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ADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATA

I certify that the Document, Registration Sheet and the endorsement sheets attached to this document are the part of

Additional Registrar  
of Assurances II Kolkata

U 2 MAY 2024

**AGREEMENT FOR DEVELOPMENT**

**THIS AGREEMENT FOR DEVELOPMENT** is made this 2nd day of May, Two Thousand and Twenty-Four (2024)

**BETWEEN**

22561

30 APR 2004  
 STATE JAM TELNOR TUBE  
 11, N.S. Road, Noida

30 APR 2004  
 30 APR 2004



NOTICE OF ASSURANCE  
 22 MAY 2004

Identified by me  
 Chandra Mandal  
 370- Jhanta Mandal  
 2, NO. Govt. Colony  
 P.O. - Hadia  
 P.S. - K.L.C.  
 Kolkata - 700150  
 Law Clerk

2

**DEBAPRIYA RAI CHOWDHURY (PAN BSGPR5146B) (AADHAR NO: 2033 4136 1586)**, wife of Kunal Saxena, a Hindu service holder by nationality Indian of 8, Dr Radha Gobindanath Sarani formerly known as 229 Russa Road (South) 1<sup>st</sup> Lane, formerly Police Station Jadavpur presently Police Station Golf Green, Kolkata 700033 and presently residing at 1351 Wood Duck Drive, Coppell, TX- 75019, United States of America being represented herein by her Constituted Attorney **Tapan Rai Chowdhury (PAN ADDPR7104G)** *son of late Nalini Rai Chowdhury*

**(AADHAR NO: 9974 8446 3259)** hereinafter referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, representatives, administrators and assigns) of the One Part

**AND**

**ORCHID DEVELOPER** a firm of proprietorship of **Amit Singh (PAN AWAPS9174K) (AADHAR NO: 4821 9882 0134)** son of Madan Singh a Hindu merchant by nationality Indian having its office at 10 Dr Radha Gobindanath Sarani, Police Station Golf Green, Kolkata 700033 hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-

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ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
- 2 MAY 2024

in-business and assigns as well as the legal heirs, executors, representatives, administrators and assigns of the said Amit Singh) of the Other Part

**WHEREAS:**

**A.** In all material times Rai Gyanendra Krishna Rai Bahadur Jomidar was seized of and/or otherwise sufficiently entitled to a piece and parcel of land containing and measuring an area of 4 cottahs 6 chittacks 24 square feet i.e., 3174 square feet more or less revenue free land with pucca structure erected thereof hereinafter referred to as the **said house property**

**B.** By virtue of and under a Registered Bengali Kobala made between the said Rai Gyanendra Krishna Rai Bahadur Jomidar described therein as the Kobala Data granted, transferred, sold, conveyed, assigned and assured the said house property unto and in favour of one Harihar Bandopadhyay described therein as the kobala grohita and recorded in Book No. 1 Volume No. 40 Pages 291 to 296 Being No. 1911 for the year 1936 unto and in favour of the said Harihar Bandopadhyay absolutely and forever

**C.** By virtue of a Bengali Kobala dated 7.2.1949 made between the said Harihar Bandopadhyay described therein as the Kobala Data and (1) Bijay Bhusan Rai Chowdhury and 2) Nalini Bhushan Rai Chowdhury jointly described

therein as the Kobala Grohita and recorded in Book No. 1 Volume No. 5 Pages 14 to 21 Being No. 125 for the year 1949 of the office of the Sadar Joint Sub-Registrar, 24 Parganas at Alipore the said Harihar Bandopadhyay granted transferred sold conveyed assigned and assured the said house property unto and in favour of the Kobala Grohitas

**D.** By virtue of a Bengali Muktipatra or Deed of Release and/or Disclaimer dated 30<sup>th</sup> Jaishthya 1359 corresponding to 13.06.1952 made between the said Bijay Bhushan Rai Chowdhury described therein as Muktipatra Data and the said Nalini Bhushan Rai Chowdhury described therein as Muktipatra Grohita recorded in Book No. 1 Volume No. 16 Pages 284 to 286 Being No. 3877 for the year 1952 of the office of the Sub-Registrar at Alipore the said Bijaya Bhushan Rai Chowdhury had disclaimed and released his all right, title and interest in the said house property in favour of his brother Nalini Bhushan Rai Chowdhury absolutely and forever together with all the liberties, privileges, easements and advantages thereof and thus the said Nalini Bhushan Rai Chowdhury became the sole and absolute owner of the said house property which was subsequently renumbered and identified as Premises No. 8 Russa Road, 1<sup>st</sup> Lane

**E.** The said Nalini Bhusan Rai Chowdhury during his life time had executed and published his Last Will bequeathing his properties including the said house property unto and in favour of his only son the aforesaid Tapan Rai Chowdhury absolutely and forever

**F.** On or about 12<sup>th</sup> August 2016 the Learned Court of the District Judge at Alipore was pleased to grant Probate of the aforesaid Will Being Act 39 of Case No. 58 of 2014) as a result the said Tapan Rai Chowdhury had become the sole and absolute owner of the said house property and he had mutated his name as the sole tax payer of the said house property in the appropriate department of the Kolkata Municipal Corporation consequently the said house property became further renumbered as 8 Dr. Radha Gobindanath Sarani, Kolkata 700033 Post Office Tollygunge Police Station Jadavpore, at present Golf Green more particularly described in the Schedule - **A** hereunder written

**G.** Thereafter by virtue of and under a Registered Deed of Gift dated 21<sup>st</sup> November 2016 made between the said Tapan Rai Chowdhury described therein as the Donor of the one part and the Owner herein described therein as the Donee of the other part and recorded in Book No. 1 Volume No. 1901-2016 Pages 268761 to 268788 Being No. 190108211 for the year 2016 of the office of the Additional Registrar of Assurance-I Kolkata the said Tapan Rai

Chowdhury granted, transferred, conveyed, assigned and assured by way of Gift the said house property unto and in favour of his only daughter namely the said Debapriya Rai Chowdhury the Owner herein absolutely and forever

**H.** The ground floor of the said house property is presently under the occupation and possession of a tenant and the remaining areas of the same is under the possession and control of the Owner and her parents.

**I.** Upon inspection of the said house property followed by examination of relevant documents the Developer has started negotiation with the Owner consequently after several meetings and exchange of opinions by and between the Parties hereto the Developer has offered and the Owner has agreed the said house property to be developed upon demolishing the existing structure and by erecting a new building comprising of flats, apartments, car parking spaces and other areas of diverse description for common use upon terms, conditions and consideration mentioned hereunder

**J.** In the aforesaid situation the Owner has offered and the Developer has agreed to undertake the proposed construction/development work for erection of the proposed building in accordance with the building plan to be



sanctioned by the Kolkata Municipal Corporation upon terms, conditions and consideration hereinafter appearing.

**NOW THIS AGREEMENT WITNESSES** as under :

**ARTICLE – I**

**DEFINITION**

**Owner** : Owner shall mean the said Debapriya Rai Chowdhury unless excluded by or repugnant to the subject or context shall include her heirs, executors, representatives, administrators and assigns.

**Developer** : Developer shall mean the said **ORCHID DEVELOPER** a firm of sole proprietorship of Amit Singh, son of Madan Singh having its office at 10 Dr. Radha Gobindanath Sarani, Police Station Golf Green, Kolkata 700033 unless excluded by or repugnant to the context shall include its successors-in-

business and assigns as well as the heirs, executors and administrators of the said Amit Singh

**Said land**

: Said land means a plot of land containing and measuring an area of 4 Cottahs 6 Chittaks and 24 Square Feet more or less being Municipal Premises No. 8, Radha Gobindanath Sarani formerly known as 229 Russa Road (South) 1<sup>st</sup> Lane, Post Office Tollygunge, Police Station Jadavpore, KMC Ward No. 94, Kolkata 700 033 more particularly described in the **Schedule**-hereunder written or howsoever else the same shall be known, numbered, called, distinguished and described.

**Building**

: Building shall mean the building proposed to be constructed at or upon the said land in terms hereof.

- Common Facilities** : Common facilities shall mean and include corridors, pathways, staircase, landings, machine room, sound proof generator, lift passages, particular portion of roof, part of the Developer's allocation and other facilities whatsoever required for the enjoyment, maintenance and/or management of the Building or part thereof except the car parking spaces.
- Saleable Space** : Saleable space shall mean the space in the Building available for independent use and occupation along with the right to use and enjoy the common facilities.
- Owner' Allocation** : Owner's Allocation shall mean the saleable space allocable to the Owner in the Building more particularly described in the **Schedule- B** hereunder written.
- Developers' Allocation** : Developers' Allocation shall mean the remaining saleable space allocable to the

Developer in the Building after allotment of the saleable areas to the Owner more particularly described in the **Schedule-C** hereunder written.

- Architect** : Architect shall mean who a qualified architect will, for the time being be appointed by the Developer at his own cost for designing and planning of the Building or any other person, firm or company who may be appointed hereinafter for the similar job.
- Building Plan** : Building Plan shall mean the plan prepared by the Developer and signed by the Owner and duly sanctioned by the Kolkata Municipal Corporation which hereinafter referred to as the **said plan**.
- Transfer** : Transfer shall mean transfer by delivery of possession and/or by any means adopted for effecting a transfer of saleable space of

the Building under the law presently in force.

**Transferee** : Transferee shall mean a person to whom any saleable space in the building can be transferred.

## **ARTICLE – II OWNER'S REPRESENTATIONS**

- 1.** The Owner and none else is well and sufficiently entitled to the said house property.
- 2.** None other than the Owner has any right, title, interest and claim in the said house property.
- 3.** So far the knowledge of the Owner the said house property is free from all encumbrances, charges, liens, lispdens, attachments, trusts, acquisitions and requisitions whatsoever.
- 4.** There is no excess vacant land held by the Owner other than the said land comprised in the said house property within the meaning of the Urban Land (Ceiling and Regulations) Act, 1976.

**ARTICLE-III****RIGHTS AND PRIVILEGES OF THE OWNER**

5. Subject to the terms hereof the Owner shall be entitled to the built-up areas of the Building as per Schedule **B** hereof.
6. **BE IT CATEGORICALLY PROVIDED** herein that before execution of these presents the Developer shall arrange for an accommodation in a newly constructed flat comprising of at least 3 (three) bedrooms with attached toilets, 1 (one) drawing-cum-dining room, verandahs containing atleast 1500 square feet wherein all the furniture and fittings presently belonging to the Owner can be placed and one covered car parking space in the place in the building known and identified as 'CITY HIGH' Flat No. 11A at the 11<sup>th</sup> Floor being Premises No. 85 Prince Anwar Shah Road, Police Station Golf Green Kolkata 700033 at and for a rent of Rs. 50,000/- per month which will paid and discharge by the Developer. If for any reason, whatsoever, the Developer fails to pay the rent then and in such event the Owner shall have the liberty to pay such rent from the security deposit of Rs. 4,00,000/-. Further the Developer shall pay the Owner a sum of Rs. 4,00,000/- which is non-refundable. All expenses like rent of temporary accommodation, one time deposit fee and other incidental expenses including shifting of all furniture,

maintenance fee and other fittings relating to such accommodation shall be borne by the Developer which shall be subject to satisfaction of the Owner. Shifting of furniture and fittings both to the temporary accommodation and to the Owner's allocation in the Building shall be made through the professional people like established packers and movers only.

7. The Owner shall always be entitled to inspect the construction of the Building with the further right to bring to the knowledge of the Developer about irregularities, if any, and to get the same rectified as per her instruction.

#### **ARTICLE -IV**

#### **OBLIGATION OF THE OWNER**

8. The Owner does hereby confirm that there remains no outstanding rates, taxes and other out goings and if any time hereafter the Owner is required to pay any statutory dues till the date of delivery of the possession of the said house property then the same shall be paid and discharged by the Owner.

9. Immediately after shifting of the accommodation in terms of Paragraph 6 of the Article III hereinbefore the vacant possession of the said house

property shall be delivered to the Developer which will be required to be admitted in writing by the Developer.

**10.** The Owner undertakes and assures that she shall always extend her co-operation towards the Developer with regard to the construction of the proposed building.

#### **ARTICLE – V**

#### **RIGHTS AND PRIVILEGES OF THE DEVELOPER**

**11.** Subject to the terms hereof the Developer shall always be entitled to exploit its own allotment in the Building in the manner as it may deem fit and proper including execution of agreements for sale and instruments of transfer of the said allotted areas which shall, at the instance of the Developer, be executed by the Owner as the Confirming Party in the event of Agreement for Sale while the Owner shall execute the instrument of transfer as the Vendor. It is understood that the Developer shall be entitled to get the payment of consideration related to the transfer of Developer's allocation of built-up area from the buyers which may be paid either in favour of the Owner or in favour of the Developer and if the payment is made to the Owner, then upon claim



of the Developer the said consideration money shall be transferred to the account of the Developer forthwith.

**12.** For the purpose of implementation of the instant project, the Developer shall be at liberty to make publicity of the same.

#### **ARTICLE – VI OBLIGATIONS OF THE DEVELOPER**

**13.** All statutory expenses of any description including obtaining sanction plan and completion of the Building shall be borne by the Developer.

**14.** The Developer shall initiate demolishing of the existing building (part of the said house property) and start construction of the new building in terms hereof.

**15.** It would be mandatory for the Developer to deliver the allotted built-up areas of the building to the Owner in terms hereof. Subject to the consent in writing of the Owner the Developer shall be entitled to deal with its own allotment by executing appropriate documents in terms hereof.

**16.** The Developer shall be liable to pay and discharge all rates, taxes and other outgoings including charges for electricity on account of the said house

property from the date of delivery of the possession of the same till the completion of the instant project followed by obtaining Certificate of Completion (commonly known as **C.C.**) and by delivery of allocated built up areas to the Owner.

**ARTICLE – VII**  
**CONSIDERATION**

**17.** In consideration of the Owner having agreed to grant the Developer an exclusive right to construct the Building and to exploit commercially its own allotment in the Building as saleable space, the Owner shall be entitled to the allotment of built up areas as mentioned in the **Schedule- B** hereunder written hereinafter referred to as the **Owner' Allocation** together with a sum of **Rs. 4,00,000/- (Rupees Four Lakhs)** only from the Developer. Further the Developer shall pay the Owner a sum of **Rs. 4,00,000/-** as and by way of security which is liable to be refunded to the Developer after selling of the flat at the 1<sup>st</sup> Floor belonging to the Owner's allocation, if not, deducted any amount in terms of the Agreement dated <sup>1<sup>st</sup></sup>..... May 2024.

*Amir*

**18.** Detailed specification of the aforesaid allotment is particularly described in the **Schedule- C** hereunder written. The Owner shall always be entitled to change any part of such specification upon payment of difference of cost if any to the Developer.

**19.** The Developer shall be entitled to the remaining saleable space in the Building hereinafter mentioned which the Developer shall be entitled to offer for sale, transfer, lease and/or otherwise agree to deal with the same in favour of such person/persons as may be approved by the Owner in writing.

**20.** In consideration of the developer having agreed to bear the cost of construction of the Owner's allocation in the building the Owner shall transfer to the Developer and or its nominee/nominees undivided, impartible and undemarcated proportionate share of the said land in conformity with the saleable space to be allocated in favour of the Developer in terms hereof.

**21.** For the sake of valuation, cost of the undivided share of the said land of the Owner comprising in the saleable space of the Developer

(Developer's Allotment) would be equated with the cost of construction of the saleable space to be allocated to the Owner.

**22.** Deed or deeds of conveyance of the Developer's saleable space with the undivided proportionate share in the said land in terms hereof shall be executed by the Owner in such part or parts as shall be required by the Developer either in its favour and/or in favour of its nominee/nominees and such deed or deeds shall be liable to be executed only after delivery of the Owner's allocation in the building by the Developer to the Owner in terms hereof. All cost of such transfer shall be borne by the proposed buyer.

#### **ARTICLE - VIII COMMENCEMENT**

**23.** The Owner shall deliver the said house property unto and in favour of the Developer on the day (after shifting of the residential place of the Owner) as may be decided amicably by the Parties hereto.

**24.** This Agreement shall be deemed to have commenced with effect from this day **and shall be in force for a period up to 22 months**

**from the date of hereof.** The said period may in the event of necessity, be extended for such other period as may be agreed and decided by the Owner.

**25.** This Agreement may cease to operate earlier than the aforesaid period in the event of complete sale and transfer of all the allocated saleable space in the Building by the Developer.

#### **ARTICLE - IX PROCEDURE**

**26.** The Developer has, with the help and guidance of the experts, prepared the building plan within a period of 14 (fourteen) days from the date hereof and get the same approved by the Owner within a period of another 14 (fourteen) days and thereafter the plan shall be finally prepared, signed by the Owner and submitted within 7 (seven) days from such signature.

**27. BE IT PROVIDED** herein that for any reason whatsoever, the plan is not sanctioned within 90 days from the date of its submission then this Agreement may at the sole option of the Owner, be terminated

forever and the relevant instrument to that effect shall be registered by the Parties hereto.

**28.** The Developer, at its own cost, has got the sanction of the same from the office of the Kolkata Municipal Corporation at its own cost.

**29.** The Owner shall always extend her co-operation, if required, for obtaining sanction of the Plan.

**30.** The Developer shall, after receiving the said house property in vacant condition start construction of the building in terms hereof and shall complete the same in habitable condition on or before **22 months from the date hereof**. In the event of extreme necessity such period may be extended for such time as may be amicably decided and agreed by the Parties hereto.

**31.** In as much as the Parties herein have agreed to allocate amongst themselves the built-up areas in the manner hereinbefore stated in the Building. The Developer shall be entitled to the proportionate undivided, impartible and undemarcated share in the said land comprised in the

said house property of such proportion to be determined on the basis of the area to be allocated to the Developer.

**32.** Consideration of the undivided share of the said land to be transferred either to the Developer or to its nominee or nominees shall be equated with the cost of construction of the built-up portion of the Building to be allocated to the Owner.

**33.** Subject to the condition as provided herein the said undivided proportionate area of the said land from the date of execution of this Agreement be deemed to be transferable to the Developer and/or to its nominee/nominees and the deed or deeds of Conveyance shall be executed in such part or parts as shall be required by the Developer either in favour of the Developer or its nominee or nominees in the manner as provided herein.

**34.** The Owner shall render the Developer all reasonable assistance to apply for and/or to obtain by the Developer at its own cost all sanction, permission, approval and/or clearance mentioned herein and the Owner does hereby agree and assure the Developer to sign and

execute such plan, applications and other documents related to the proposed construction as may be required lawfully by the Developer from time to time.

**35.** For the purpose of commercial exploitation with the built-up areas to be allotted in favour of the Developer the Owner, at the instance of the Developer, shall execute Agreement for sale as the Owner/Confirming Party while she will execute the Deed of Conveyance as Vendor.

#### **ARTICLE - X**

#### **CONSTRUCTION OF THE BUILDING**

**36.** The Developer shall, at its own cost, construct the Building as per the plan to be sanctioned details of which are mentioned in the **Schedule- D** hereunder.

**37.** Design and nature of the Building and the materials to be used shall be according to the specifications to be finalized by the Parties hereto jointly true copies of which will be signed by them and they will retain one copy each which will be treated as part of this Agreement.



**38.** The Structure of the Building shall be of RCC/PILING structure as per proposed design of the Architects and shall conform with the specification more fully described in the **Schedule-C** hereunder.

**39.** The Developer shall, at its own cost, install and provide such facilities that may be required to be provided according to the law, rules and regulations.

**40.** The Developer shall be authorized by the Owner if and when called for to apply for and to obtain quotas, entitlements and other allocations of such building materials allocable to the Owner for the construction of the Building.

**41.** The Developer shall be authorized by the Owner as and when called for to apply for and to obtain temporary and/or permanent connections of water, electricity and other facilities required for the Building.

**ARTICLE - XI**  
**SPACE ALLOCATION**

42. On completion of the Building, the Owner shall be entitled to the saleable space as particularly mentioned in **Schedule- B** hereunder.
43. Saleable space as stated herein shall be the super built up areas of the Building including common and utility areas.
44. Common areas of the Building shall be controlled by the Owner and other flat occupiers jointly in such manner as the Owner may decide.
45. Parties herein shall be entitled to sell, transfer, lease and/or otherwise deal with their respective allocated areas as they may deem fit and proper subject to the terms and conditions herein contained.

**ARTICLE - XII**  
**OWNER'S INDEMNITY**

46. The Owner does hereby undertake that the Developer shall be entitled to construct and complete the Building and enjoy its saleable spaces in terms hereof without any interference and/or disturbance on the part of the Owner or her men and agents.
47. The Owner does hereby undertake to indemnify the Developer sufficiently against all actions, suits, costs, proceedings and claims which may

arise out of any act, deeds or things if found committed by her in breach of this Agreement or in connection with the Owner' title in the said land.

### **ARTICLE - XIII**

#### **DEVELOPER'S INDEMNITY**

**48.** The Developer does hereby undertake to keep the Owner sufficiently indemnified against all claims, actions, demand, suits and proceedings arising out of the construction and completion of the Building in terms hereof or any act in connection with this Agreement.

**49.** The Developer does hereby further undertake to keep the Owner save and harmless against all actions, suits, costs, proceedings and claims that may arise out of the Developer's latches, violation and inaction with regard to the proposed construction.

### **ARTICLE - XIIIIV**

#### **TITLE DEEDS**

**50.** Subject to the terms hereof the Title Deeds in original in respect of the said house property shall always remain with the Owner.

**51.** The Developer and/or his nominee or nominees shall be entitled to inspect the said title deeds as and when reasonably called upon to do so by the Developer together with the right tPo get photocopies of the same. Further

the Developer shall be entitled to take delivery of the Title documents in original from the Owner to enable itself to produce the same before the appropriate authority and shall return such documents to the Owner within 15 days from the date of taking delivery as above.

**ARTICLE – XV**  
**DOCUMENTATION**

**52.** Immediately after execution of this Agreement the Owner shall, at the instance and cost of the Developer, execute a General Power of Attorney appointing him as his Constituted Attorney authorizing him with several powers to enable the Developer to implement this Agreement smoothly.

**53.** The Developer shall be entitled to get the Agreement for sale and deed of Conveyance executed to exploit its own allotment in favour of any third party or parties as it may deem fit and proper but such instruments shall always be required to be approved in writing by the Owner.

**54.** The proposed Agreement shall be executed by the Owner as Confirming Party while the proposed deed of Conveyance shall be executed by the Owner as the Vendor while the same shall be executed by the Developer as Confirming Party.

55. All cost of execution of the aforesaid instruments including the instant Agreement shall be borne by the Developer/Proposed Buyers.

**ARTICLE – XVI**  
**MISCELLANEOUS**

56. After obtaining of the building plan the Developer shall at start demolishing the existing building (part of the said house property).

57. After sanction of the building plan the **Schedule-B** may be amended or modified providing particulars of measurement of rooms, bath rooms, kitchen and balconies which will further be mentioned in a plan or map to be prepared according to the Sanction Plan and the same shall be signed by the Parties hereto which shall always be treated as part and parcel of this Agreement or in other words such modified schedule with plan or map will clearly indicate the allotted built-up areas of the Owner.

58. Upon obtaining sanctioned building plan the developer may take steps to obtain further sanction for construction of more floor/floors at or upon the roof of the Building and such constructed area shall be liable to be divided in equal parts by and between the parties herein in such manner as may be amicably agreed by and between the parties.

**59.** Be it provided herein that the Developer shall always be responsible for the quality of construction of the Building and it shall always take due care about the various statutory obligations, rules, regulations and bye-laws related to the same or in other words from the date of delivery of possession and control of the said house property by the Owner to the Developer in terms of this Agreement the Developer shall be solely responsible about the development project in every respect and the Owner shall never be held responsible for any loss, damage, accident and any statutory violation.

**60.** In the event of suspension of the construction of the Building for a considerable period and/or if the Developer becomes unable to complete the same and/or if the Developer abandons the construction before finishing the Building or if the Developer violates any of the terms herein then and in such event the Owner shall be entitled to get control over the unfinished construction and she shall get a report of valuation of such unfinished construction from a qualified engineer and/or Chartered Valuer. Thereafter the Owner shall further be entitled to complete the construction of the Building in the manner as she may deem fit and proper.

**61.** After disposing of built-up areas of the Building the Owner shall pay such amount as would be indicated by the Engineer and/or Chartered Valuer

as provided in paragraph 59 hereinabove or in other words cost of unfinished construction as would be assessed either by the engineer or by the Valuer shall be paid by the Owner to the Developer.

**62.** In the event of abandoning the project at a very preliminary stage without performing any act like preparation of building plan and other statutory acts then the Owner shall be at liberty to treat this Agreement cancelled forever and in such case the Developer shall not be entitled to claim any amount of money rather the Owner shall be entitled to claim on account of estimated amount of loss caused due to the aforesaid latches on the part of the Developer.

**63.** The Parties herein have entered into this Agreement purely as a understanding and nothing contained herein which shall be deemed or construed as a partnership between them nor this Agreement shall be treated as a Joint Venture between them and the Parties hereto do not constitute as an Association of Persons.

**64.** It is understood that from time to time to facilitate the construction of the Building by the Developer various deeds, matters and things not specifically mentioned herein may be required to be done and/or executed by

the Developer for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been made herein. The Owner does hereby authorize the Developer to do all such acts, deeds, matters and things that may be required to be done by the Developer and the Owner, upon examining the same and satisfaction, may execute the same. The Owner also undertakes to sign and execute all such additional applications and other documents, provided that all such acts, deeds, matters and things do not, in any way, prejudiced the interest of the Owner and/or against the spirit of this Agreement. All cost in this regard shall be borne by the Developer.

**65.** Violation of any of the terms herein by the Developer shall entitle the Owner to treat this Agreement as cancelled forever.

**66.** Any notice required to be issued by the Owner shall, without prejudice to any other mode of service available, deemed to have been served on the Developer if delivered by hand or sent by registered post with acknowledgement due at the residential address of the Developer recorded with the Owner.



67. Any notice required to be given by the Developer shall, without prejudice to any other mode of service available, deemed to have been served on the Owner if delivered by hand or sent by registered post with acknowledgement due at the last known address of the Owner.

68. This Agreement shall be in force for a period up to 18 months from the date of sanction of the building plan and in the event of necessity for such may be extended amicably by and between the parties hereto.

**SCHEDULE-A (SAID HOUSE PROPERTY) ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land containing and measuring an area 4 cottahs 6 Chittacks and 24 square feet more or less **equivalent to 2000 square feet more or less** together with a two storied pucca brick-built building erected thereon known numbered distinguished declared and identified as Municipal Premises No. 8 Radha Gobinda Nath Sarani formerly known as 229 Russa Road (South) 1<sup>st</sup> Lane, Post Office Tollygunge, Police Station formerly Jadavpore presently Golf Green, KMC Ward No. 94, Kolkata 700033 butted and bounded as follows:

ON THE NORTH : 10'ft wide KMC Road;

ON THE SOUTH : 20 ft wide KMC Road;

ON THE EAST : Premises No. 6 Dr Radha Gobinda Nath Sarani;

ON THE WEST : Premises No. 49 Dr Radha Gobinda Nath Sarani.

**SCHEDULE-B (OWNER' ALLOCATION) ABOVE REFERRED TO**

**ALL THAT** the built-up areas equivalent to 50% of the Building in the form as under – **Entire 2<sup>nd</sup> floor, 1<sup>st</sup> Floor with front facing flat** (South, East and West facing) **covering 50% 1st floor area and 50 % of the car parking space** at the ground floor in conformity with the sanctioned plan. Further **40 %** of the front side terrace of the New building.

**SCHEDULE-C (DEVELOPERS' ALLOCATION) ABOVE REFERRED TO**

**ALL THAT** the built-up areas equivalent to 50% of the building comprising of flats **includes entire 3<sup>RD</sup> floor and 1<sup>st</sup> floor rear side flat** (North, East and West open) **covering 50 % 1st floor area and 50 % car parking space at the ground floor and remaining 60%** of the terrace are of the New Building.

**SCHEDULE- D (SPECIFICATIONS OF THE BUILDING) ABOVE**

**REFERRED TO:**

**BRICK WORK**

: External Brick work 200mm (8") thick and internal wall 125mm/75mm thick with

- cement mortar and 1<sup>st</sup> class Brick work with wire mesh.
- FINISHING** : External surface shall be plastered with cement mortar and painted with 2 coats of Weather Coat with Asian Paints Ltd/Berger Paints India Ltd.
- INTERNAL** : Internal Surface of flats shall be plastered with cement mortar and finished with white Wall Putty.
- FRAME** : Wooden Frame with Malaysian Sal. Section of frame of main Door and Bedroom with 4' x 2 ½.
- DOOR** : Solid commercial flush doors with hot pressed with phenol bounded will be provided in each bedroom. Main door will be Decorative Polished Panelled Teak door with both side polish with one Godrej lock. Waterproof Ply Flush door will be provided in all bathrooms.

**WINDOWS**

: All windows will be UPVC/Aluminum Sliding Window with Clear/Frosted Glass.

**FLOORING**

: i) Floors of bedrooms, living-cum-dinning rooms should be made of marble.

ii) Toilets, Kitchen should be made of ceramic tiles. Wall Tiles of the Kitchen and toilet should be upto the height of the door. Preferably Anti-skid tiles for the Bathroom floors.

iii) Ground Floor covered area will be finished with 2/2 or 1/2 marble or chequered tiles and open space will be finished with chequered tiles.

**ROOF**

: Roof tiles will be provided on roof of the building with proper drain out of rain water pipes with proper roof treatment. Proper insulation arrangements has to be done on the roof to avoid flow of heat in the rooms

**SANITARY  
AND PLUMBING**

at 3<sup>rd</sup> Floor i.e, it should be done in such a manner in conformity with the rooms on the other floors at the cost of the Developer.

: C. I. Soil Pipe Rainwater pipe, P. V. C. pipes, water pipes and vent pipes will be taken outside the walls, G. I. Lines to the toilets and kitchen will be concealed type (ISI) Brand Standard make one EWC and one IWC with PVC low down cisterns in toilets, basins with chromium plated fittings shall be provided in each toilet. Tap point -1 Basin, 1 Below Basin. 1 washing machine, 1 shower line and 1 Wall mixture point with proper hot and cold water line in each toilet. Adequate plug points for appliances in the kitchen 1 Water purifier point, 1 Fridge, 1 Micro wave point, 1 Chimney point, one tap with wash

**ELECTRICAL**

- i) Concealed Copper Wiring with Fire Proof Wires/Cable TV/Intercoms in all rooms
- ii) Telephone Points in all Bedrooms & Living Rooms
- iii) Air-Conditioning (AC) Points in all Bedrooms and Living Rooms.
- iv) Geyser Points and Exhaust points in all Toilets and in Kitchen
- v) Modular Switches (Anchor/Crabtree)
- vi) All bed rooms will consist of TOP MCB (Havells/Siemens). 2nos. light point 1 fan point and 2 plug point. In dining hall and living room 4 nos. light points, 2 fan points, 2 no. 5 AMP point and 1 no. 15 AMP plug point will be provided. In the staircase 1 light in each floor, 1 calling bell point, 2 Bed Rooms, 1 Drawing/Dining A/C. point will be provided. Ground Floor light will be

provided as per requirement. All switches will be Modular make.

**KITCHEN & TOILET** : Granite stone raised cooking platform with Steel Sink. 3 feet high skirting over cooking platform with glazed tiles. Each toilet shall be provided with Kajaria/ Jonson glazed tiles of 10" x 15" /10" x 13" from floor to 8 feet height.

**WATER RESERVIOR** : Water Reservoir of required size in back side and overhead tank on the top of the building will be provided. Water line connection from G. F. reservoir to top floor tank and separate water line connection of each flat from the top floor flat to the other portion will be provided. Adequate H. P. of pump shall be provided.

**CEMENT** : Ambuja/Ultratech/Birla/Konark

**IRON ROD** : Captain/Concast 500+ of any reputed brand


**TAP** : Jaquar/Marc(Continental).

- SANITARY** : Hanging commode will be provided in each toilet. All Sanitary fittings shall be either Hindware or Parryware lift.
- LIFT/ELEVATOR** : One Passenger Lift with capacity of 5 of any reputed brand shall be provided in the building.
- FRONT ELEVATION** : As per engineers Instruction.
- MAIN GATE** : Front side Main Grill Gate as per requirement.
- GENERATOR** : Sound Proof 30KVA Generator of Mahindra or Kirloskar brand.
- EXTRA WORK** : Extra Work will be charged as per marked rate.
- CARETAKER** : Caretaker's Salary will be provided by the Developer.




**IN WITNESS** whereof the Owner does hereby set and subscribe her hand while the Developer has caused its stamp affixed and signed and accepted by one of its Directors and Principal Officers the day, month and year first above written.

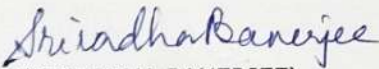
**SIGNED AND DELIVERED** by the said **Debapriya Rai Chowdhury** in the presence of:

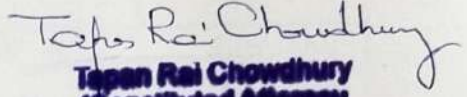
1.  10, RUSSA ROAD(S) 1ST. LANE  
KOLKATA: 700033.
2. Chandan Mandal  
1, NO. GOVT. COLONY  
Kolkata-700150

**STAMPED AND ACCEPTED** by the said **MESSERS ORCHID DEVELOPER** at Kolkata through **AMIT SINGH**, sole proprietor in the presence of :

1. 
2. Chandan Mandal

Drafted by and prepared in my office:

  
(SRIRADHA BANERJEE)  
Advocate  
High Court, Calcutta  
Enrollment No: F/1115/883/2017

  
**Tapan Rai Chowdhury**  
(Constituted Attorney  
of Debapriya Rai Chowdhury)

**For ORCHID DEVELOPER**  
  
Proprietor

**RECEIVED** from the withinmentioned Developer the within mentioned sum of Rs.4,00,000/- in the following manner:

**MEMO OF CONSIDERATION**

<b>PARTICULARS</b>	<b>AMOUNT (Rs.)</b>
1. Through Bank Transfer in favour of : Tapan Rai Chowdhury on 24 <sup>th</sup> April 2024	4,00,000/-
<b>TOTAL</b>	<b>4,00,000/-</b>




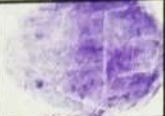







**(Rupees Four Lakhs) only.**

**WITNESSES:**












1. *Suman Choudhary*  
*Advocate*
2. Chandan Mandal

*Tapan Rai Chowdhury*  
Tapan Rai Chowdhury  
(Constituted Attorney  
of Debapriya Rai Chowdhury)

\_\_\_\_\_  
(SIGNATURE OF OWNER)

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name ..... JAGAN RAI CHOWDHURY .....  
 Signature ..... Jagan Rai Chowdhury .....

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name ..... AMIT SINGH .....  
 Signature ..... Amit Singh .....

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name .....  
 Signature .....

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name .....  
 Signature .....



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270420242002972577

## GRIPS Payment Detail

GRIPS Payment ID:	270420242002972577	Payment Init. Date:	27/04/2024 14:31:45
Total Amount:	28042	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0135855029839	BRN Date:	27/04/2024 14:32:29
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name: Mr AMIT SINGH  
Mobile: 9830490993

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250029725788	Directorate of Registration & Stamp Revenue	28042
<b>Total</b>			<b>28042</b>

IN WORDS: TWENTY EIGHT THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192024250029725788

GRN Details

GRN: 192024250029725788 Payment Mode: SBI Epay  
GRN Date: 27/04/2024 14:31:45 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 0135855029839 BRN Date: 27/04/2024 14:32:29  
Gateway Ref ID: 241180745752 Method: HDFC Retail Bank NB  
GRIPS Payment ID: 270420242002972577 Payment Init. Date: 27/04/2024 14:31:45  
Payment Status: Successful Payment Ref. No: 2001061623/1/2024  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr AMIT SINGH  
Address: 32 RUSSA ROAD, SOUTH 1ST LANE, KOL 33  
Mobile: 9830490993  
EMail: amitsingh031980@gmail.com  
Period From (dd/mm/yyyy): 27/04/2024  
Period To (dd/mm/yyyy): 27/04/2024  
Payment Ref ID: 2001061623/1/2024  
Dept Ref ID/DRN: 2001061623/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001061623/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	2001061623/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	8021
			Total	28042

IN WORDS: TWENTY EIGHT THOUSAND FORTY TWO ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1902-05616/2024	Date of Registration	02/05/2024
Query No / Year	1902-2001061623/2024	Office where deed is registered	
Query Date	27/04/2024 11:08:20 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOMNATH GANGOPADHYAY 1/1A RADHA MADHAB GOSWAMI LANE, Thana : Shyampukur, District : Kolkata, WEST BENGAL, PIN - 700003, Mobile No. : 9062477287, 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 : 8,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,40,25,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,071/- (Article:48(g))	Rs. 8,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dr. Radhagabinda Nath Sarani, Premises No: 8, Ward No: 094 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Katha 6 Chatak 24 Sq Ft		1,26,96,000/-	Width of Approach Road: 20 Ft., Last Reference Deed No :1901-I -08211-2016
<b>Grand Total :</b>				7.2738Dec	0 /-	126,96,000 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	0/-	13,29,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 8 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 8 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		2000 sq ft	0 /-	13,29,750 /-	



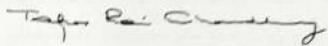
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>DEBAPRIYA RAI CHOWDHURY</b>                      Wife of Shri KUNAL SAXENA 229, Russa Road South 1st Lane, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BSxxxxxx6B, Aadhaar No: 20xxxxxxx1586, Status :Individual, Executed by: Attorney, Executed by: Attorney</p>

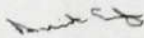
**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>ORCHID DEVELOPER</b>                      32, Russa Road South 1st Lane, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Date of Incorporation:XX-XX-1XX0 , PAN No.:: AWxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Attorney Details :**


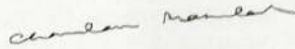
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p><b>Shri TAPAN RAICHOWDHURY</b>                      Son of Late NALINI RAICHOWDHURY                      Date of Execution - 02/05/2024, , Admitted by: Self, Date of Admission: 02/05/2024, Place of Admission of Execution: Office</p>	 May 2 2024 12:35PM	 Captured LTI 02/05/2024	 02/05/2024
<p>229, Russa Road South 1st Lane, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: ADxxxxxx4G, Aadhaar No: 99xxxxxxxx3259 Status : Attorney, Attorney of : DEBAPRIYA RAI CHOWDHURY</p>				

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p><b>AMIT SINGH (Presentant )</b>                      Son of Shri MADAN SINGH                      Date of Execution - 02/05/2024, , Admitted by: Self, Date of Admission: 02/05/2024, Place of Admission of Execution: Office</p>	 May 2 2024 12:36PM	 Captured LTI 02/05/2024	 02/05/2024

32, Russa Road South 1st Lane, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: AWxxxxxx4K, Aadhaar No: 48xxxxxxxx0134 Status : Representative, Representative of : ORCHID DEVELOPER (as PROPRIETORSHIP)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri CHANDAN MANDAL</b> Son of Shri JHANTU MANDAL 1, NO. GOVERNMENT COLONY, City:- Not Specified, P.O:- HADIA, P.S:-Kolkata Leather Camp, District:-South 24- Parganas, West Bengal, India, PIN:- 700150		 Captured	
	02/05/2024	02/05/2024	02/05/2024
Identifier Of Shri TAPAN RAICHOWDHURY, AMIT SINGH			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	DEBAPRIYA RAI CHOWDHURY	ORCHID DEVELOPER-7.27375 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	DEBAPRIYA RAI CHOWDHURY	ORCHID DEVELOPER-2000.00000000 Sq Ft



Endorsement For Deed Number : I - 190205616 / 2024

In 02-05-2024

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

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

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

Presented for registration at 11:05 hrs on 02-05-2024, at the Office of the A.R.A. - II KOLKATA by AMIT SINGH ,

**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 1,40,25,750/-

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

Execution is admitted on 02-05-2024 by AMIT SINGH, PROPRIETORSHIP, ORCHID DEVELOPER (Sole Proprietorship), 32, Russa Road South 1st Lane, City:- Not Specified, P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700033

Identified by Shri CHANDAN MANDAL, , Son of Shri JHANTU MANDAL, 1, NO. GOVERNMENT COLONY, P.O: HADIA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

**Executed by Attorney**

Execution by Shri TAPAN RAICHOWDHURY, , Son of Late NALINI RAICHOWDHURY, 229, Road: Russa Road South 1st Lane, , P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Business as constituted attorney for DEBAPRIYA RAI CHOWDHURY 229, Road: Russa Road South 1st Lane, , P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033 is admitted by him

Identified by Shri CHANDAN MANDAL, , Son of Shri JHANTU MANDAL, 1, NO. GOVERNMENT COLONY, P.O: HADIA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 8,105.00/- ( B = Rs 8,000.00/- ,E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 8,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2024 2:32PM with Govt. Ref. No: 192024250029725788 on 27-04-2024, Amount Rs: 8,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 0135855029839 on 27-04-2024, 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 50.00/-, by online = Rs 20,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 22561, Amount: Rs.50.00/-, Date of Purchase: 30/04/2024, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2024 2:32PM with Govt. Ref. No: 192024250029725788 on 27-04-2024, Amount Rs: 20,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 0135855029839 on 27-04-2024, Head of Account 0030-02-103-003-02

7/02

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 270152 to 270204

being No 190205616 for the year 2024.



*Pradipta*

Digitally signed by PRADIPTA KISHORE GUHA  
Date: 2024.05.28 14:14:32 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 28/05/2024  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.