

689/2024

T-3487/2024



30/01/24 → 22/2024/24  
 पश्चिमबङ्गाल पश्चिम बंगाल WEST BENGAL  
 T: 12 P.M.  
 30/01/2024

X 595426

Declared that the document is  
 registered in registration. The  
 endorsement stamp attached  
 with this document is the Part  
 of this document.

*[Signature]*  
 Addl. District Sub-Registrar  
 Kansol, Dist-Paschim Bardhaman

03 MAY 2024

GRN No. 19-202324-0363799598  
Query No. 2000212074/2024

Development Agreement

This Development Agreement is made  
 on this the 30<sup>th</sup> day of January, 2024.

--: BETWEEN :-

*[Handwritten signature]*  
 TSV

1. Date : 30<sup>th</sup> Day of January 2024
2. Nature of Document : DEVELOPMENT AGREEMENT.
3. Parties : Collectively the following :-

**3.1 Owners :**(1) **SRI AVIJIT GHANTY (PAN - AEBPG4233Q)**, Son of Subrata Kumar Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden P.O. Asansol, P.S Asansol (South ) Dist. Paschim Bardhaman,

(2) **SRI SUBHOJIT GHANTY (PAN - ACZPG3290R)**, son of Subrata Kumar Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden,P.O. Asansol, P.S Asansol (South ) Dist. Paschim Bardhaman,

(3) **SMT. ANWESHA GHANTY (PAN - BGJPC4470Q)**, Wife of Avijit Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South ) Dist. Paschim Bardhaman,

hereinafter jointly and severally called the "**LAND OWNERS/FIRST PARTY**" (which expression shall unless excluded by or repugnant to the context include all their heirs, successors, legal representatives and assigns)of **ONE PART**.

**3.2 Developer:** **GHANTY PROPERTIES (PAN -AAZFG5845J )**, a partnership firm having its office at 129/20, Hotel Shradhanjali, Room No. 205, G.T.Road, Asansol, Dist. Paschim Bardhaman, Pin- 713301, being represented by its partners (1)**SRI AVIJIT GHANTY (PAN - AEBPG4233Q)**, Son of Subrata Kumar Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South ) Dist. Paschim Bardhaman (2) **SRI SUBHOJIT GHANTY (PAN - ACZPG3290R)**, son of Subrata Kumar Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South ) Dist. Paschim Bardhaman, (3) **SMT. ANWESHA GHANTY (PAN -**

**BGJPC4470Q**), Wife of Avijit Ghanty, by faith Hindu, by occupation Business, by citizenship Indian, resident of '443/1, Apcar Garden, P.O. Asansol, P.S Asansol (South ) Dist. Paschim Bardhaman, hereinafter called the "**DEVELOPER/SECOND PARTY**" (which expression shall unless repugnant to and contrary to the context include its heirs, successors, representatives and assigns) of **OTHER PART**.

4. Subject Matter: The "Project" being Development of the "Said Property" described in the Schedule-A by constructing thereat a complex of multi-storied building (hereinafter called the "Complex") consisting inter alia, of such Self- Contained independent portion that can be separately and exclusively used and enjoyed for residential, commercial and semi commercial purpose (hereinafter called the "Units") and space for parking of cars and two wheelers (hereinafter called the "Parking spaces"). The Units, the parking spaces, both covered and open, servant's quarters, if any, and other areas of the Building and abutting it within the said Property that may be exclusively used and occupied hereinafter collectively called "Saleable Areas".

#### **5. Background:**

5.1 That the one part of landed property mentioned above originally belonged to Sri Balaram Shaw, son of late Karali Prasad Shaw and while holding and possessing the same he sold and transferred the schedule mentioned property unto and in favour of Smt. Prativa Chatterjee, wife of late Anil Baran Chatterjee , by virtue of a regd. Deed of Sale being Deed No. I- 3022/1959 of ADSR Asansol.

5.2 That by way of such purchase above named Smt. Prativa Chatterjee acquired right, title and interest over the said landed property and she got her name recorded in the L.R.Record of Rights vide L.R.Khatian No. 7109 in respect of L.R.Plot No. 2132 of the said Mouza.

Handwritten signature/initials in the left margin.

5.3 That aforesaid Smt. Prativa Chatterjee ( represented by her constituted attorney Sri Anupam Chatterjee , by virtue of a registered Deed of General Power of Attorney being Deed No. I- 2220 for the year 2023 of ADSR Asansol ) sold and transferred the land measuring 03 katha 08 chittak equivalent to 5.775 decimal, mutated land 6 decimal along with two structure having total covered area 1350sq.ft. appertaining to R.S.Plot No. 2319 under R.S.Khatian No. 1968, L.R.Plot No. 2132 under L.R.Khatian No. 7109 within Mouza Santa, J.L. No. 20, P.S. Hirapur, Dist. Paschim Bardhaman unto and in favour of 1. Sri Avijit Ghanty, son of Subrata Kumar Ghanty 2. Sri Subhojit Ghanty, son of Subrata Kumar Ghanty 3. Smt. Anwasha Ghanty, wife of Sri Avijit Ghanty, by virtue of a regd. Deed of Sale being Deed No. I- 3391 for the year 2023 dated 25.04.2023 of ADSR Asansol, Dist. Paschim Bardhaman.

5.4 That the another part of landed property mentioned above originally belonged to Smt. Basanta Bala Palit, wife of Sri Prabhakar Palit and while holding and possessing the same she sold and transferred the schedule mentioned property unto and in favour of 1. Sri Subir Kumar Basu( Since deceased ) 2. Sri Sujit Kumar Basu( Since deceased ), both are sons of late Saroj Kumar Basu, by virtue of a regd. Deed of Sale being Deed No. I- 7805 for the year 1972 of ADSR Asansol.

5.5 That by way of such purchase above named 1. Sri Subir Kumar Basu ( since deceased ) 2. Sri Sujit Kumar Basu ( since deceased ) jointly acquired right, title and interest over the said landed property and while holding and possessing the same they got their names recorded in the L.R.Record of Rights vide L.R.Khatian No. 5923 & 5924 in respect of L.R.Plot No. 2190 of the said Mouza.

5.6 That the above named Sri Sujit Kumar Basu died intestate leaving behind his widow namely Jharna Basu and two daughters namely Sumona Sinha and Sulagna Ghosh as his only legal heirs and successors as per Hindu Succession Act 1956.

*Handwritten signature*  
A.S.V.

5.7 That the above named Sri Subir Kumar Basu died intestate leaving behind his widow namely Anjaly Basu and two sons namely Suranjan Basu and Sanjoy Basu as his only legal heirs and successors as per Hindu Succession Act 1956.

5.8 That aforesaid 1. Jharna Basu 2. Sumona Sinha 3. Sulagna Ghosh ( represented by her constituted attorney i.e. her mother Smt. Jharna Basu, wife of late Sujit Kumar Basu , by way of registered power of attorney which is issued by office of the consulate General of India, Dubai being serial No. 26859023, IVS Global execute on 06.05.2023 and duly authenticated by vice consul Consulate of India on 06.05.2023 the affixed by stamp superintendent Kolkata collectorate dated on 26.05.2023) 4. Anjaly Basu 5. Suranjan Basu 6. Sanjay Basu sold and transferred the land measuring 03 katha 07 chittak equivalent to 5.6719 decimal mutated land 6 decimal along with double storied residential building having total covered area 1400sq.ft. appertaining to R.S.Plot No. 2333, L.R.Plot No. 2190 under L.R.Khatian Nos. 5923 & 5924 within Mouza Santa, J.L. No. 20, P.S. Hirapur, Dist. Paschim Bardhaman unto and in favour of 1. Sri Avijit Ghanty, son of Subrata Kumar Ghanty 2. Sri Subhojit Ghanty, son of Subrata Kumar Ghanty 3. Smt. Anwasha Ghanty, wife of Sri Avijit Ghanty, by virtue of a regd. Deed of Sale being Deed No. I-4710 for the year 2023 dated 02.06.2023 of ADSR Asansol, Dist. Paschim Bardhaman.

5.9 That by way of such purchase, the first Party/Land owners became the absolute owner and possessor of the property mentioned in the schedule "A" below without any encumbrances in any manner having all sorts of transferring right like sale, Mortgage, Lease or otherwise and the same was duly recorded in the L.R.Record of Rights vide L.R.Khatian Nos. 7145, 7155, 7146 of the said Mouza and the owners have been in peaceful possession of the same by paying the rent to the authority concern on receipt.

*Adv*

5.10 The owners have represented to the Developer inter alia as follows:

(a) That the said Property or any part thereof is not subject to any other mortgage, charge, lien, security and/or guarantee of any nature whatsoever.

(b) No notices have been issued by the Income-Tax authority nor are any proceeding pending within the meaning of section 281 of Income Tax Act, 1961 and there is no prohibitory order the Owner.

(c) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the owners to deal with the said Property.

(d) There is no order of attachment or injunction order in respect of the said property or any part thereof.

(e) That owner's have clear and marketable title of the said property.

(f) The said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the owners.

(g) The Owner has not entered into any agreement and/or writings with any person or persons nor has it received any deposit and/ or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the said property or any part thereof.

(h) The said Property has never belonged to any Schedule Tribe.

Waseem  
#24V

(i) The Owners have full power and absolute authority to enter into this Agreement.

5.14 The Owners have decided to develop the said Property by executing the Project in the manner recorded below. The Developer herein is directly involved in the business of real estate development having proper know how, manpower, finance and other resources. Relying on the representations of the Owner the Developer has decided to develop the said Property, on the terms and conditions mentioned herein.

#### **6. Now it is agreed and declared:**

**6.1 Agreement:** The Parties hereby agree to execute the project on the terms and conditions mentioned below.

#### **6.2 Obligation of the Owner:**

**6.2.1 Plan Sanction:** The plan shall be prepared by an architect appointed by the Developer in accordance with the prevalent Building Rules. However, submitting the Building Plan for sanctioning to the AMC and ADDA and or any other appropriate authority as may be required and pay all the requisite charge for the sanction of the Building Plan and expenses in connection therewith shall be borne by the Developer.

**6.2.2 Possession:** Immediately after executing this Agreement, the Owner shall hand over exclusive possession of the said property to the Developer (hereinafter called the "Possession Date") and allow unhindered entry and or access to the said Property to the men, servants and agents of the Developer there at, first for the purpose of measurements, soil testing and such other necessities connected with the Project, and thereafter for actually executing the Project.

*Handwritten signature/initials*

**6.2.3 Hindrances:** The Owner shall not create any hindrances or obstruction to the Developer during the constructions of the Building/s or in execution of the Project. The Owner shall not, in any manner whatsoever, deal with, charge, encumber or induct any person in occupation of the said Property or in any portion thereof or enter into any agreement relating to the property.

**6.2.6 Title Deeds:** The Owner shall hand over the original of all title deeds, Khazana, Parcha etc. related to the said Property in its possession to the Developer and which will remain in its custody and will produce them as and when required to all concern in connection with the project and hand them over to the Association of the ultimate owners of all the units after its formation.

**6.2.7 Powers and authorities:** Grant to the Developer or its designated authority person or persons all such powers and authorities required for the completion of the project.

**6.2.8 Taxes:** The Owner shall pay all rates, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the project to such person or authority entitled thereto up to the date of handing over possession of said property to the Developer.

**6.2.9 Indemnity:** The Owner shall indemnify and keep the Developer saved, harmless and indemnified in respect of the title to the Property and all actions, proceedings, fines, penalties and/or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.

**6.3 Obligation of the Developer:**

*Handwritten signature and initials*  
ACTV





**6.4 Entitlement of the Owner:** In consideration of the Landowners permitting the Developers to develop the said property, the Developers shall pay to the Land owner No. 1 will get Rs. 49,50,000/- ( Rupees forty Nine lakh fifty thousand only ), the land owner No. 2 will get Rs. 22,50,000/- ( Rupees twenty two lakh fifty thousand only ) and the land owner's No. 3 will get Rs. 18,00,000/- ( Rupees Eighteen lakh only ), i.e. Total of Rs. 90,00,000/- ( Rupees Ninety lakh ) (the payment and receipt where the Landowners do and each of them doth hereby admit and acknowledge) and title of the 'A' schedule property is not being transferred.

**6.5 Entitlement of the Developer:** The Developer shall be exclusively entitled all the constructed area of the proposed new Complex which will be constructed on the first schedule property as per sanction plan duly approved & permitted by the Asansol Municipal Corporation along with undivided, impartible, indivisible and proportionate share in i) the common portion and ii) the land contained in the said property together with right to use common portion of the building and complex, will be enjoyed by the DEVELOPER and / or its nominees in common with the owners and/or their nominees .

**6.6 Sale or transfer:** Developer has the right to sell, transfer and/or lease any units at such prices decided on mutual understanding by the owners and Developer and to appropriate the receipt from such transfers.

**6.7 Rates and Taxes and utilities:** All rates, taxes and outgoings if any, in respect of the said property shall be borne and paid in the manner following:

*Handwritten signature*  
TCH

**6.8 Further construction:** The developer shall retain further construction rights over the roof of the Building and land owner no object in future if the Developer makes any construction of Roof.

**6.9 Additional Facilities:** All extra costs and expenses to be incurred by the Developer for providing additional facilities including without limitation Legal Charge, if applicable, generator and Electric Meter Charge, Sinking Fund, LPG Connection Charge, Transformer Charge, Advance maintenance charge in respect of the owner's Allocation shall be borne by the respective purchaser of the individual units and paid by it to the Developer to the exclusion of the Owner.

**6.10 Documentation:** All Documents any agreements of every nature related to the development of the Project (hereinafter the "Documents") shall be as drawn by the Advocates of the Developer after consulting the concerned parties and after the same have been approved by the Owner the same shall be final and binding on such parties. The professional fees of the Advocate shall be borne by the Developer.

**6.11 Powers:** The Owners shall issue a power of Attorney in favour of a representative of the Developer so that the Developer can take all steps in respect of the property including enter into agreement for sale or conveyance deed and apply the same for registration.

**6.12 Force Majeure:** Force Majeure shall mean any act of God including, but not limited to flood, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest. Neither of the Parties shall be regarded to have committed any breach of the terms herein if it prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.

*W. J. S. S. S.*  
*H. S. V.*

**6.13 Rules of Interpretation:** The words used in bold in the heading of the clauses and any Sub-Clauses have the meaning assigned to them in such Clauses or Sub-Clauses and the words put in bold in brackets define the word, phrase or expression immediately preceding.

**7. Entire Agreement:** This Agreement contains and records all the terms and conditions agreed between the Parties and supersedes all understandings or arrangements previous hereto, if any, both oral and in writing.

**8. Dispute Resolution:** In case of any dispute with respect to the interpretation of this agreement or on the rights and duties of the parties in terms of this agreement or any issue touching this agreement, the parties shall first attempt to resolve by conciliation shall be attempted by each of the parties nominating a representative and them jointly working out conciliation between the parties.

In case such conciliation fails to take place within 30 days then in that events the matter shall be referred to an arbitration of a Sole Arbitration to be mutually appointed by both the parties. Such arbitration shall be governed by the arbitration and Conciliation Act, 1996 and the seat of the arbitration shall be at Calcutta.

**9. Termination:** In case of termination of this agreement by the owner, the Developer shall be entitled to the expenses and interest already made him in the execution of the project and in addition to the same 50% of the profit of the unsold area to be calculated at the prevalent market rate. However, in case the Developer terminates the agreement, then it shall not be entitled to claim any other sum expect reimbursement of actual expenses including interest.

**10. Taxation or Laws:** For any Charge in Taxation or Legal Laws or introduction of new laws, both the parties shall perform their respective obligation. If any clauses of the agreement are not in line with the rules

*Handwritten signature/initials*

of the land, then the parties confirm that they shall enter into fresh agreements to comply with the rules and regulations property.

**Schedule-A**

**(Part-I)**

**(Said Property Sale Deed No. 4710/2023)**

Within the District of Paschim Bardhaman, under P.S. Hirapur, ADSR Office Asansol, **Mouza Santa**, JL No. 120, under the Asansol Municipal Corporation vide House No. 0010009, Holding No. 698, ward No. 01/52 under i) RS Plot No. 2333 & L.R.Plot No. 2190, L.R Khatian No.5923 measuring an area 1 (one) katha 7 (Seven) chatak, classification of land "Baid" And the property proposed use is Bastu, mutated land area 2(Two ) decimal ii) RS Plot No. 2333 & L.R.Plot No. 2190, L.R Khatian No. 5924 measuring an area 2 (two) katha, total area of the schedule mentioned property is 03 (three ) katha 7 ( Seven ) chatak equivalent to 5.6719 decimal, corresponding to L.R.Khatian Nos. 7145 (mutated land measuring 1.2 Decimal), L.R. Khatian No. 7155 (mutated land measuring 1.9 Decimal), L.R. Khatian No. 7146 (mutated land measuring 1.9 Decimal), total mutated land measuring 05 (five) Decimals, classification of land "Baid" And the property proposed use is Bastu.

**( Part -II )**

**(Said Property Sale Deed No. 3391/2023)**

Within the District of Paschim Bardhaman, P.S Kulti, **Mouza Santa**, JL No. 120, under the Asansol Municipal Corporation vide Holding No. 375/328/1, Assessment No. 3309302545329, ward No. 01/52, All that land measuring an area 3 (three) katha 8 (Eight) chatak, equivalent to 5.775 decimal, comprised in RS Plot No. 2319 under R.S.Khatian No.1968, L.R.Plot No. 2132, L.R Khatian No.7109 corresponding to L.R. Khatian Nos. 7145 (mutated land measuring 02 Decimals), L.R. Khatian No. 7155 (mutated land measuring 02 Decimals), L.R. Khatian No. 7146 (mutated land measuring 02 Decimals) i.e. total mutated land area 06 Decimals, classification of land "Baid" And the property proposed use is Bastu,

i.e. total land area of the schedule mentioned property (Part -I and Part II) is 11 (eleven) decimal

The property situated at Radhanagar Road-Santa

**The aforesaid property butted and bounded as follows :**

- On the North : Property of Sujit Mukherjee and Property of  
Partha Majumdar
- On the South : 17 feet Road
- On the East :24 Feet Road
- On the West :Property of Prosun Bose

**Schedule-B**

**(Owner's Allocation)**

In consideration of the Landowners permitting the Developers to develop the said property, the Developers shall pay to the Land owner No. 1 will get Rs. 49,50,000/- ( Rupees forty Nine lakh fifty thousand only ), the land owner No. 2 will get Rs. 22,50,000/- ( Rupees twenty two lakh fifty thousand only )and the land owner's No. 3 will get Rs. 18,00,000/- ( Rupees Eighteen lakh only ), i.e. Total of Rs. 90,00,000/- ( Rupees Ninety lakh ) (the payment and receipt where the Landowners do and each of them doth hereby admit and acknowledge) and No property will be transferred to the land owner's but in no case the land owner shall have any right to claim any other consideration in any manner whatsoever.

**( Developer's Allocation)**

The Developer shall be exclusively entitled all the constructed area of the proposed new Complex which will be constructed on the first schedule property as per sanction plan duly approved &permitted by the Asansol Municipal Corporation along with undivided, impartible, indivisible and proportionate share in i) the common portion and ii) the land contained in the said property together with right to use common portion of the building

*ADV*

and complex, will be enjoyed by the DEVELOPER and / or its nominees in common with the owners and/or their nominees .

**Schedule-C**  
**[Specifications]**

- Foundation : Concrete cement structure.
- Walls : Conventional Brick work.
- Wall Finish : Interior – Plaster of Paris.  
Exterior – High quality paint
- Flooring : Bedroom – Vitrified Tiles/Marble  
Living & Dining - Vitrified Tiles  
Kitchen – Marble & Vitrified Tiles  
Toilet – Wall, floor & basin counter – Tiles.
- Kitchen : Platform made of marble/Black stone with Stainless Steel sink.  
Electrical point for Refrigerator, washing machine, micro oven, water purifier, geyser and exhaust fan.
- Toilet : Sanitary ware with all C.P. fittings, electrical point for geyser & exhaust fan, electrical saver.
- Plumbing : Concealed pipe line for Hot & Cold water.
- Door & windows : Wooden frame with flush view doors and Aluminum window Lift : Reputed Lift manufacturer.
- A.C : Provision for Air-conditioning point in one bedroom.
- Electric : PVC conduit pipes with concealed copper wiring with good quality modular switches with MCB distribution panel.
- Telephone /TV point will be provided in master bedroom and living area.

*W. D. S.*  
2014

**IN WITNESS WHEREOF** both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, after gone through all the terms and conditions and expressions of these presents on this the 30<sup>th</sup> day of January , 2024 at Asansol Court.

WITNESSES :-

1) *Smt. Anuradha Ghanty*  
S/o Lt Subodh Chandra Ghanty  
443/1 Apar Gardens  
Asansol-713304  
P.O + P.S. Asansol(S)

① Anujit Ghanty

② Subhojit Ghanty

③ Anwesha Ghanty

Signature of Land owners /1<sup>st</sup> Party

2) Rabinendra Gupta  
s/o- B.B. Gupta  
Asansol.

① Anujit Ghanty

② Subhojit Ghanty

③ Anwesha Ghanty

Signature of Co-landowner /Developer

Drafted and typed by me & read over and explained to all parties of these presents and all of them admit the same has been correctly written as per their instructions and also Identified by me

*Debashree Mazumdar*  
(DEBASHREE MAZUMDAR)  
ADVOCATE, ASANSOL COURT  
Enl. No. WB/1550/2010



Thumb

Littlefinger to forefinger



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me: *Anujit Ghanty*

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me: *Anubhup Ghanty*

Thumb

Littlefinger to forefinger

Left Hand



Thumb

Forefinger to Littlefinger

Right Hand

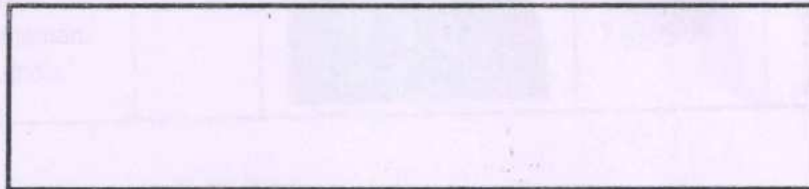


Finger Print attested by me: *Anwesha Ghanty*

Thumb

Littlefinger to forefinger

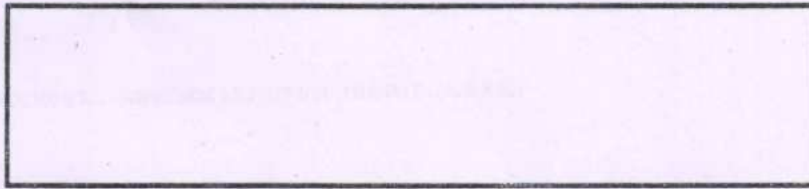
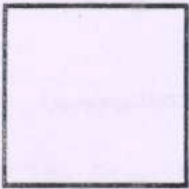
Left Hand



Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me:





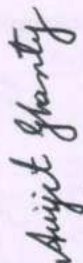


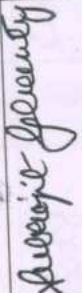


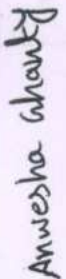
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ASANSOL, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23052000212074/2024

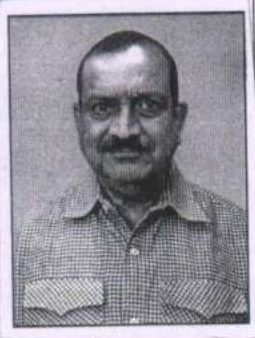


I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date VCTI	
1	Mr AVIJIT GHANTY 443/1, Apcar Garden, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304	Land Lord			 30/01/2024	182
2	Mr SUBHOJIT GHANTY 443/1, Apcar Garden, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304	Land Lord			 30.01.2024	183
3	Mrs ANWESHA GHANTY 443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	Land Lord			 30.01.2024	184

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr AVIJIT GHANTY 443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	Represent ative of Developer [GHANTY PROPER TIES ]			<i>Avijit Ghanty</i> 30.01.2024
5	Mr SUBHOJIT GHANTY 443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	Represent ative of Developer [GHANTY PROPER TIES ]			<i>Subhojit Ghanty</i> 30.01.2024
6	Mrs ANWESHA GHANTY 443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	Represent ative of Developer [GHANTY PROPER TIES ]			<i>Anwesha Ghanty</i> 30.01.2024

DETAILS OF IDENTIFIER WITH PHOTO

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBRATA KUMAR GHANTY Son of Late SUBODH CHANDRA GHANTY 443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	Mr AVIJIT GHANTY, Mr SUBHOJIT GHANTY, Mrs ANWESHA GHANTY, Mr AVIJIT GHANTY, Mr SUBHOJIT GHANTY, Mrs ANWESHA GHANTY			 30/1/2024

185

30/01/24

(Manoj Kumar Mandal)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 ASANSOL  
 Paschim Bardhaman, West  
 Bengal

LEFT INDEX					
RIGHT INDEX					

## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) ..... SUBRATA KUMAR GHANTY
2. FATHER / HUSBAND NAME  
(পিতা / স্বামীর নাম) ..... LT- Subodh Chandra Ghanty.
3. OCCUPATION (পেশা) ..... Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) ..... 443/1, Apcar Garden  
VILLAGE / TOWN (গ্রাম) ..... Asansol  
POST OFFICE (পোস্ট অফিস) ..... Asansol  
POLICE STATION (থানা) ..... Asansol ..... PIN ..... 713304  
DISTRICT (জেলা) ..... Paschim Bardhaman ..... STATE (রাজ্য) ..... West Bengal.
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) ..... Father
6. AADHAR NO. .... 7957 5622 5598.  
PAN .....  
EPIC NO. ....

আমি (শনাক্তকারী) ..... অত্র দলিলের (Query No.)

..... বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।

I, Subrata Kumar Ghanty as identifier identifying the executants of the concerned deed  
(Query No.) ..... 2000212074 / 2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Identifier Signature

(শনাক্তকারীর স্বাক্ষর)

Mob. No.: 9634390920

Subrata Kumar Ghanty



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



192024250035612758

**GRN Details**

<b>GRN:</b>	192024250035612758	<b>Payment Mode:</b>	SBI Epay
<b>GRN Date:</b>	03/05/2024 12:37:48	<b>Bank/Gateway:</b>	SBIePay Payment Gateway
<b>BRN :</b>	2610940603313	<b>BRN Date:</b>	03/05/2024 12:38:10
<b>Gateway Ref ID:</b>	2901869410	<b>Method:</b>	IDBI Bank-Retail NB
<b>GRIPS Payment ID:</b>	030520242003561274	<b>Payment Init. Date:</b>	03/05/2024 12:37:48
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2000212074/20/2024 [Query No*/Query Year]

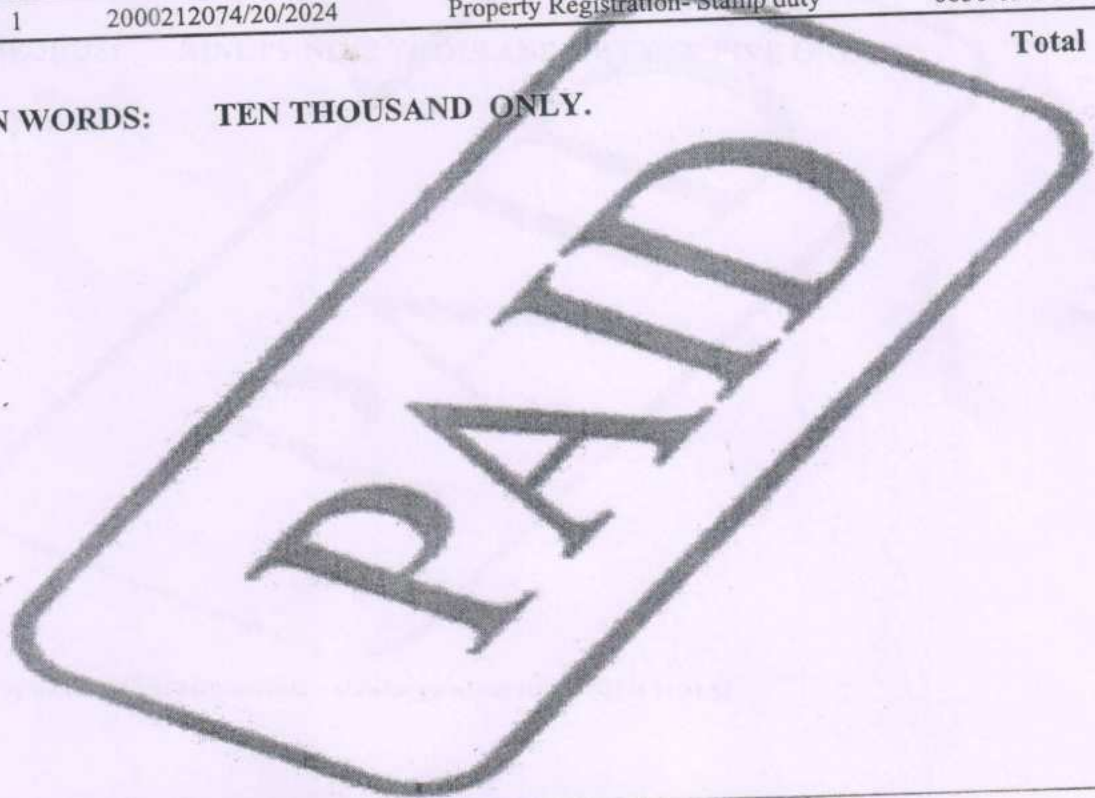
**Depositor Details**

**Depositor's Name:** Mrs DEBASHREE MAZUMDAR  
**Address:** ASANSOL COURT  
**Mobile:** 9475940194  
**Period From (dd/mm/yyyy):** 03/05/2024  
**Period To (dd/mm/yyyy):** 03/05/2024  
**Payment Ref ID:** 2000212074/20/2024  
**Dept Ref ID/DRN:** 2000212074/20/2024

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000212074/20/2024	Property Registration- Stamp duty	0030-02-103-003-02	10000
<b>Total</b>				<b>10000</b>

**IN WORDS: TEN THOUSAND ONLY.**



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



192023240363799598

GRN Details

GRN: 192023240363799598 Payment Mode: SBI Epay  
GRN Date: 30/01/2024 11:29:39 Bank/Gateway: SBIPay Payment Gateway  
BRN : 9203989504125 BRN Date: 30/01/2024 11:30:02  
Gateway Ref ID: 2883442178 Method: IDBI Bank-Retail NB  
GRIPS Payment ID: 300120242036379958 Payment Init. Date: 30/01/2024 11:29:39  
Payment Status: Successful Payment Ref. No: 2000212074/2/2024  
[Query No.\* Query Year]

Depositor Details

Depositor's Name: Mrs DEBASHREE MAZUMDAR  
Address: ASANSOL COURT  
Mobile: 9475940194  
Period From (dd/mm/yyyy): 30/01/2024  
Period To (dd/mm/yyyy): 30/01/2024  
Payment Ref ID: 2000212074/2/2024  
Dept Ref ID/DRN: 2000212074/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000212074/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	9011
2	2000212074/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	90014
<b>Total</b>				<b>99025</b>

IN WORDS: NINETY NINE THOUSAND TWENTY FIVE ONLY.

PAID

### Major Information of the Deed

Deed No :	I-2305-03487/2024	Date of Registration	03/05/2024
Query No / Year	2305-2000212074/2024	Office where deed is registered	
Query Date	24/01/2024 6:31:59 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	DEBASHREE MAZUMDAR ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9475940194, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 90,00,000/-]		
Set Forth value	Market Value		
Rs. 90,00,000/-	Rs. 1,00,97,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,011/- (Article:48(g))	Rs. 90,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Radhanagar Road-Santa, Road Zone : (On Road -- On Road) , Mouza: Santa, JI No: 20, Pin Code : 713325

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2132 (RS :-2319)	LR-7145	Bastu	Baid	2 Dec	28,75,000/-	28,75,000/-	Width of Approach Road: 41 Ft.,
L2	LR-2190 (RS :-2333)	LR-7145	Bastu	Baid	1.6469 Dec	20,75,000/-	20,75,000/-	Width of Approach Road: 41 Ft.,
L3	LR-2132 (RS :-2319)	LR-7155	Bastu	Baid	2 Dec	11,50,000/-	13,19,999/-	Width of Approach Road: 41 Ft.,
L4	LR-2190 (RS :-2333)	LR-7155	Bastu	Baid	1.9 Dec	11,00,000/-	12,54,000/-	Width of Approach Road: 41 Ft.,
L5	LR-2132 (RS :-2319)	LR-7146	Bastu	Baid	2 Dec	10,00,000/-	13,19,999/-	Width of Approach Road: 41 Ft.,
L6	LR-2190 (RS :-2333)	LR-7146	Bastu	Baid	1.9 Dec	8,00,000/-	12,54,000/-	Width of Approach Road: 41 Ft.,
<b>TOTAL :</b>					<b>11.4469Dec</b>	<b>90,00,000 /-</b>	<b>100,97,998 /-</b>	
<b>Grand Total ;</b>					<b>11.4469Dec</b>	<b>90,00,000 /-</b>	<b>100,97,998 /-</b>	



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr AVIJIT GHANTY</b> Son of Mr SUBRATA KUMAR GHANTY 443/1, Apcar Garden, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AExxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Pvt. Residence
2	<b>Mr SUBHOJIT GHANTY</b> Son of Mr SUBRATA KUMAR GHANTY 443/1, Apcar Garden, City:- Asansol, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ACxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Pvt. Residence
3	<b>Mrs ANWESHA GHANTY</b> Wife of Mr AVIJIT GHANTY 443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BGxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/01/2024 , Admitted by: Self, Date of Admission: 30/01/2024 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GHANTY PROPERTIES</b> 129/20, HOTEL SHRADHANJALI, ROOM NO. 205, G.T. ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301 , PAN No.:: AAXxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr AVIJIT GHANTY (Presenting)</b> Son of Mr SUBRATA KUMAR GHANTY 443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx3Q,Aadhaar No Not Provided by UIDAI, Status : Representative, Representative of : GHANTY PROPERTIES (as PARTNER)
2	<b>Mr SUBHOJIT GHANTY</b> Son of Mr SUBRATA KUMAR GHANTY 443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx0R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GHANTY PROPERTIES (as PARTNER)
3	<b>Mrs ANWESHA GHANTY</b> Wife of AVIJIT GHANTY 443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxx0Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GHANTY PROPERTIES (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBRATA KUMAR GHANTY</b> Son of Late SUBODH CHANDRA GHANTY 443/1, APCAR GARDEN, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304			
Identifier Of Mr AVIJIT GHANTY, Mr SUBHOJIT GHANTY, Mrs ANWESHA GHANTY, Mr AVIJIT GHANTY, Mr SUBHOJIT GHANTY, Mrs ANWESHA GHANTY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr AVIJIT GHANTY	GHANTY PROPERTIES-2 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr AVIJIT GHANTY	GHANTY PROPERTIES-1.6469 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHOJIT GHANTY	GHANTY PROPERTIES-2 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr SUBHOJIT GHANTY	GHANTY PROPERTIES-1.9 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mrs ANWESHA GHANTY	GHANTY PROPERTIES-2 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Mrs ANWESHA GHANTY	GHANTY PROPERTIES-1.9 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Radhanagar Road-Santa, Road Zone : (On Road -- On Road), Mouza: Santa, JI No: 20, Pin-Code : 713325

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2132, LR Khatian No:- 7145	Owner: অধিজিত ঘাট, Gurdian: সুরত কুমার, Address: নিজ, Classification: বাইদ, Area: 0.02000000 Acre,	Mr AVIJIT GHANTY
L2	LR Plot No:- 2190, LR Khatian No:- 7145	Owner: অধিজিত ঘাট, Gurdian: সুরত কুমার, Address: নিজ, Classification: বাইদ, Area: 0.01200000 Acre,	Mr AVIJIT GHANTY
L3	LR Plot No:- 2132, LR Khatian No:- 7155	Owner: সুরজিত ঘাট, Gurdian: সুরত, Address: নিজ, Classification: বাইদ, Area: 0.02000000 Acre,	Mr SUBHOJIT GHANTY

L4	LR Plot No:- 2190, LR Khatian No:- 7155	Owner:পূজিত ঘাট, Gurdian:মুন্নত, Address:নিজ, Classification:বাইদ, Area:0.01900000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 2132, LR Khatian No:- 7146	Owner:অবেশা ঘাট, Gurdian:অভিজিত, Address:নিজ, Classification:বাইদ, Area:0.02000000 Acre,	Mrs ANWESHA GHANTY
L6	LR Plot No:- 2190, LR Khatian No:- 7146	Owner:অবেশা ঘাট, Gurdian:অভিজিত, Address:নিজ, Classification:বাইদ, Area:0.01900000 Acre,	Mrs ANWESHA GHANTY



Endorsement For Deed Number : I - 230503487 / 2024

On 30-01-2024

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

Presented for registration at 19:12 hrs on 30-01-2024, at the Private residence by Mr AVIJIT GHANTY .

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 1,00,57,968/-

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

Execution is admitted on 30/01/2024 by 1. Mr AVIJIT GHANTY, Son of Mr SUBRATA KUMAR GHANTY, 443/1, Apar Garden, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business, 2. Mr SUBHOJIT GHANTY, Son of Mr SUBRATA KUMAR GHANTY, 443/1, Apar Garden, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business, 3. Mrs ANWESHA GHANTY, Wife of Mr AVIJIT GHANTY, 443/1, APCAR GARDEN, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business

Indetified by Mr SUBRATA KUMAR GHANTY, , , Son of Late SUBODH CHANDRA GHANTY, 443/1, APCAR GARDEN, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Business

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

Execution is admitted on 30-01-2024 by Mr AVIJIT GHANTY, PARTNER, GHANTY PROPERTIES (Partnership Firm), 129/20, HOTEL SHRADHANJALI, ROOM NO. 205, G.T. ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:- Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

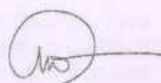
Indetified by Mr SUBRATA KUMAR GHANTY, , , Son of Late SUBODH CHANDRA GHANTY, 443/1, APCAR GARDEN, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Business

Execution is admitted on 30-01-2024 by Mr SUBHOJIT GHANTY, PARTNER, GHANTY PROPERTIES (Partnership Firm), 129/20, HOTEL SHRADHANJALI, ROOM NO. 205, G.T. ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Indetified by Mr SUBRATA KUMAR GHANTY, , , Son of Late SUBODH CHANDRA GHANTY, 443/1, APCAR GARDEN, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Business

Execution is admitted on 30-01-2024 by Mrs ANWESHA GHANTY, PARTNER, GHANTY PROPERTIES (Partnership Firm), 129/20, HOTEL SHRADHANJALI, ROOM NO. 205, G.T. ROAD, ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713301

Indetified by Mr SUBRATA KUMAR GHANTY, , , Son of Late SUBODH CHANDRA GHANTY, 443/1, APCAR GARDEN, ASANSOL, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by profession Business



Manoj Kumar Mandal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Paschim Bardhaman, West Bengal

On 31-01-2024

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 90,014.00/- ( B = Rs 90,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by by online = Rs 90,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/01/2024 11:30AM with Govt. Ref. No: 192023240363799598 on 30-01-2024, Amount Rs: 90,014/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 9203989504125 on 30-01-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by by online = Rs 9,011/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/01/2024 11:30AM with Govt. Ref. No: 192023240363799598 on 30-01-2024, Amount Rs: 9,011/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 9203989504125 on 30-01-2024, Head of Account 0030-02-103-003-02

Manoj Kumar Mandal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Paschim Bardhaman, West Bengal

On 03-05-2024

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 90,014.00/- ( B = Rs 90,000.00/- ,E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/05/2024 12:38PM with Govt. Ref. No: 192024250035612758 on 03-05-2024, Amount Rs: 0/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 2610940603313 on 03-05-2024, Head of Account

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by Stamp Rs- 1,000.00/-, by online = Rs 10,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 430, Amount: Rs.1,000.00/-, Date of Purchase: 19/01/2024, Vendor name: S CHATTERJEE

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/05/2024 12:38PM with Govt. Ref. No: 192024250035612758 on 03-05-2024, Amount Rs: 10,000/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 2610940603313 on 03-05-2024, Head of Account 0030-02-103-003-02

Manoj Kumar Mandal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 76471 to 76500

being No 230503487 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL  
Date: 2024.05.10 14:46:31 +05:30  
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 10/05/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.