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VC-525/21

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পশ্চিমবঙ্গ পহিচম বংগাল WEST BENGAL

AG 262639

15 MAR 2021

AMENDED DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 15<sup>th</sup> Day of March, 2021 BETWEEN WEST BENGAL HOUSING BOARD, a statutory authority formed under West Bengal Housing Board Act, 1972 having its registered office at 105, Surendra Nath Banerjee Road, Kolkata - 700 014 hereinafter, referred to and called as "THE BOARD" (Which expression shall unless excluded by or repugnant to the subject or context mean and include its successor-in-interest and or assigns) of the FIRST PART

AND

M/S BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LTD., a Joint Sector Company having its office at HI-TECH CHAMBERS, 7<sup>th</sup> Floor, 84/1B, Topsia Road (South), Kolkata - 700 046 hereinafter, referred to and called as "THE COMPANY" (Which expression shall unless excluded by or repugnant to the subject or context mean on include its successor-in-interest and or assigns) of the SECOND PART

*Handwritten signature*  
 Director  
 Housing Development Corporation

*Handwritten notes:*  
 15/3/21  
 4.00  
 - 2/552291  
 G

- 20345 17 8 FEB 2021  
No. ....Rs. 100/- Date.....

Name: *M/S Bengal Greenfield Housing Development Co. Ltd.*

Address: *84/A, Top Sea Road (South), 7th floor, Hitech Chambers*

Vendor: *P.O. Gobeinda Khali Road*

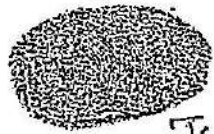
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

*P.S. ~~...~~ Teljala  
Kolkata - 700 046*

*[Handwritten signature]*



*3*



*T. 9-1714*

**BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.**

*[Handwritten signature]*  
Managing Director

**(SUBHABRATA BASU)**



*ID-1715*

*Sisir Saran Khattaya,  
Solicitor.  
S/o - Late Sisir Kumar Khattaya.  
Alipore Judges Court,  
P.O. & P.S. Alipore,  
Kolkata - 700 027.*

**Sub-Registrar-III**  
with 24 Parganas

**19 5 MAR 2021**

- A. The Government of West Bengal (hereinafter called the GOVERNMENT) desired to undertake the work of large-scale construction of housing projects in order to solve the pressing housing problem in the state.
- B. For various Administrative and financial reasons, the Government decided that such projects should be implemented with financial participation by the private sector, subject to the supervision and overall control of the Government.
- C. For the aforesaid purpose, it was decided that the West Bengal housing Board should form joint sector companies with the private sector companies.
- D. By a memorandum of understanding dated 18 March 1997 (hereinafter called the MOU between the Board of the ONE part and IFB Industries Ltd, of the OTHER part, it was agreed that a joint sector Company would be promoted in the name of Bengal IFB Housing Development Ltd (now Bengal Greenfield Housing Development Company Limited) for the purpose of implementation of such housing projects of the Government.
- E. Pursuant to the MOU, the Bengal IFB Housing Development Ltd was formed for the purposes aforesaid and the name of the Company has been changed to Bengal Greenfield Housing Development Company Limited w.e.f. 16<sup>th</sup> day of February 2004 wide letter number CD/CN/88227/2003 issued by the registrar of companies, Kolkata.
- F. Under the MOU, it was also agreed that.
- The parties here too would each hold 49.5% shares in the Company.
  - The BOARD will assist the Company for furtherance of the objects of the MOU.
- G. It was further decided by the Government that the Company would be entrusted with the task of developing any such suitable land that the Government might have at its disposal, by way of construction of housing projects therein in accordance with the guidelines laid down by the Government.
- H. The Company purchased 209.5 Decimals of land through various registered deeds in the name of the Board, more fully described in the Schedule- A of this agreement and The Board vide its development Agreement dated 03.12.2015 authorises second part to develop a housing project comprising of HIG, MIG and LIG units in terms of the said development agreement.
- I. Whereas the Company is developing another housing project namely Greenfield City, Behala and where it is required to make another 434 units of LIG in terms of registered extension agreement dated 1<sup>st</sup> February 2021. Out of this 434 units ,the Company is constructing 144 LIG units at Greenfield City, Behala and for the rest 290 Units the Company has been directed to make 290 units of LIG in the aforesaid land at Mouza Manikpur and therefore the original development agreement Dated 03.12.2015 needs to be amended accordingly.

**NOW THIS AGREEMENT WITNESSTH AS FOLLOWS: -**

- The Board appoints the Company as its developer for the purpose of Construction on the land as specified in the Schedule -A herein on the terms & conditions herein contained and the Company has agreed to develop 290 units of LIG as per the policy of WBHB in Schedule - A land as Greenfield City Phase - 2.
- It is clarified that this is not an agreement to sell and/or transfer of the land or any part thereof to the Company but it's merely an agreement authorising the Company to develop the land by constructing and completing the Housing Complex i.e. Greenfield City Phase -2 in all respect and to enter into contracts on behalf of the Board with prospective allottees/purchasers for the sale of units in the project.

Housing Commissioner  
West Bengal Housing Board

DISTRICT SUB REGISTRAR  
SOUTH 24 PGS, ALIPORE  
15 MAR 2021



RECEIVED AT THE DISTRICT SUB REGISTRAR OFFICE



3. The name of the project will be mentioned as Greenfield City Phase 2 in terms of extended development agreement dated 1<sup>st</sup> February 2021.
4. The Board will give separate power of attorney in favour of Company's directors or its representative to carry on the construction activities and for representing the Board before various appropriate authorities.
5. It is agreed that the Company will pay and bear the full cost of implementation of the housing complex i.e., Greenfield City Phase -2 and/or the project on the said land and will be empowered and authorised by Board to sell the housing units constructed by it together with proportionate undivided share of land on such terms and conditions as per the policy of WBHB.
6. The Company is hereby empowered and authorised by the Board To sell, lease out, grant, license on royalty or profit sharing or operating or any other basis and also enter into agreement in this regard in respect of all and any area of the housing complex constructed by it together with proportionate undivided share of the land on such terms and conditions as Company may decide and receive and retain all information there from and in this regard the Board shall grant a power-of-attorney in favour of the Company for the purpose aforesaid including for execution, registration, authentication, admission, and or notarisation of all and any deeds and or indenture and or agreement in favour of transferees including purchasers and also the Company Receiving all monies in respect of housing complex and also authorising the Company to do all acts, deeds and things as be necessary in pursuance hereof including for construction of the project and /or portion thereof.
7. All costs relating to implementation of the said "HOUSING COMPLEX" i.e. Greenfield City Phase -2 including site preparation, erection, construction and completion of the project shall be borne and paid by the Company
8. The Company shall receive all amounts receivable from the allottees/ purchasers of the units of the building in the project by way of earnest money and/or consideration. Out of the aforesaid receipts, the Company shall make payment to the Board as dividend.
9. All common parts and/or areas of such housing projects not specifically conveyed and/or sold to any allottee/purchaser shall be conveyed by the Board to such Company or other association of persons as may be nominated by the Company, without the Board claiming any additional consideration for the same.
10. The Company shall complete the housing complex fully on or before 31.12.2023 SUBJECT HOWEVER force mature and other reasons beyond the Company's control PROVIDED HOWEVER THAT IN CASE thereby any unsold unit and/or portion within the land and/or the project at the end of the said period and/or its extension, then and in such event, the Conveyance of such unit and/or portion may be postponed till such time as may be reasonably required.
11. Simultaneously here with the Board has granted and/or shall grant a power of attorney in favour of the Company authorising the Company to do the various works envisaged under this agreement to be done by the Company however, the cost of preparation, stamping, and registration of such conveyances shall be borne and paid by the respective allottees/purchasers and/or the Company.

*M. Mukherjee*  
Housing Commissioner  
West Bengal Housing Board

স্বাক্ষরিত/স্বাক্ষরিত/স্বাক্ষরিত/স্বাক্ষরিত/স্বাক্ষরিত



DISTRICT SUB REGISTRAR  
SOUTH 24 PGS, ALIPORE  
15 MAR 2021

12. The Company shall indemnify and keep the Board saved, harmless and indemnified from all Losses and damages suffered by the Board arising out of the exercise of the powers and authority is granted to the Company by the Board as aforesaid.
13. Simultaneously here with the Board both grant to the Company authenticity Letter to enter upon the land, to erect such fencing or boundary as may be required, to do all works for implementation of the scheme and construction and completion of the project and all the works in connection therewith.
14. With regard to the possession of the said land, the Board confirms that it would be the Company who would be entitled to deliver possession of the land or the units and the Board shall not interfere with such decision of the Company, provided that the Company perform its part of this agreement and provided further that at all times the Board shall also be deemed to be in joint possession with the Company.
15. The Company is authorised/empowered to raise necessary finance for execution of the scheme from many bank(s), financial institutions including finance from housing development financial Corporation, and such other authority or authorities for development of the land by construction of the housing complex and for that purpose, with prior approval of the Board, the Company is further authorised to create charge or any other lien, over the land and/or the housing complex in favour of housing development financial Corporation, financial institution and/or bank and/or other Bodies. The Company shall be the solely liable for creating this charge/lien and shall be responsible for repayment of the loan. The Company shall keep the Board saved, harmless & indemnified for such loan.
16. The Board shall be entitled, from time to time, to inspect all works, papers and books (including accounts books) and other records of the Company regarding the implementation of the scheme and give such directions and/or instructions in respect thereof to the Company as it may deem necessary, in case it finds any default on the part of the Company.
17. Notwithstanding what has been stated in clause 14 here in above, the Board shall not to be held responsible for any delay, defective construction etc in the execution of the works. The Company shall be sole responsible for the same and shall keep the Board saved, harmless & indemnified in any such case whatsoever.
18. The Company shall be entitled to do all lawful works required for the implementation of the scheme by itself and/or by other contractors and/or in any other manner it deems fit and proper. None of the contractors and/or person engaged in connection therewith shall have any claim of any nature whatsoever against the Board. The Company shall solely be responsible for payment of all amounts including compensation for injuries to such workmen and/or other persons engaged by them, due to anything done by the Company in Pursuance here off and the Company shall keep the Board saved harmless and indemnified in respect of all claims and/or dues against the Board. The Company shall execute the housing complex as per this agreement and according to the law of land and shall indemnify the Board against any contravention of the irregularities/laws whatsoever during the pendency of this agreement.

*M. M. M. M. M.*  
Commissioner  
Housing Board

REVEREND THE DISTRICT REGISTRAR, ALIPORE



DISTRICT SUB REGISTRAR  
SOUTH 24 PGS, ALIPORE  
15 MAR 2021




19. The Board undertakes to render all reasonable assistance to the Company in the matter of obtaining all permits/licences and other sanctions from appropriate authorities like KMC, KMDA, KIT, WBSEB, WBPCB, local municipality, etc for implementation of the housing complex but the Company shall bear the entire cost including incidental charges for such permission/sanction etc. for checking architectural drawings, designs/structural Design etc. for giving due sanction and signing the documents by the Chief Executive Officer of the Board before placing a plan to the appropriate authority for necessary sanction and agreed rate mutually decided by us is to be paid by the Company to the Board being the cost of checking verification of drawing and design so placed by the Company.

20. This amended agreement is being replaced in place of original development agreement dated 3<sup>rd</sup> December 2015 executed between the Board and the Company herein, and the Company shall construct 290 Units of LIG in the Schedule - A Property in name & style as "Greenfield City Phase - 2"

21. Any notice to be given here under shall be deemed to have been duly served if it is in writing and signed by either party giving the notice and should be sent by registered post properly stamped and addressed to the other party at its last notified address. The service shall be deemed to have been made on the 70 days of the posting.

22. Settlement of all disputes and differences between the parties here to arising out of this agreement and/or in any manner connection here with shall be by Arbitration under the Arbitration and Conciliation Act, 1996 or as amended from time to time.

IN WITNESSTH WHEREOF THE PARTIES hereto have set and subscribed their respective hands and seals the day, month and year First above written

  
SIGNED, SEALED AND DELIVERED  
Housing Commissioner  
Housing Board


By the BOARD at Kolkata

SIGNED, SEALED AND DELIVERED

By the COMPANY at Kolkata

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.


In the presence of: -

In the presence of:  Managing Director

1)  xxi

1. Samal Bhattacharya  
Aruna Majumder.

FA- cum CAO, WBHB

2) 

DFA

DISTRICT SUB REGISTRAR  
SOUTH 24 PCS, ALIPORE  
15 MAR 2021



REMOVED FROM ORIGINAL NUMBER DATED 15/03/2021

SCHEDULE - A

Details Of Land at Mouza Manikpur, JL No. 77, PS - Sonarpur, District - South 24  
Paragnas

SL. No	RS & LR Dag No	Khatian No.	Land (in Decimals)
1.	674	1442	123.5 Decimal
2.	644	1442	59.0 Decimal
3.	673	1442	27.0 Decimal
	Total		209.5 Decimal

*M. M. Chatterjee*  
Housing Commissioner  
Bengal Housing Board

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

*M. M. Chatterjee*  
Managing Director

পূর্ববর্তী নথি সংক্রান্ত প্রকৃতি ও বিষয়



DISTRICT SUB REGISTRAR  
SOUTH 24 PGS, ALIPORE  
15 MAR 2021

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right hand					

Name SUBHABRATA BASU

Signature

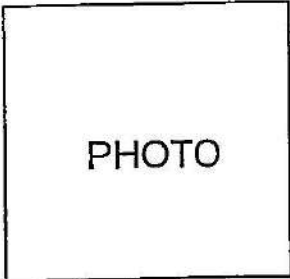
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Name .....

Signature.....

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right hand					

Name Temir Baran Khaluyev

Signature Temir Baran Khaluyev

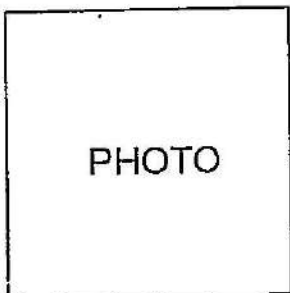
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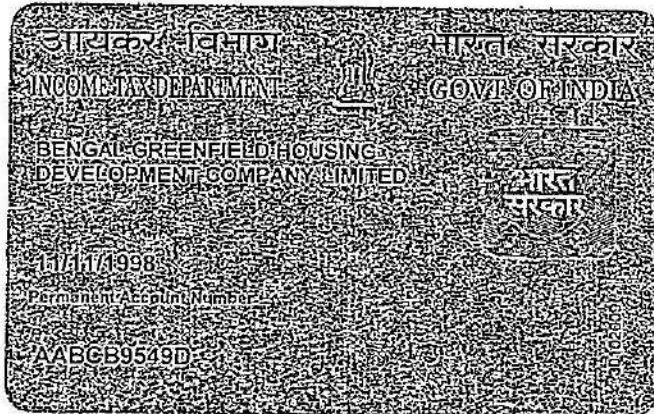
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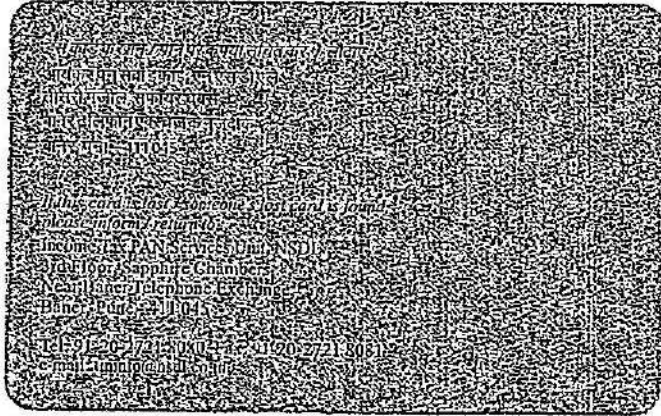


DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE  
15 MAR 2021



BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

  
Managing Director



MEMBERSHIP DEPARTMENT

Physical Director



आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA

SUBHABRATA BASU  
JYOTI BASU

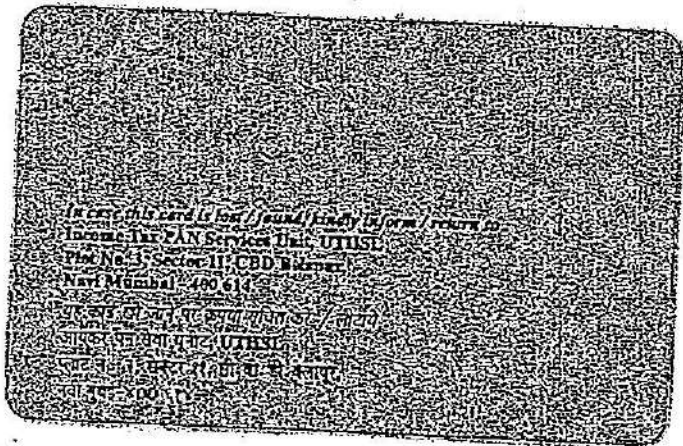
12/09/1952  
Permanent Account Number

AELPB2088U

Signature



3 / 12/11





ভারত সরকার  
Government of India

ভিমির বরন খাটুয়া  
TIMIR BARAN KHATUYA  
জন্মতারিখ/DOB: 31/12/1967  
পুরুষ/ MALE

7003 0087 7038

আমার আধার, আমার পরিচয়

ভারতীয় বিধি পরিষদ প্রাধিকরণ  
Unique Identification Authority of India

Address: S/O Sisir Kumar Khatuya, 0/14, Baishnab Ghata Patuli Township, Patuli, Panchasayar, Kolkata, West Bengal - 700094

ঠিকানা: S/O শিমির কুমার খাটুয়া, 0/14, বৈষ্ণব ঘাটা পাটুলী টাউনশিপ, পাটুলী, পঞ্চসয়ার, কোলকাতা, পশ্চিম বঙ্গ - 700094

7003 0087 7038

*Sisir Baran Khatuya.*



### Major Information of the Deed

Deed No	I-1603-02090/2021	Date of Registration	16/03/2021
Query No / Year	1603-2000552391/2021	Office where deed is registered	
Query Date	10/03/2021 7:59:14 PM	1603-2000552391/2021	
Applicant Name, Address & Other Details	Timir Baran Khatuya Alipore Judges Court, Kolkata, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9331054374, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 10,97,01,742/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 75,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

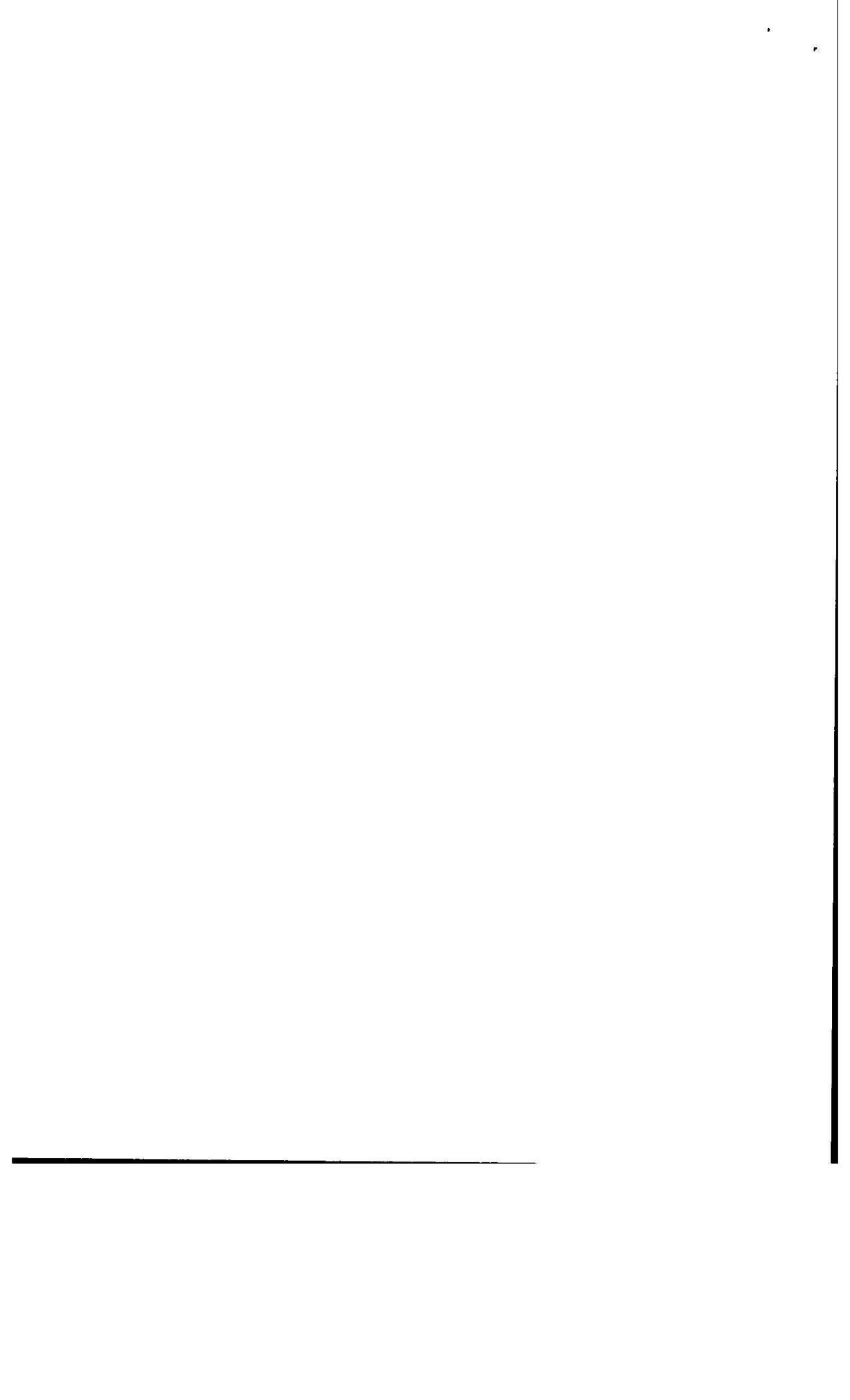
### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Manikpur, JI No: 77, Pin Code : 700103

Sch No	Plot Number	Khata Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	LR-674 (RS :-)	LR-1442	Bastu	Bastu	123.5 Dec		6,46,69,046/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-644 (RS :-)	LR-1442	Bastu	Shali	59 Dec		3,08,94,524/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	LR-673 (RS :-)	LR-1442	Bastu	Shali	27 Dec		1,41,38,172/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			209.5Dec	0 /-	1097,01,742 /-	
		<b>Grand Total :</b>			209.5Dec	0 /-	1097,01,742 /-	

### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	West Bengal Housing Board 105, S. N. Banerjee Road., P.O:- Taltala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 , PAN No.:: AAxxxxx9K, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED</b> Hi-Tech Chambers, 7th Floor, 84/1B, Topsia Road (S, P.O:- Gobinda Khatik Raod, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AAXxxxxx9D,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 Ujjwal Kumar Mukherjee</b> Son of Late Sukhmoy Mukherjee 105, S. N. Banerjee Road, P.O:- Taltala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, , PAN No.:: ADxxxxxx8M, Aadhaar No: 41xxxxxxxx8583 Status : Representative, Representative of : West Bengal Housing Board (as Housing Commissioner)
2	<b>Mr Subhabrata Basu (Presentant )</b> Son of Late Jyoti Basu Hi-Tech Chambers, 7th Floor, 84/1B, Topsia Road (South), Kolkata, P.O:- Gobinda Khatik Road, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AExxxxxx8J, Aadhaar No: 20xxxxxxxx3106 Status : Representative, Representative of : BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED (as Managing Director)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Timir Baran Khatuya</b> Son of Late Sisir Kumar Khatuya Alipore Judges Court, Bar Library, Room No. - 4,, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr Ujjwal Kumar Mukherjee, Mr Subhabrata Basu			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	West Bengal Housing Board	BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED-123.5 Dec

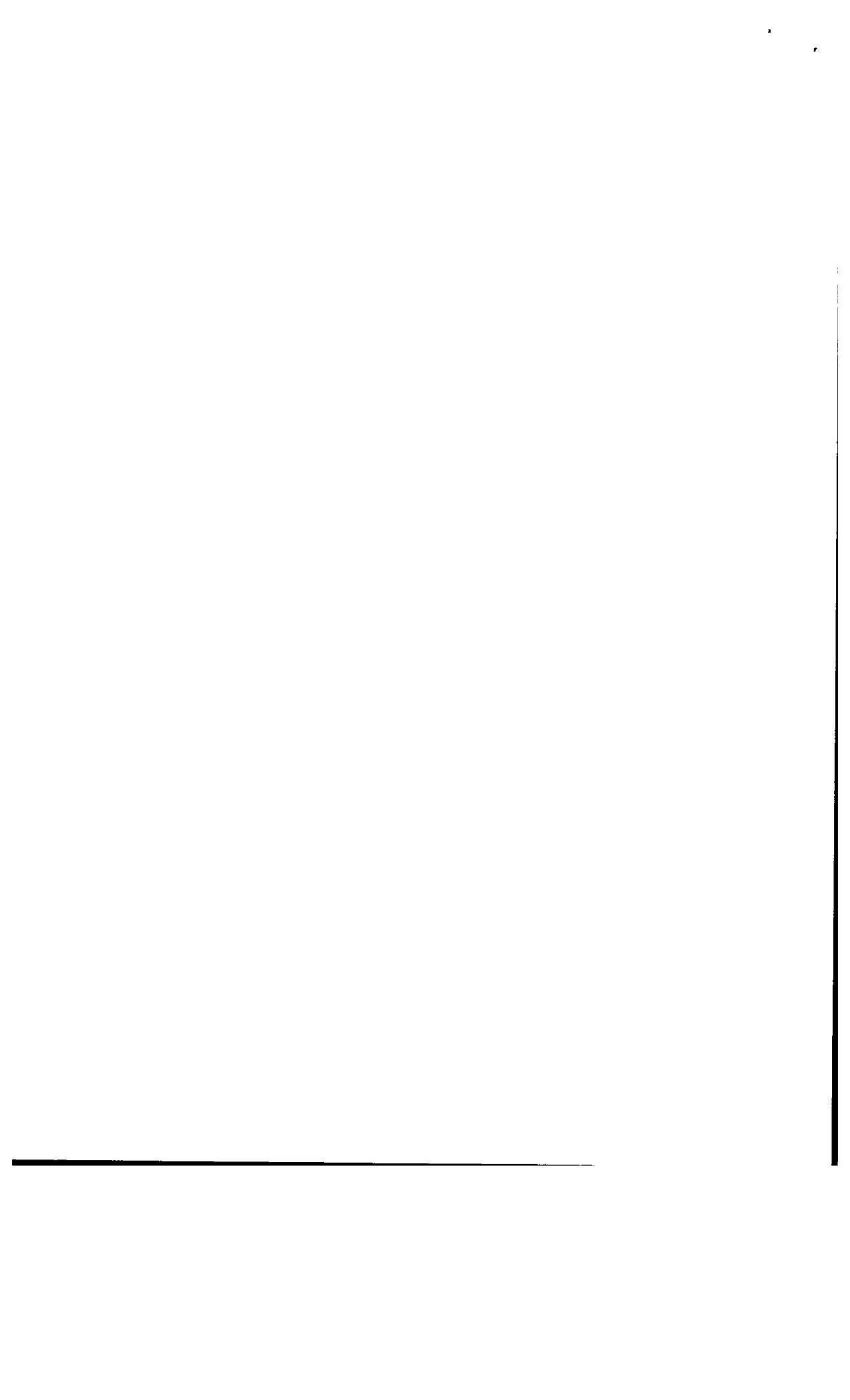
**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	West Bengal Housing Board	BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED-59 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	West Bengal Housing Board	BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED-27 Dec





## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: N. S. C. Bose Road, Mouza: Manikpur, JI No: 77, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 674, LR Khatian No:- 1442	Owner:ওয়েস্ট বেঙ্গল হাউসিং বোর্ড, Gurdian:105,এস.এন.বানার্জী রোড, Address:কোল - 14 , Classification:বান্ধ, Area:1.24000000 Acre,	West Bengal Housing Board
L2	LR Plot No:- 644, LR Khatian No:- 1442	Owner:ওয়েস্ট বেঙ্গল হাউসিং বোর্ড, Gurdian:105,এস.এন.বানার্জী রোড, Address:কোল - 14 , Classification:শালি, Area:0.59000000 Acre,	West Bengal Housing Board
L3	LR Plot No:- 673, LR Khatian No:- 1442	Owner:ওয়েস্ট বেঙ্গল হাউসিং বোর্ড, Gurdian:105,এস.এন.বানার্জী রোড, Address:কোল - 14 , Classification:শালি, Area:0.27000000 Acre,	West Bengal Housing Board

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On 15-03-2021:

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

Presented for registration at 16:00 hrs on 15-03-2021, at the Private residence by Mr Subhabrata Basu .

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 10,97,01,742/-

Admission/Execution (for exempted person)

Execution by Mr Ujjwal Kumar Mukherjee, , Housing Commissioner, West Bengal Housing Board (Others), 105, S. N. Banerjee Road,, P.O:- Taltala, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014

who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

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

Execution is admitted on 15-03-2021 by Mr Subhabrata Basu, Managing Director, BENGAL GREENFIELD HOUSING DEVELOPMENT COMPANY LIMITED (Public Limited Company), Hi-Tech Chambers, 7th Floor, 84/1B, Topsia Road (S, P.O:- Gobinda Khatik Raod, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Identified by Mr Timir Baran Khatuya, , Son of Late Sisir Kumar Khatuya, Alipore Judges Court, Bar Library, Room No. - 4,, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 16-03-2021:

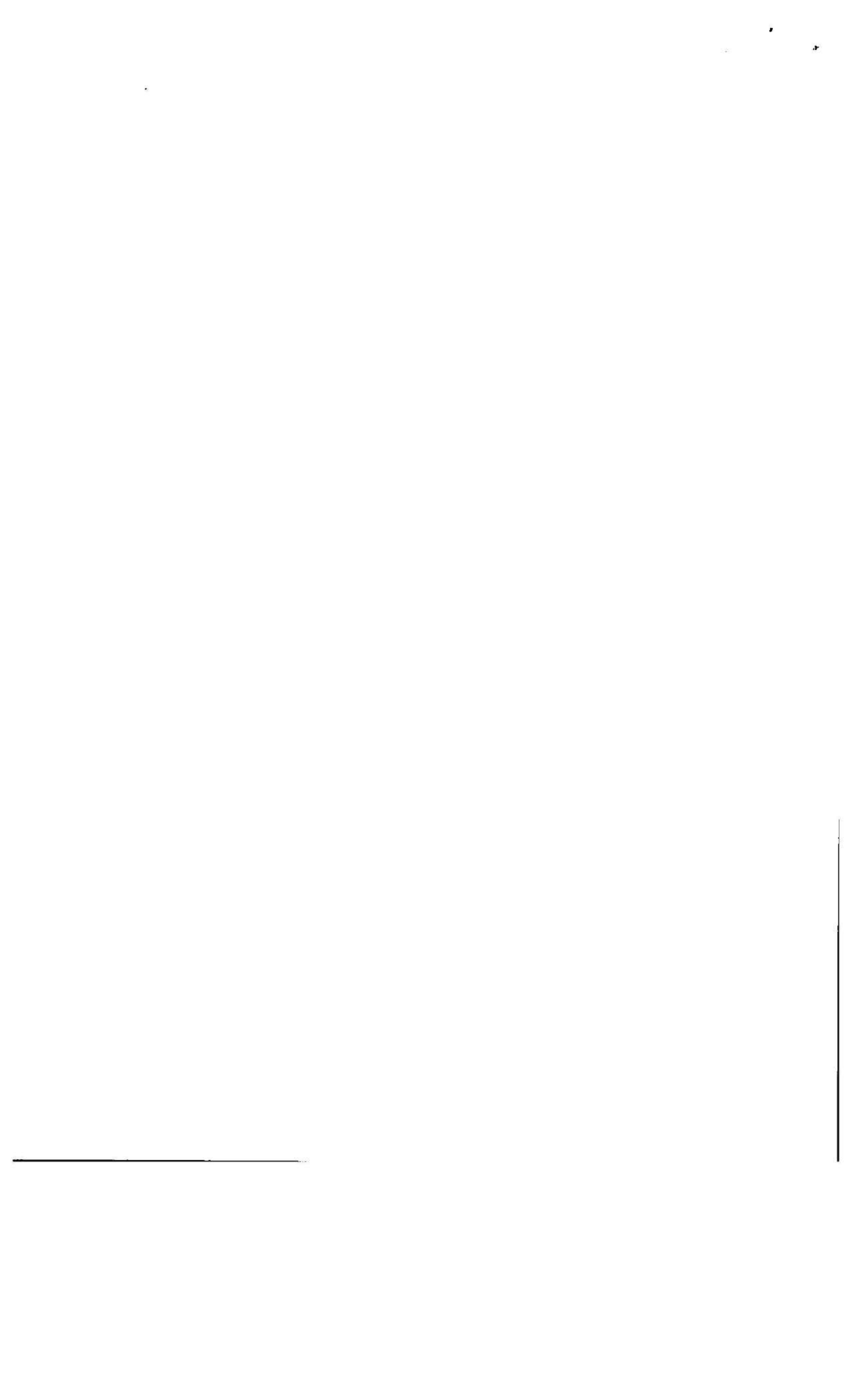
Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/03/2021 1:29PM with Govt. Ref. No: 192020210243301581 on 11-03-2021, Amount Rs: 21/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1390945020 on 11-03-2021, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,920/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no AG2639, Amount: Rs.100/-, Date of Purchase: 18/02/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/03/2021 1:29PM with Govt. Ref. No: 192020210243301581 on 11-03-2021, Amount Rs: 74,920/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1390945020 on 11-03-2021, Head of Account 0030-02-103-003-02



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160302090 for the year 2021.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2021.03.23 16:20:01 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/03/23 04:20:01 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)