), (vi) a self contained 2BHK residential flat, being no. B-4, measuring an area more or less 700 sq.ft. covered area on the Fourth Floor (South Facing), (vii) a self contained 2BHK residential flat, being no. D-2, measuring an area more or less 700 sq.ft. covered area on the Second Floor (West Facing), (viii) a self contained 1BHK residential flat, being no. D, measuring an area more or less 500 sq.ft. covered area on the Ground Floor (West Facing) and one independent shop room being shop room no. 5 measuring an area more or less 150 sq.ft. covered area on the Ground Floor (North Facing) and the land owner's are also jointly entitled to get a sum of **Rs. 77,00,000.00 (Rupees Seventy Seven Lakhs)** only in total as non-adjustable/ non-refundable amount in their part in consideration of the Owner's allocation out of which at the time of execution and registration of this agreement the Developer shall Pay **Rs. 7,00,000.00 (Rupees Seven Lakhs)** only to the owners hereof AND the rest amount of **Rs. 70,00,000.00 (Rupees Seventy Lakhs)** only shall be paid by the developer to the Owners at the time of handover the



Mukendu Bandyopadhyay

Advocate

Contd...20

Parthen Pratibha Dey

peaceful vacant possession of the owners allocation flats & shop and after receiving such amount the Owners shall issue proper money receipt in favour of the Developer.

Covered area means (covered area of Flat + share of Stair Case, Lift & Corridor/Lobby Area).

Be it mentioned hereto that after receiving the possession of owners allocation flats & shop room and the entire consideration amount as Owners allocation the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

After delivery of Owners' allocation flats & shop room the remaining constructed portion of the said proposed Multi Storied Building (G+4) will be the sole property of the Developer.

The Land Owners shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement or handing over the vacant physical possession of the landed property which ever is later & shall not call upon the Developer for the same.

AND WHEREAS the parties hereto confirm all the terms and conditions being accepted by them and/or now desirous of recording in writing the same terms and conditions subject to which the Developer agreed with the Land Owners for construction of a Multi storeyed building on the said land comprising the said property in the following manner:-

- a) Simultaneously with the execution of this Agreement the owners shall deliver physical vacant possession of the said property morefully described in the Schedule hereunder



Atokendu Bandyspallay

Advocate

Contd...21

Pave the Pathway

(21)

written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Multi Storeyed Building thereon in accordance with the covenants of this Agreement.

That the Developer herein is entitled to amalgamate the owner's land with the adjacent land and after amalgamation the developer shall apply for sanction of building construction plan before the concerned authority of Khardah Municipality.

b) Simultaneously with the execution of this Agreement the Developer shall make prepare and caused to be made and prepared all Plan or Plans, Design, Drawings, specifications, applications, and all other papers and documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed building by an Architect and/or Engineer of the Building at the entire costs, fees, charges to be borne by the Developer exclusively which shall be signed, executed, affirmed, endorsed by the Land Owners and to be submitted and filed by the Developer in the name of the Land Owners before the Khardah Municipality for sanctioning thereof. And all application as well as obtaining necessary permission from Fire Brigade Authority, Police authority, C.E.S.C. or W.B.S.E.D.C.L. or any other appropriate Government, Semi Govt, or Quasi Govt, authority or authorities whomsoever and when required necessary from time to time at the entire costs charges and expenses of the Developer. The Land Owners hereby declare

Partha Pratim Das



Atokanta Bandyopadhyay

Advocate

Contd...22

(22)

that they would extend all sorts of co-operation necessary for such require acts, deeds and things to be done and/or caused to be done by the Developer.

c) It is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required building plan in respect of the said proposed Multi Storied building to be sanctioned by the Khardah Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.

d) The Developer shall construct, re-construct, erect and/or build the said proposed building on the land comprised in the said property as per the said sanctioned building Plan at its own costs.

e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed building in accordance with the sanctioned building Plan as per below mentioned specification within **30 months** from the date of sanction building Plan and/or handover the peaceful vacant possession of the subject landed property which ever is later (hereinafter referred to as the said stipulated period) save & except due to force majeure viz. act of god, interalia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer,



Abananda Bandhopadhyay

Advocate

Contd...23

Parvatha Renuka Devi

(23)

then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owners.

f) The Land Owners shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed building as aforesaid and for the purpose of the same to do all allied works, deeds or things in terms of this presents.

g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of flats, shops and Garages from the Developer's allocation and to receive the earnest money, advances or payment from them without any consent of the owners at the terms and conditions the Developer may think and proper. The Land Owners will not be liable for any transaction entered into by the Developer for the Developer's allocation vise-versa.

h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment, mortgage as may be from time to time be prepared, executed and/or registered by the Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the developer in which the Land Owners shall have no say whatsoever and the Land Owners shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.



Atokendra Bandyopadhyay

Advocate

Contd...24

Further Provision Day

(24)

- i) The Developer shall be at liberty to sell, let-out, lease out take advance for the Developer portion except Owners' allocation as per agreement.
- j) Save and except as stated herein the Land Owners shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this Agreement and shall keep the Developer indemnified for the same.
- k) If the Land Owners and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the Land Owners and the Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.
- l) The Land Owners will not interfere in the day to day working of the Developer. The Developer will use quality materials for construction and in case of any dispute the decision of the appointed Architect or Engineer will be final and binding on both the parties.
- m) If the Land Owners intend to sell the Owners' allocation to any purchaser/purchasers, the measurement of the flat should be calculated as Super-built-up area.
- n) The Developer shall have every right to demolish the existing building on the land stated in the First Schedule hereunder and whatsoever the materials/debris of the said building subject to be demolished shall be disposed of by the Developer and no claim thereon on the part of the Owners shall be entertained in any case.

Be it mentioned here that the land Owners shall shift to a nearby place wherein they will stay at the cost of the

9/2

Atokendu Bandyopadhyay
Advocate

Contd.....25

Partha Pratim Dasg

(25)

Developer during the construction work and the Developer Firm shall pay the monthly rent @ Rs. 5,000/- each to the land owner's for 4 nos. of temporary accommodation and upon completion the Owner's shall shift back to their allocated portion in ready and finished condition.

(o) Both the Developer and the Land Owners shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and condition herein contained.

(p) The Completion Certificate of Municipality will be obtained by the Developer at the costs, expenses and charges of the Developer.

(q) All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Indian Arbitration Act, 1940 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

4/2

Hakeemul Hameed Siddiqui

Advocate

Contd...26

Panthera Production Day

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece and parcel of land measuring more or less **9 Cottahs 14 chittaks 40 Sq.ft.** of land (3 Cottahs 6 Chittaks 5 sq.ft. of land in R.S. Dag No. 616, corresponding to L.R. Dag No. 3432 + 6 Cottahs 8 Chittaks 35 sq.ft. of land in R.S. Dag No. 617, corresponding to L.R. Dag No. 3433) classified as "**BASTU**" togetherwith a two storied residential building measuring an area more or less 3500 sq.ft. (1799 sq.ft. on the Ground Floor + 1701 sq.ft. on the First Floor) togetherwith 175 sq.ft. R.T. Shed standing thereon with **Cemented Flooring** situates and lying at **Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi No: 156,** comprised and contained in **R.S. Dag No. 617,** corresponding to **L.R. Dag No. 3433** and **R.S. Dag No. 616,** corresponding to **L.R. Dag No. 3432** under R.S. Khatian nos. 822 & 823, corresponding to L.R. Khatian No. 5237, P.S.- Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Khardah Municipality, bearing Holding No. 183/71, Branch Panchanantala Road, under Ward No. 21, which is the subject property of this Development Agreement.

Panchanantala Road
BUTTED AND BOUNDED BY

- On the North : 17 ft. wide Branch Panchanantala Road.
 On the South : House of Nemaï Ratan Sarkar.
 On the East : House of Subimal Banerjee & House of Swapan Majumder.
 On the West : House of Anand Yadav.


Alokendra Bandyopadhyay
Advocate

Contd...27

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNER'S ALLOCATION)

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the owners shall be entitled to get the Owner's Allocation into the new proposed multistoried building by using its land in commercial purpose and shall be allotted in this manner:

The owners are jointly entitled to get **8 nos. of self contained residential Flats and One Independent Shop Room of the proposed multistoried building (G+4)** so to be constructed by the Developer firm such as (i) a self contained 2BHK residential flat, being no. E-1, measuring an area more or less 700 sq.ft. covered area on the First Floor (North-West Facing), (ii) a self contained 2BHK residential flat, being no. C-2, measuring an area more or less 700 sq.ft. covered area on the Second Floor (South-West Facing), (iii) a self contained 2BHK residential flat, being no. C-4, measuring an area more or less 700 sq.ft. covered area on the Fourth Floor (South-West Facing), (iv) a self contained 2BHK residential flat, being no. E-2, measuring an area more or less 700 sq.ft. covered area on the Second Floor (North-West Facing), (v) a self contained 2BHK residential flat, being no. D-1, measuring an area more or less 700 sq.ft. covered area on the First Floor (West Facing), (vi) a self contained 2BHK residential flat, being no. B-4, measuring an area more or less 700 sq.ft. covered area on the Fourth Floor (South Facing), (vii) a self

For the Rentier Day



H. K. Bhandarkar

Adviser

Contd...28

contained 2BHK residential flat, being no. D-2, measuring an area more or less 700 sq.ft. covered area on the Second Floor (West Facing), (viii) a self contained 1BHK residential flat, being no. D, measuring an area more or less 500 sq.ft. covered area on the Ground Floor (West Facing) and one independent shop room being shop room no. 5 measuring an area more or less 150 sq.ft. covered area on the Ground Floor (North Facing) and the land owner's are also jointly entitled to get a sum of **Rs. 77,00,000.00 (Rupees Seventy Seven Lakhs)** only in total as non-adjustable/non-refundable amount in their part in consideration of the Owner's allocation out of which at the time of execution and registration of this agreement the Developer shall Pay **Rs. 7,00,000.00 (Rupees Seven Lakhs)** only to the owners hereof AND the rest amount of **Rs. 70,00,000.00 (Rupees Seventy Lakhs)** only shall be paid by the developer to the Owners at the time of handover the peaceful vacant possession of the owners allocation flats & shop and after receiving such amount the Owners shall issue proper money receipt in favour of the Developer.

Covered area means (covered area of Flat + share of Stair Case, Lift & Corridor/Lobby Area).

Be it mentioned hereto that after receiving the possession of owners allocation flats & shop room and the entire consideration amount as Owners allocation the Owners herein shall have no future claim or demand in respect of their allocation from the Developer.

After delivery of Owners' allocation flats & shop room the remaining constructed portion of the said proposed Multi Storied Building (G+4) will be the sole property of the Developer.



Alokendra Bandyopadhyay

Authorised

Contd...29

Partha Pratim Das

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's allocation)

DEVELOPER'S ALLOCATION: shall mean all the remaining portion of the entire building (excluding Owner's allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/ purchasers by and mode of Transfer of property Act. and/ or lease, let out, or in any manner may with the same as the absolute Owner thereof.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of work)

NUMBER OF FLOOR : Ground floor plus upper stories.

BUILDING AND WALL : R.C.C. Super structure with Grade 1 quality materials local brick field's bricks.

Internal finish : Plaster of Paris

External Finish : Cement based paint over plaster.

Door Frame : Wooden.

Palla : Flush Door. Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass fitted.

Flooring : All rooms, dining, balcony, kitchen and toilet floor finished by floor tiles (600mm x 600mm).

Stair & Corridor : Marble floor.



thakur Ramchandra Prasad

Architect

Contd...30

Partha Pratim Das

Kitchen : 4ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink will be provide and two taps.

Bathroom & Toilet: 6ft. height glazed tiles from 6 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan/W.C. Commode.

Balcony : 2'-6" covered with brick work/or grill fittings.

Dinning : One basin with white colour with tap.

ELECTRICITY

Sufficient electric points as follows :

Main Entrance : One Light and one Calling Bell point.

Bedroom : One Tube, One fan, One plug, Double bracket point.

Balcony : One light, One plug point,

Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.

Toilet : One light, One fan (exhaust).

Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.

Water : 24 hours supply through Submersible & Municipal water connection.

Individual Meter/Common Lift : Cost of individual meter i.e. Rs. 25,000/- and proportionate cost of infrastructure i.e mother line and proportionate lift cost i.e. Rs. 50,000/- will be borne by the land owners for their respective allocation i.e. for each flat / unit.

Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owner or purchaser before the execution of such works.



Alokendra Bandyopadhyay

Advocate

Contd...31

Panthera Reaction Day

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

SIGNED & DELIVERED
in presence of following

WITNESSES:

1. *Preadip Ghosh*
Ward 1a Kulinipour
P. D. Sapan
Kol-116
2. *Ayan Banerjee*
Adv
Barrackpore Court
Enrol. F/1124/2013.

Netiung
Thuma Sarkar
Rumi Ghosh
Partha Pratim Dey
Soma Ghosh
Sipra Dey
Pinky Dey
Sudip Ghosh
Prabin Karthi DC

SIGNATURE OF THE LAND OWNERS

M/s. APEX REALTY

Dr. N. N. Das
Hilim Ghosh
Swapn Das
Subhangar Biswas
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Alokendu Pandeyopadhyay
Adv

ALOKENDU BANDYOPADHYAY

Advocate

Calcutta High Court, District Judge's Court Barrackpore,

Barrackpore Court

Enl. No.-WB-570/2004

Laser Setter:

Preetam Das
Preetam Das

Alokendu Pandeyopadhyay

Advocate

Memo of Consideration

We, the land owners do hereby received a sum of **Rs 7,00,000.00 (Rupees Seven Lakhs)** only from the within named Developer/s as part payment of owners allocation in the following memo:

<u>Date</u>	<u>Cheque No.</u>	<u>Bank Name</u>	<u>Amount</u>
20.12.2021	005486	BOB	1,00,000.00
08.02.2022	903262	SBI(inkl. TDS)	1,00,000.00
10.08.2022	005731	BOB(inkl. TDS)	1,00,000.00
10.08.2022	005732	BOB(inkl. TDS)	1,00,000.00
10.08.2022	005733	BOB(inkl. TDS)	1,00,000.00
10.08.2022	005734	BOB(inkl. TDS)	50,000.00
10.08.2022	005735	BOB(inkl. TDS)	50,000.00
10.08.2022	005736	BOB(inkl. TDS)	50,000.00
10.08.2022	005737	BOB(inkl. TDS)	50,000.00

Total : Rs. 7,00,000.00

In Word: **Rupees Seven Lakhs** Only.

SIGNED AND DELIVERED
IN PRESENCE OF FOLLOWING

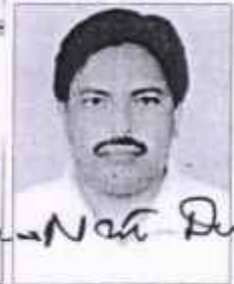
WITNESSES:

1. *Prabin Ghosh*
Kibretsha Kulindara
P. O. B. D. Sapan
Kal-116
2. *Ayan Banerjee.*
Adv
Barraclough Court.

Prabin Ghosh
Thuma Lovkan
Rumi Ghosh
Partha Pratim Dey
Goma Ghosh
sipra dey
Pinky Dey
Sudip Ghosh
Prabir Kanti De

SIGNATURE OF THE LAND OWNERS

Alakendra Bandyopadhyay
Advocate

UNDER RULE 44A OF THE I.R. ACT

Biswanath Das

(1) Name : **SRI BISWANATH DAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

Biswanath Das

SIGNATURE OF THE PRESENTANT

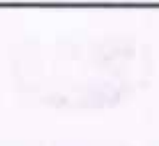


Mihir Guin

(2) Name : **SRI MIHIR GUIN**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
				

Mihir Guin

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person,
and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT(1) Name : **SRI SWAPAN DAS***Swapan Das***LEFT HAND FINGER PRINTS**

LITTLE

RING

MIDDLE

FORE

THUMB

**RIGHT HAND FINGER PRINTS**

THUMB

FORE

MIDDLE

RING

LITTLE

*Swapan Das*

SIGNATURE OF THE PRESENTANT

(2) Name : **SRI SUBHANKAR BISWAS**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

*Subhankar Biswas***LEFT HAND FINGER PRINTS**

LITTLE

RING

MIDDLE

FORE

THUMB

**RIGHT HAND FINGER PRINTS**

THUMB

FORE

MIDDLE

RING

LITTLE

*Subhankar Biswas*
SIGNATURE OF THE PRESENTANTAll the above fingerprints are of the abovenamed person,
and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT 1908



SRI PRATIK DEY

(1) Name :

Pratik

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Pratik

SIGNATURE OF THE PRESENTANT

SMT. JHUMA SARKAR

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Jhuma



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Jhuma Sarkar

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person,
and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT

(1) Name : **SMT. SOMA GHOSH**

Soma Ghosh

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE OF THE PRESENTANT

(2) Name : **SMT. SIPRA DEY**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Sipra Dey

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sipra Dey

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person,
and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **MISS PINKY DEO**

Pinky Deo

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Pinky Deo

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SUDIP GHOSH**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Sudip Ghosh

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sudip Ghosh

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT**SRI PRABIR KANTI DE***Prabir Kanti De*

(1) Name :

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person, and attested by the said person.**Prabir Kanti De***SIGNATURE OF THE PRESENTANT****X****X**

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X*All the above fingerprints are of the abovenamed person, and attested by the said person.***SIGNATURE OF THE PRESENTANT**

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



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

GRN Details

GRN:	192022230098332541	Payment Mode:	Online Payment
GRN Date:	15/08/2022 19:07:20	Bank/Gateway:	AXIS Bank
BRN :	324608886	BRN Date:	15/08/2022 19:08:55
Payment Status:	Successful	Payment Ref. No:	2002459505/2/2022

[Query No?/Query Year]

Depositor Details

Depositor's Name:	Alokendu Bandyopadhyay
Address:	76, Central Road, Anandaloke Sodepur, Kolkata-700110
Mobile:	9674975574
Depositor Status:	Advocate
Query No:	2002459505
Applicant's Name:	Mr Alokendu Bandyopadhyay
Identification No:	2002459505/2/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002459505/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2002459505/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	7021
Total				26942

IN WORDS: TWENTY SIX THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1524-07395/2022	Date of Registration	16/08/2022
Query No / Year	1524-2002459505/2022	Office where deed is registered	
Query Date	13/08/2022 11:32:59 AM	A.D.S.R. SODEPUR, District. North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]. [4311] Other than Immovable Property, Receipt [Rs : 7,00,000/-]		
Set Forth value	Market Value		
Rs. 1,00,00,000/-	Rs. 1,32,04,528/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 7,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Panchantantala Road (Panihati Municipality), Mouza: Sukhchar, , Ward No: 21, Holding No:183/71 JI No: 9, Touzi No: 156 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-616	RS-823	Bastu	Bastu	3 Katha 6 Chatak 5 Sq Ft	30,00,000/-	36,75,327/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
L2	RS-617	RS-822	Bastu	Bastu	6 Katha 8 Chatak 35 Sq Ft	60,00,000/-	71,16,701/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road,
		TOTAL :			16.3854Dec	90,00,000 /-	107,92,028 /-	
		Grand Total :			16.3854Dec	90,00,000 /-	107,92,028 /-	

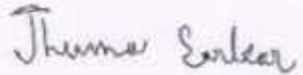
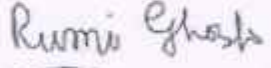
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	3500 Sq Ft.	9,50,000/-	23,62,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1799 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1701 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2	175 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 175 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					

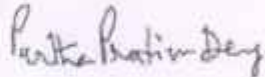
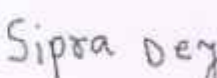


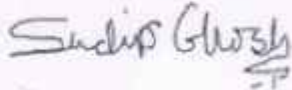
Total : 3675 sq ft 10,00,000 /- 24,12,500 /-

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pratik Dey Son of Mr Parimal Kanti Dey Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
	A-1/3, ECTP, Phase-III, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: A3xxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
2	Name Smt Jhuma Sarkar Wife of Mr Puspa Ranjan Sarkar Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
	31, Karunamoyee, City:- Titagarh, P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: GVxxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office			
3	Name Smt Rumi Ghosh Wife of Mr Suvendu Ghosh Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022

B-13/28, Kalyani, City:- Kalyani, P.O:- Kalyani, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022
 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office

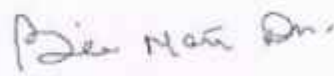
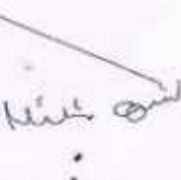
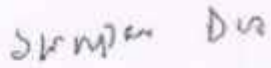
4	Name Mr Partha Pratim Dey Son of Late Pujish Kanti Dey Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Kulinpara, Sukchar, Branch Panchanantala Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AJxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				
5	Name Smt Soma Ghosh Wife of Mr Prabir Kumar Ghosh Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Raja Lane, Sukchar Bazar Para, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				
6	Name Smt Sipra Dey Wife of Late Prithish Kanti Dey Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Branch Panchanantala Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CHxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				

7	Name Miss Pinky Dey (Presentant) Daughter of Late Prithish Kanti Dey Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Branch Panchanantala Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CHxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				
8	Name Mr Sudip Ghosh Son of Mr Sunil Ranjan Ghosh Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Branch Panchanantala Road, City:- Khardah, P.O:- B D Sopan, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHxxxxxx9F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				
9	Name Mr Prabir Kanti De Son of Mr Paritosh Dey Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office	Photo  16/08/2022	Finger Print  LTI 16/08/2022	Signature  16/08/2022
Kulinpara, Sukchar, Branch Panchanantala Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/08/2022 , Admitted by: Self, Date of Admission: 16/08/2022 ,Place : Office				

Developer Details :

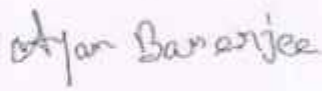
Sl No	Name,Address,Photo,Finger print and Signature
1	APEX REALTY Bimala Apartment, 46(A)28, Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Biswanath Das Son of Late Narayan Chandra Das Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office	Photo  Aug 16 2022 3:35PM	Finger Print  LTI 16/08/2022	Signature  16/08/2022
	Kiranalaya, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : APEX REALTY (as Partner)			
2	Name Mr Mihir Guin Son of Late Siddheswar Guin Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office	Photo  Aug 16 2022 3:35PM	Finger Print  LTI 16/08/2022	Signature  16/08/2022
	Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : APEX REALTY (as Partner)			
3	Name Mr Swapan Das Son of Late Foudi Das Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office	Photo  Aug 16 2022 3:36PM	Finger Print  LTI 16/08/2022	Signature  16/08/2022
	Ramkrishna Apartment, Flat No. B, 3rd Floor, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : APEX REALTY (as Partner)			
4	Name Mr Subhankar Biswas Son of Mr Madhab Chandra Biswas Date of Execution - 16/08/2022, , Admitted by: Self, Date of Admission: 16/08/2022, Place of Admission of Execution: Office	Photo  Aug 16 2022 3:36PM	Finger Print  LTI 16/08/2022	Signature  16/08/2022

2No., Subhash Nagar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : APEX REALTY (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	16/08/2022	16/08/2022	16/08/2022

Identifier Of Mr Pratik Dey, Smt Jhuma Sarkar, Smt Rumi Ghosh, Mr Partha Pratim Dey, Smt Soma Ghosh, Smt Sipra Dey, Miss Pinky Dey, Mr Sudip Ghosh, Mr Prabir Kanti De, Mr Biswanath Das, Mr Mihir Guin, Mr Swapan Das, Mr Subhankar Biswas



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pratik Dey	APEX REALTY-0.620023 Dec
2	Smt Jhuma Sarkar	APEX REALTY-0.620023 Dec
3	Smt Rumi Ghosh	APEX REALTY-0.620023 Dec
4	Mr Partha Pratim Dey	APEX REALTY-0.620023 Dec
5	Smt Soma Ghosh	APEX REALTY-0.620023 Dec
6	Smt Sipra Dey	APEX REALTY-0.620023 Dec
7	Miss Pinky Dey	APEX REALTY-0.620023 Dec
8	Mr Sudip Ghosh	APEX REALTY-0.620023 Dec
9	Mr Prabir Kanti De	APEX REALTY-0.620023 Dec

Transfer of property for L2

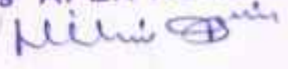
Sl.No	From	To. with area (Name-Area)
1	Mr Pratik Dey	APEX REALTY-1.20058 Dec
2	Smt Jhuma Sarkar	APEX REALTY-1.20058 Dec
3	Smt Rumi Ghosh	APEX REALTY-1.20058 Dec
4	Mr Partha Pratim Dey	APEX REALTY-1.20058 Dec
5	Smt Soma Ghosh	APEX REALTY-1.20058 Dec
6	Smt Sipra Dey	APEX REALTY-1.20058 Dec
7	Miss Pinky Dey	APEX REALTY-1.20058 Dec
8	Mr Sudip Ghosh	APEX REALTY-1.20058 Dec
9	Mr Prabir Kanti De	APEX REALTY-1.20058 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Pratik Dey	APEX REALTY-388.88888900 Sq Ft
2	Smt Jhuma Sarkar	APEX REALTY-388.88888900 Sq Ft
3	Smt Rumi Ghosh	APEX REALTY-388.88888900 Sq Ft
4	Mr Partha Pratim Dey	APEX REALTY-388.88888900 Sq Ft
5	Smt Soma Ghosh	APEX REALTY-388.88888900 Sq Ft
6	Smt Sipra Dey	APEX REALTY-388.88888900 Sq Ft
7	Miss Pinky Dey	APEX REALTY-388.88888900 Sq Ft
8	Mr Sudip Ghosh	APEX REALTY-388.88888900 Sq Ft
9	Mr Prabir Kanti De	APEX REALTY-388.88888900 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr Pratik Dey	APEX REALTY-19.44444400 Sq Ft
2	Smt Jhuma Sarkar	APEX REALTY-19.44444400 Sq Ft
3	Smt Rumi Ghosh	APEX REALTY-19.44444400 Sq Ft
4	Mr Partha Pratim Dey	APEX REALTY-19.44444400 Sq Ft
5	Smt Soma Ghosh	APEX REALTY-19.44444400 Sq Ft
6	Smt Sipra Dey	APEX REALTY-19.44444400 Sq Ft
7	Miss Pinky Dey	APEX REALTY-19.44444400 Sq Ft
8	Mr Sudip Ghosh	APEX REALTY-19.44444400 Sq Ft
9	Mr Prabir Kanti De	APEX REALTY-19.44444400 Sq Ft

M/s APEX REALTY

 Partner



M/s APEX REALTY
[Signature]
Partner

On 16-08-2022

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

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

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

Presented for registration at 12:48 hrs on 16-08-2022, at the Office of the A.D.S.R. SODEPUR by Miss Pinky Dey, one of the Executants.

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 1,32,04,528/-

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

Execution is admitted on 16/08/2022 by 1. Mr Pratik Dey, Son of Mr Parimal Kanti Dey, A-1/3, ECTP, Phase-III, P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service, 2. Smt Jhuma Sarkar, Wife of Mr Pusp Ranjan Sarkar, 31, Karunamoyee, P.O: Talpukur, Thana: Titagarh, City/Town: TITAGARH, North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by Profession House wife, 3. Smt Rumi Ghosh, Wife of Mr Suwendu Ghosh, B-13/28, Kalyani, P.O: Kalyani, Thana: Kalyani, City/Town: KALYANI, Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession House wife, 4. Mr Partha Pratim Dey, Son of Late Pujish Kanti Dey, Kulinpara, Sukchar, Branch Panchanantala Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Service, 5. Smt Soma Ghosh, Wife of Mr Prabir Kumar Ghosh, Raja Lane, Sukchar Bazar Para, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 6. Smt Sipra Dey, Wife of Late Pritish Kanti Dey, Branch Panchanantala Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 7. Miss Pinky Dey, Daughter of Late Pritish Kanti Dey, Branch Panchanantala Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Others, 8. Mr Sudip Ghosh, Son of Mr Sunil Ranjan Ghosh, Branch Panchanantala Road, P.O: B D Sopan, Thana: Khardaha, , City/Town: KHARDAHA, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Service, 9. Mr Prabir Kanti De, Son of Mr Paritosh Dey, Kulinpara, Sukchar, Branch Panchanantala Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-08-2022 by Mr Biswanath Das, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46(A)28, Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 16-08-2022 by Mr Mihir Guin, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46(A)28, Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 16-08-2022 by Mr Swapan Das, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46(A)28, Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 16-08-2022 by Mr Subhankar Biswas, Partner, APEX REALTY (Partnership Firm), Bimala Apartment, 46(A)28, Patuatola Lane, Room No. 1, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

M/s APEX REALTY

Mihir Guin

Partner

Identified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7,021/- (B = Rs 7,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/08/2022 7:08PM with Govt. Ref. No: 192022230098332541 on 15-08-2022, Amount Rs: 7,021/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 324608886 on 15-08-2022, 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 Stamp Rs 100/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1085, Amount: Rs.100/-, Date of Purchase: 01/08/2022, Vendor name: RANA SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/08/2022 7:08PM with Govt. Ref. No: 192022230098332541 on 15-08-2022, Amount Rs: 19,921/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 324608886 on 15-08-2022, Head of Account 0030-02-103-003-02



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



M/s APEX REALTY

Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 256353 to 256406

being No 152407395 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY

Date: 2022.08.24 14:20:06 +05:30

Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/08/24 02:20:06 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

West Bengal.



(This document is digitally signed.)