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Certified that the document in admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
 Beighoria 24 Pgs. (N)

7 JUL 2023

DEVELOPER'S AGREEMENT

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THIS DEED OF AGREEMENT is made on this the 7th day July 2023 BETWEEN (1) SMT. JHUMA SEN wife late SANAT KUMAR SEN (Phone No. 9874875759), by faith – Hindu , by Occupation – House wife , (2) MISS SHREYASHI SEN daughter of late SANAT KUMAR SEN (Phone No. 8420777639) , by faith – Hindu , by Occupation – Student , by Nationality – Indian , (3) MISS AARUSHI SEN daughter Late Sanat Kumar Sen , Phone No. 9748955291) by faith – Hindu , by Occupation – Student , by Nationality – Indian all residing at present residing at 35 S.L. Chatterjee Street , Holding No.88 (59) Uttar Nimta , District 24 Parganas North , hereinafter referred to as the "LAND OWNER " (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, and representatives) of the ONE PART :

AND

S P S . UDYOG (Pan No. ACDFS6650F) a Registered Partnership Firm , Registered under the Provisions of Indian Partnership Act IX of 1932 , having its registered office at 8 / 2 Kabi Sukanta Sarani P.O & P.S – Nimta, Kolkata – 700049 ,District – 24 Parganas North , , and its partners (1) SRI PRODOSH KANTI PAUL (PAN NO. AJBPP1172A & Phone No. 9836260332), son of late Provat Chandra Paul , by faith – Hindu , by Occupation – Business , by Nationality – Indian , residing at Shraddanjali apartment 106 M.B. Road, P.O. and P.S – Nimta , Kolkata – 700049 , District – 24 Parganas North , (2) SMT. ~~SIBANI SAHA~~ ^{SHIBANI SAHA} (PAN NO. CXHPS1174B & Phone No. 9007779712) wife of Sri Prabir Saha , by faith – Hindu , by Occupation – Business , by Nationality – Indian , residing

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at Majherhati Ashram Road, P.O. & P.S – Nimta , Kolkata – 700049 , District – 24 Parganas, North , (3) SMT. LAKSHMI SEN (PAN NO. FMTPS4514P & Phone No.8583862988) wife of Sri Surajit Sen by faith – Hindu , by Occupation – Business , by Nationality – Indian , residing at 8 / 2 Kabi Sukanta Sarani , P.O. and P.S – Nimta , Kolkata – 700049 , District – 24 Parganas North, hereinafter called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors – in - Office , and / or assigns) of the SECOND PART .

(The partner SRI PRODOSH KANTI PAUL son of late Provat Chandra Paul , by faith – Hindu , by Occupation – Business , by Nationality – Indian , PAN NO. AJBPP1172A , residing at Shraddanjali apartment 106 M.B. Road, P.O. and P.S – Nimta , Kolkata – 700049 , District – 24 Parganas North , herein representing for self and also for other partners of the Firms S P S . UDYOG) By virtue of a registered deed of Power and it was registered at Additional Registrar of Cossipore Dum Dum in Book No. IV, Volume No.1506 – 2015 , Pages No.11534 to 11557 . Being No.150601044 for the year 2015 .

WHEREAS by a deed of conveyance dated the 16th day of April , 1948 made between Sk. Panchoo Gazi therein described as Vendor of the one Part and (1) Sri Jyotirmoy De , (2) Sri Surendra Nath Brahma , (3) Sri Manoranjan Basu , (4) Sri Kalipada Goswami , (5) Sri Nagendra Nath Dutt , (6) Smt. Bela Roy , (7) Smt. Santi Goswami , (8) Smt. Sunity Bala Chandra therein described as the Purchasers of the other Part and registered at Cossipore Dum Dum Sub – Registration Office in Book No. 1 , Volume No. 39 , Pages

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No. 226 to 236 , being No. 2634 , for the year 1948 the said Sk. Panchoo Gazi for the consideration therein mentioned sold , conveyed and transferred unto the said Sri Jyotirmay De , and the said seven others all that the piece or parcel of the land containing an area of two Bighas two Cottahs 15 Chittaks under several Plots and being Dag No. 1777 , 1778 in Khatian No. 1268 , Dag No. 1779 , 1780 in Khatian No. 1266 at Mouza Uttar Nimta , P.S – Dum Dum , Now Nimta , District 24 Parganas more fully described and mentioned therein .

AND WHEREAS subsequently by virtue of the said purchase jointly the Vendor therein along with other co – purchasers become the absolute owners in respect of 1/8 share of land containing an area of 5 Cottahs 1 chittaks and 3 Square Feet a little more or less out of the said total land are measuring two Bihgas 2 Cottahs 15 Chittaks a little more or less under Dag No. 1777 , 1778 in Khatian No. 1268 , Dag No. 1779 , 1780 in Khatian No. 1266 at Mouza Uttar Nimta , P.S – Dum Dum , Now Nimta District 24 Parganas , (North) .

AND WHEREAS immediately thereafter the said purchase the said Jyotirmoy Dey and the said 7 others made as amicable partition amongst, themselves and thereby the said Sri Nagendra Nath Dutta and Sri Kalipada Goswami had been allotted the plots being Plot No. E and F respectively containing an area of 5 Cottahs 1 Chittacks 3 square feet each for their portion out of the said total land area of two bighas two cottahs and fifteen chittacks.

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AND WHEREAS after the said partition the said Sri Nagendra Nath Dutta by a Registered Kobala registered at the office of the Sub-Registrar, Cossipore Dum Dum in Book No. 1, Volume No. 62, Pages No. 198 to 201, Being No. 4186, for the year 1959 transferred his right, title and interest in respect of said land containing, an area of 5 Cottahs 1 Chittacks 3 Square feet being Plot No. "E" at Mouja Uttar Nimta unto his brother Sri Narayan Chandra Dutta absolutely and for ever.

AND WHEREAS immediately after the said transfer the said Narayan Chandra Dutta duly constructed a one storied brick built building and / or dwelling unit upon the said plot of land.

AND WHEREAS subsequently of the said partition being made the said Sri Kalipada Goswami, the vendor therein had also constructed and /or built a dwelling upon his said plot of land being Plot No. "F".

AND WHEREAS ON or about 25th August, 1971 by a Deed of conveyance in Bengali made between Sri Narayan Chandra Dutta therein described as Vendor of the ONE PART and Sri Kalipada Goswami, therein

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described as the Purchaser of the other part and registered at the Sadar Registration office at Alipore, District 24-Parganas in Book No, 1, Volume 84, Pages No. 127 to 130, Being No. 2772, for the year 1971, the said Narayan Chandra Dutta for the consideration therein mentioned sold, conveyed and transferred unto Sri Kalipada Goswami (the vendor therein All That that the piece or parcel of land measuring an area about 5 Five Cottahs ,1 one Chittaks 3 three square feet being plot No."E" Together with the one storied pucca brick built-building consisting of three bed rooms , verandah , bath and privy standing thereon under Dag No. 1777 , 1778 in Khatian No. 1268 , Dag No. 1779 , 1780 in Khatian No. 1266 at Mouza Uttar Nimta , P.S - Dum Dum , Now Nimta , District 24 Parganas in free simple in possession or an estate equivalent thereto free from all encumbrances.

AND WHEREAS since the said purchase in 1971 the Purchaser (Sri Kalipada Goswami,) therein became the absolute owner in respect of the Said plot of land being plot No. "E" and "F" containing an area of 10 Cottahs 2 Chittaeks 6 square feet together with one storied brick built building dwelling unit consisting of several bed rooms, lobby , varandah, sanitary bath and privy standing thereon .

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AND WHEREAS ON or about 31st day of July 1992 by a Deed of conveyance in Bengali made between Sri Kalipada Goswami son of late Surya Kumar Ghoswami therein described as Vendor of the ONE PART and Sri Sanat Kumar Sen son of late Sitanath Sen therein described as the Purchaser of the other part and registered at the Registrar of Assurances at Kolkata in Book No, 1, Volume 298, Pages No. 416 to 430, Being No. 14804, for the year 1992, the said Sri Kalipada Goswami for the consideration therein mentioned sold, conveyed and transferred unto Sri Sanat Kumar Sen (the owner herein), All That that the piece or parcel of Said plot of land being plot No. "E" and "F" containing an area of 10 Cottahs 2 Chittaeks 6 square feet together with one storied brick built building dwelling unit consisting of several bed rooms, lobby, varandah, sanitary bath and privy standing thereon, under Dag No. 1777, 1778 in Khatian No. 1268, Dag No. 1779, 1780 in Khatian No. 1266 at Mouza Uttar Nimta, P.S - Dum Dum, Now Nimta, District 24 Parganas North in free simple in possession or an estate equivalent thereto free from all encumbrances.

AND WHEREAS while Sri Sanat Kumar Sen absolutely possessing and enjoying the said property died intestate on 7-6-2019 leaving his wife Smt.

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Jhuma Sen , herein the Land owner No. 1 and Miss Shreyashi Sen and Miss Aarushi Sen as his daughters , herein the Land Owner No. 2 & 3 as his sole legal heiress of the said property .

AND WHEREAS the owners herein are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land measuring about Ten Cottahs Two Chittacks and Six square feet together with the one storied brick built building and /or dwelling unit standing thereon under Dag Nos 1777 to 1780 at Mouza - Uttar Nimta, P.S. Nimta , District 24 Parganas (North) and with in the jurisdiction of North Dum Dum Municipality District 24 Parganas North .

AND WHEREAS the owners herein has Duly mutated their name with the Assessment Role of North Dum Dum Municipality and the said property has been numbered as holding No. 88 (59) , and the name of the Street being S. L Chatterjee Street, Ward No. 26 as per latest Municipal Tax Receipt and have been paying municipal taxes to the Municipality and the owners herein have mutate their names to the B.L. & L R O , the Government of West Bengal and paying the settlement Khazna to the concerned authority regularly and in the settlement record,6 (six) Sataks of land is recorded in the name of Malik Jhuma Sen in L.R. Khatian No. 4811 , at L.R. Dag No. 1777 and

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6 (six) Sataks of land is recorded in the name of Sreyashi Sen in L.R. Khatian No. 4812 , at L.R. Dag No. 1777 , and and 6 (six) Sataks of land is recorded in the name of Arushi Sen in L.R. Khatian No. 4813 , at L.R. Dag No. 1777 , which fully and particularly mentioned in the schedule herein below .

AND WHEREAS the land OWNERS herein have been absolutely seizing and possessing of and / or otherwise entitled to a plot of land measuring more or less 10 Cottahs 2 Chittaeks 6 square feet TOGETHER WITH old dilapidated structures standing thereon more fully and particularly described in the schedule herein below , free from all shorts of encumbrances , charges , whatsoever subject to make payment of proportionate Taxes to the State of West Bengal .

AND WHEREAS with a view to develop or cause to be developed by constructing a Multistoried building over the plot of land , more fully and particular described in the schedule herein below , herein after called and referred to as the said property the Developer herein approached the land OWNER and expressed its intension to develop the under mentioned schedule of property according to the building plan to be approved and sanctioned by the North Dum Dum Municipality .

AND WHEREAS the land OWNER herein hereby agreed to authorize the developer to construct the (G+3) building over the under mentioned schedule of property more fully and particularly described in the schedule herein below according to the building to be approved and sanctioned by the North Dum Dum Municipality and as per specification with floor , Plans ,

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allegations , sanctions , made in complains with the statutory requirements in the said plot of land at the cost of the developer on the terms and conditions stipulated hereunder .

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS :-

ARTICLE -I - DEFINITION

1.OWNER :- Smt. Jhuma Sen wife late SANAT KUMAR SEN (Phone No. 9874875759) , by faith – Hindu , by Occupation – House wife , (2) Miss Shreyashi Sen and (3) Miss Aarushi Sen both daughter of late Sanat Kumar Sen both , by faith – Hindu , by Occupation – Student , by Nationality – Indian , both residing at present residing at 35 S.L. Chatterjee Street , Holding No.88 (59) Uttar Nimta, District 24 Parganas North , hereinafter referred to as the "LAND OWNER "

2.DEVELOPER :- S P S . UDYOG a Registered Partnership Firm , Registered under the Provisions of Indian Partnership Act IX of 1932 , having its registered office at 8 / 2 Kabi Sukanta Sarani . P.O & P.S – Nimta, Kolkata – 700049 ,District – 24 Parganas North , Pan No. ACDFS6650F, represented by its partners (1) SRI PRODOSH KANTI PAUL son of late Provat Chandra Paul , by faith – Hindu , by Occupation – Business , by Nationality – Indian , PAN NO. AJBPP1172A , residing at 106 M.B.Road, P.O. and P.S – Nimta , Kolkata – 700049 , District – 24 Parganas North , (2) SMT. SIBANI SAHA wife of Sri Prabir Saha , by faith – Hindu , by Occupation – Business , by Nationality – Indian , PAN

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NO. EXHPS1174B residing at Majherhati Ashram Road, P.O. & P.S – Nimta , Kolkata – 700049 , District – 24 Parganas, North , (3) SMT. LAKHMI SEN wife of Sri Surajit Sen by faith – Hindu , by Occupation – Business , by Nationality – Indian , PAN NO. FMTPF4514P , residing at 8 / 2 Sukanta Sarani , P.O. and P.S – Nimta , Kolkata – 700049 , District – 24 Parganas North .

(The partner SRI PRODOSH KANTI PAUL son of late Provat Chandra Paul , by faith – Hindu , by Occupation – Business , by Nationality – Indian , PAN NO. AJBPP1172A , residing at Shraddanjali apartment 106 M.B. Road, P.O. and P.S – Nimta , Kolkata – 700049 , District – 24 Parganas North , herein representing for self and also for other partners of the Firms S P S . UDYOG) By virtue of a registered deed of Power and it was registered at Additional Registrar of Cossipore Dum Dum in Book No. IV, Volume No.1506 – 2015 , Pages No.11534 to 11557 . Being No.150601044 for the year 2015 .)

3.LAND :- The land described in the schedule hereunder written .

4.BUILDING :- Means Four G+3 storied building to be constructed on the schedule property in accordance with the plan sanctioned by the North Dum Dum Municipality in the name of the OWNER at the cost of the Developer .

5.ARCHITECT :- shall mean person of firm appointed or nominated by the Developer / Promoter for constructions of the proposed building .

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6. TRANSFER :- Arising as grammatical variant or shall include a transfer by possession and by any other means adopted for affecting what is understood as a transfer or space / Flat in Multistoried Building to the intending purchaser and / or purchasers thereof although the same amounts as transfer in hand .

7. TRANSFEREE :- Shall mean person to whom any space / Flat in the building will be transferred by a deed of conveyance for valuable consideration by the OWNERS or the respective space / Flat of the said building and / or otherwise .

8. COMMON FACILITIES :- Common facilities shall mean and include corridors , stair , Lift room , way , roof , electricity , sewer , connection , passage , ways , Caretaker Room , common lavatories , if provided by the Developer water pump and water and other facilities which will be provided by the Developer in the proposed G+3 storied residential building .

9. TIME :- Shall mean the construction to be completed within 24 (twenty Four) months from the date of sanction plan by the Municipality Or 36 Months from the date hereof which ever is earlier and also taking vacant possession by the developer from the land OWNER / TENANTS and the time will be extended for further 4 four month as a grace period . Time in this respect shall be treated as the essence of this contract .

10. COMMENCEMENT :- This agreement shall be deemed to have commencement with effect from the date of execution of this agreement .

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ARTICLE = II CONSIDERATION

The owners shall be entitled to get 40 % share of the total construction area as well as other open spaces of the said property which will be ground floor to top floor proportionately along with Developer . Marked by red colour in sanctioned Plan . Two existing occupiers will get 250 Square feet and 300 square feet , total 550 covered area . This 550 Five hundred Fifty square feet area will be adjusted from land owner's share and he will get @ Rs. 100 for per square feet as construction cost .

Land owner will get Rs. 20,00,000 (Rupee Twenty Lakh) only as security Deposit , it will be adjust at the time of taking Land Lord's Physical possession and the all arrear dues of municipal taxes and settlement Khazna and others will be adjusted at the time of execution agreement .

i).. At the time of execution of registered agreement the Developer will pay a sum of Rs. 13, 83, 149/- (Rupees Thirteen Lakhs Eighty Three Thousand One Hundred Forty Nine) only out of said Rs. 20,00,000 (Twenty Lakh) Only to the Land owners . In the meantime the developer has already paid a sum of Rs. 7,00,000/ Rupees Seven Lakhs) only to the Land owners by Cash and NEFT and Rs. 6,83,149 has been paid for the purpose of Municipal Taxes and Mutation charges and B.L. & L.R.O mutation , conversion cost , settlement Khazna etc .

ii) The Land Owner will get Rs. 3,00, 000 / - only with in 7 (Seven) days after the sanction of Building Plan date by N.D.DM .

iii) Balance Rs. 3, 16, 851 only to be paid with in seven days before start the construction of the proposed project .

Money Receipt

Rs.13,83, 149 / - Rupees Thirteen Lakhs Eighty Three Thousand one hundred forty nine only Paid to the Land owners by as per denomination mentioned herein below :-

Rs. 1, 50, 000 dated 15 - 11 - 2018 through NEFT .

Rs. 35, 000 dated 30 - 04 - 2019 through Cash .

Rs. 2,15, 000 dated 13 - 05 - 2019 through RTGS .

Rs. 3, 00, 000 dated 16 - 08 - 2019 through RTGS .

Rs. 6,83 , 149 dated on different dates by the head mentioned above .

ARTICLE - III PROCEDURE

1. The OWNER shall execute a General Power of Attorney which will be registered from registry office from competent court's of law , as may be required for the purpose of obtain sanction of the plan all necessary permission and sanction from different authorities in connection with the construction of the building for perusing and following up the matter with the statutory authorities and to do all acts , regarding construction work and also to negotiate with the prospective buyers to enter into agreement for sale to receive consideration money in respect of the under mentioned schedule of property . During continuation of this agreement the OWNER shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to observe the

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Shougoshi Sen
Aarushi Sen

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condition that the Developer will perform all covenant and condition herein contained .

2.Immediately after the sanction of the building Plan by the municipal corporation the OWNER shall hand over the property to the Developer and / or its representatives to have access to the land for the purpose of Development , soil testing etc . and future permit the Developer to place hoardings , to keep building materials and allow the men and agents of the Developer to say in the land for the purpose of construction of the building or apartment in question as stated herein above The developer shall arrange alternative accommodation to the owner at his own cost and expenses during the period of construction till delivery of possession of the owners allocation to the proposed building .

ARTICLE - IV DEVELOPER'S OBLIGATION .

1.The Developer shall construct the building at the cost and expenses in terms of this agreement and in accordance with the Plan to be sanctioned by the North Dum Dum Municipality with schedule thereof . The schedule of works has been fully shown and described in a separate sheet which has been attached herewith as annexure - A .

2.The Developer shall complete the construction of the new building within 24 months positively from the date of sanction plan by the North Dum Dum Municipality or within 36 months from the date hereof which ever is earlier . The period of construction may be extended for a further period of 4 (four

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) months if there is any forced major natural calamity . It is expressly agreed that time is the essence of this contract .

3. It is agreed by and between the parties hereto that the Developer shall be entitled to enter an agreement for sale in respect of their allocation's residential flats , shops, garages over the under mentioned schedule of property with the intending purchaser or purchasers and to execute sale deed / deeds in their favour and to receive the money / moneys from them for the said Flats over the under mentioned schedule or property . It is hereby agreed that the developer shall not register any sale deed and deliver possession of the proposed building of the allocation prior to deliver owners allocation to the owners .

4. Not to violence or contravene any of the provision or rules applicable for construction of the building .

5. The Developer shall put its respective signature in the every deed of conveyance in respect of Developer's allocation in the name of the respective purchaser to be prepared by the Developer's advocate as a Confirming Party .

6. The Developer will supply a copy of the sanctioned plan to the OWNER after obtaining building sanctioned Plan from the North Dum Dum Municipality . The land owners portion will be marked by red border with the signature of the Promoter .

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7. That the existing building has standing upon the under mentioned schedule of the Plot of land shall be demolished by the Developer at its own costs and expenses and all the debries and building materials of the Demolished Building shall be the property of the Developer and the developer shall be entitled to dispose of the same according to its own choice and all the selling price shall be accounted for the rent of existing occupiers of the schedule of property . The developer is liable to bear the cost of rents of the existing occupier if necessary .

8. The Developer will at it's costs and expenses provide alternative residential accommodation for owner and the existing occupiers within $\frac{1}{2}$ Kilo - Metres surrounds until and unless the physical possession of the owner and are delivered .

9. The Developer shall at it's costs shall settled the tenant . The owner shall have no liability and /or responsibility .

The land lord will bear the exiting tenants all liabilities . In this event , the Promoter will assist the land owner only by negotiation and consultation .

10. That the developers will provide the existing Tenants / occupiers of schedule of property .

The developer will provide at its costs and expenses alternative residential accommodation for the owners and the existing occupiers within $\frac{1}{2}$ Kilo meters surrounds until and unless the physical possession of the owner and are delivered .

ARTICLE – V OWNERS'S INDEMNITY

The OWNER hereby undertake to keep the Developer indemnified against all claims , demands , suits or proceedings that may arise against the Developer in connection with the said Premises due to any direct act of commission / omission on the Part of the OWNER . If such act of Developer is done and executed by the Developer lawfully .

ARTICLE – VI DEVELOPER'S INDEMNITY .

1.The Developer hereby undertake to keep the OWNER indemnified against all third Party claims and actions arising out of any sort of act or commission or commissions of the developer in or in relation to the construction of the said new building strictly in terms of the plan to be sanctioned by the North Dum Dum Municipality on that behalf and the building rules thereof as an acted by the Government of West Bengal in the year 2001 . The OWNER shall not be liable if any construction made by the Developer in variation or violation of building rules and beyond sanctioned plan .

2.The Developer hereby undertakes to keep the OWNER indemnified against all actions suits costs proceedings and claim that any arise out of the developer's act , deeds and actions with regard to the Development of the said Premises and / or in the matter or construction of the building and / or defect therein .

3.The Developer hereby undertakes that it will be held liable regarding construction of the proposed storied Building and payment of Government

Revenue like income Tax or any other Tax to be levied by the authority concern .

4.The OWNER hereby undertake to execute two General Power of Attorney in favour of the Developers of which one Notary Reregistered Power of Attorney and another will be registered Power from registry office as per law of registry office .

ARTICLE - VII TITLE DEEDS .

The OWNER shall keep ready all Original documents and the title Deed / Deeds with their and on full payment of Rs. 20 (Twenty) Lack execution of this presents shall handover all Original documents and title Deed / Deeds to the Developer or its Advocate against proper accountable receipt as an when the sale shall be required .

ARTICLE - VIII COMMON FACILITIES ,

1.Shall mean and include corridors , stair - ways , stair case , stair landings , lift , water , Electricity , sewerage connection passage - way , Caretaker Room and Generator Room if any drive ways , common lavatories , if provided by the Developer in the new building in his allocation .

2.The Developer shall pay and bear all property Taxes and other dues and out goings in respect of the said building due as and from the date of handing over possession of the said property by the OWNER to the Developer . If there be any dues of property Taxes or any other Taxes regarding the

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Property before the date of handing over the said to the Developer that would be borne by the OWNER .

3.The OWNER shall not do any act , deed or thing whereby the Developer shall be prevented from construction of the said building provided the Developer makes construction as per sanctioned plan with variation from the same or in violation of building rules .

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1.The OWNER and the Developer had entered into the agreement properly as a contract and noting contained herein shall be deemed to construe as partnership between the Developer and the OWNER but as joint venture between the parties hereto of the aforesaid property .

2.Any notice required to be given by the Developer shall without prejudice to any other mode of service available be deemed to have been served upon the OWNER if sent to them under registered post with acknowledgement due at the address give in this agreement or to its subsequent or changed address .

3.That OWNER hereby fully agree and consent that the developer shall have the right to advertise , fix hoardings or signboards or any kind relating to the publicity for the benefit or commercial exploitation of the new building from the date of execution of this agreement upon completion of this building or earlier all such a advertisement and hoarding shall be cleared of by the Developer at its own costs .

4. The Original Agreement and copy of the Deeds in respect of the said property shall be kept at the Office of the Developer for the inspection of the intended purchaser / purchasers. The OWNER shall produce all original documents as and when required by the Developer. If the OWNER fail to produce the said original documents as per promoter's schedule time, the OWNER will be liable for the same.

5. The land OWNER hereby declare that in his absence the legal heirs and successors will be bound to abide by the terms and conditions of this agreements and will have to Co-operate with the Developer for completion the project as per provision of law.

6. Untill and unless the existing meter of the land OWNER is surrender before the competent authority, the consumption of the Electricity Charges will be paid by the Developer the competent authority or and on behalf of the land OWNER.

7. All cost same as Khazna, Taxes etc for Municipal, B. & B.L.R.O etc regarding the concerned land be cleared with the cost of Owner before execution of this deed of agreement or date of possession.

JOINT OBLIGATION

1. The Developer shall Develop and construct a G+3 building on the said land in accordance with the sanction plan to be approved and sanctioned by the Municipality as per B.M. Act 1932.

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2. The Developer shall not be entitled to hand over possession of any portion of the proposed building in favour of any of its proposed purchaser before delivery of Vacant possession of the owner's allocation to the owners .

3. If the Developer fail to construct the proposed building within the time as mentioned herein above , in that event the owner shall have the exclusive right to cancel this Development agreement and in that event the Developer shall have no right in any manner whatsoever on the property being subject matter of this agreement .

If the developer fails to construct the proposed building with in the time are mentioned in paragraphs of herein above , in that event the owner shall have the exclusive rights to cancel this agreement .

SCHEDULE ABOVE REFERRED TO

All that piece and parcel of one storied brick built building total covered 1300 sft. and or dwelling unit together with messuages tenements hereditament and land containing an area of 10 (Ten) Cottahs 2 (two) chittaks and 6 (six) square feet whereon the same is erected and / or built being plot no "E" and "F" under Municipal Premises No. 35 S. L Chatterje Street , Holding No. 88 (59) within the jurisdiction of North Dum Dum Municipality , being Ward No. 26 , Mouza- Uttar nimta P . S -Nimta , District 24 Parganas North , at L. R. Khatian NO. 4811 , L.R. Dag No. 1777 , area of land 3 Cottahs 6 Chittaks 6 sft and L.R. Khatian No. , 4812 , L.R. Dag No. 1777 (area of land 3 Cottahs 6 Chittaks 0 sft) and , L.R. Khatian No. 4813 , L.R. Dag No. 1777 , (area of land 3 Cottahs 6 Chittaks 0 sft) , Touzi No.163 , 164 , 172 , Under A.D.S.R.O Belgharia ,

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within the Jurisdiction of Collectorate of 24 Parganas North, which is butted and bounded as follows :-

- On the North by :- 8 feet wide passage,
 On the East by :- 16 Feet S.L. Chatterjee street,
 On the South :- by plot no. G,
 On the West by 3 feet wide drain,

IN WITNESSES WHEREOF, the parties have hereunto put their respective signature on the day, month and year first above written :-

SIGNED, SEALED AND DELIVERED
 IN PRESENCE OF :-

1. *Sayanban Majumder*
Barackpore Court
Kolkata - 700120
2. *Sujit Das*
East Alipore Buttagara
P.S. - Nimta
Kolkata - 700049

Jhuma Sen
Sheefasthi Sen
Arushi Sen

Signature of the land owners

Pradish Kumar Panigrahi Constitute Attorney
IN 33/5 SPS UDYOG

Signature of the Developer

Drafted and Prepared by me

Sachindra Nath Majumder

Sachindra Nath Majumder,

Advocate

Sealdah Court Complex,

Room No. 101, 1st Floor, Kol - 14 .

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants / Presentants



Thuma Sen

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
Right Hand				



Shreegashi Sen

























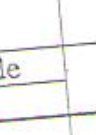
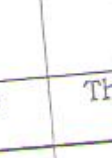


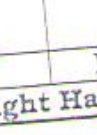
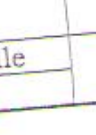
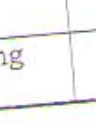













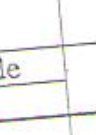
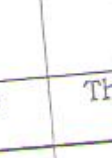


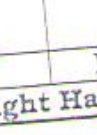
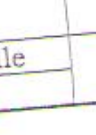
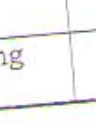



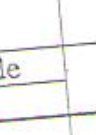
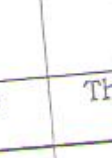


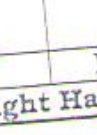
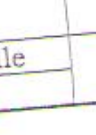
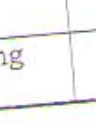













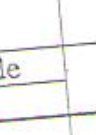
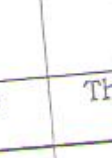


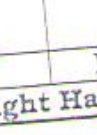
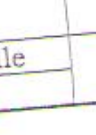
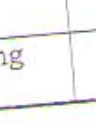



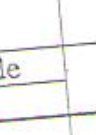
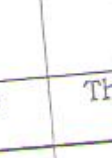


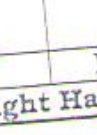
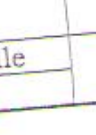
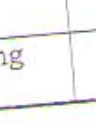



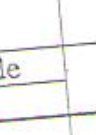
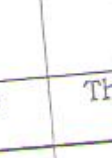


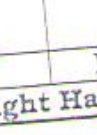
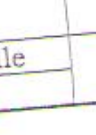
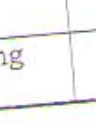
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
Right Hand				



Parushi Sen

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
Right Hand				

SPECIMEN FORM FOR TEN FINGER PRINTS

SL No.	Signature of the Executants / Presentants																																																																						
	<i>Peedle Sh Vante Law</i>																																																																						
		Little	Ring Middle (Left Hand)		Fore	Thumb																																																																	
																																																																							
		Thumb	Fore Middle Right Hand		Ring	Little																																																																	
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Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



070720232012216598

Payment Detail

Payment ID: 070720232012216598
Amount: 33773
Gateway: SBI EPay
Payment Status: Successful

Payment Init. Date: 07/07/2023 13:13:41
No of GRN: 1
Payment Mode: SBI Epay
BRN Date: 07/07/2023 13:14:23
Payment Init. From: Department Portal

Donor Details

Donor's Name: Mr SACHINDRA NATH MAJUMDER
ID: 9433204131

Payment (GRN) Details

GRN	Department	Amount (₹)
192023240122165998	Directorate of Registration & Stamp Revenue	33773
Total		33773

WORDS: THIRTY THREE THOUSAND SEVEN HUNDRED SEVENTY THREE ONLY.
CAUTION: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

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Revenue
GRIPS eChallan



192023240122165998

Details

GRIPS Payment ID: 192023240122165998
Date: 07/07/2023 13:13:41
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
CN: 7858773494913
BRN Date: 07/07/2023 13:14:23
Gateway Ref ID: IGAPVNYSN4
Method: State Bank of India NB
GRIPS Payment ID: 070720232012216598
Payment Init. Date: 07/07/2023 13:13:41
Payment Status: Successful
Payment Ref. No: 2001685498/6/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SACHINDRA NATH MAJUMDER
Address: 119 S K SARANI
Mobile: 9433204131
Period From (dd/mm/yyyy): 07/07/2023
Period To (dd/mm/yyyy): 07/07/2023
Payment Ref ID: 2001685498/6/2023
Dept Ref ID/DRN: 2001685498/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001685498/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2001685498/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	13852
Total				33773

IN WORDS: THIRTY THREE THOUSAND SEVEN HUNDRED SEVENTY THREE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1526-03170/2023	Date of Registration	07/07/2023
Deed No / Year	1526-2001685498/2023	Office where deed is registered	
Deed Date	02/07/2023 10:48:33 AM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sachindra Nath Majumder Sealdah Court Complex, Room No.- 101, 1st Floor, Kolkata- 700014, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8240174929, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 13,83,149/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,09,32,303/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 13,852/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, , Ward No: 26 JI No: 2, Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1777 (RS :-)	LR-4811	Bastu Shali	3 Katha 6 Chatak 6 Sq Ft	1/-	33,57,113/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, Premises No: 35, , Ward No: 26 JI No: 2, Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1777 (RS :-)	LR-4812	Bastu Shali	3 Katha 6 Chatak	1/-	33,48,845/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, Premises No: 35, JI No: 2, Pin Code : 700049



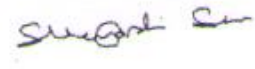
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-1777 (RS :-)	LR-4813	Bastu Shali	3 Katha 6 Chatak	1/-	33,48,845/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :				16.72Dec	3 /-	100,54,803 /-	

Structure Details :				Other Details
Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Structure Type: Structure
On Land L1, L2, L3	1300 Sq Ft.	1/-	8,77,500/-	
Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
Total :	1300 sq ft	1 /-	8,77,500 /-	




and Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	<p>Smt Jhuma Sen Wife of Late Sanat Kumar Sen Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office</p>			

35 S.L. Chatterjee Street, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: hbxxxxx1k, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office

Sl No	Name	Photo	Finger Print	Signature
2	<p>Miss Shreyashi Sen Daughter of Late Sanat Kumar Sen Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office</p>			




35 S.L. Chatterjee Street, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: kfxxxxx3d, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office

Name	Photo	Finger Print	
Miss Aarushi Sen Daughter of Late Sanat Kumar Sen Executed by: Self, Date of Execution: 07/07/2023 Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office	 07/07/2023	 LTI 07/07/2023	 07/07/2023
35 S.L. Chatterjee Street, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: pfxxxxxx71,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2023 , Admitted by: Self, Date of Admission: 07/07/2023 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SPS Udyog 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 , PAN No.:: acxxxxxx0f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Agent by Authenticated Power Details :

SI No	Name,Address,Photo,Finger print and Signature	Signature		
1	Mr Prodosh Kanti Paul, Son of Late Provat Chandra Paul Date of Admission: 07/07/2023, admitted by : Self, Place of Admission of Execution: Office	 Jul 7 2023 1:39PM	 LTI 07/07/2023	 07/07/2023
Shrassanjali Apartment, 106 M.B. Road, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajbpp1172a,Aadhaar No Not Provided by UIDAI Status : Agent by Authenticated Power of : Smt Shibani Saha, Smt Lakshmi Sen				



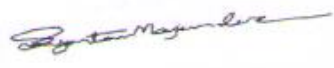
Representative Details :

Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
Mr Prodosh Kanti Paul (Presentant) Son of Late Provat Chandra Paul Date of Execution - 07/07/2023, , Admitted by: Self, Date of Admission: 07/07/2023, Place of Admission of Execution: Office	 Jul 7 2023 1:39PM	 LTI 07/07/2023	 07/07/2023

Shraddanjali Apartment, 106 M.B. Road, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SPS Udyog (as Director)

- 2 **Smt Shibani Saha**
 Wife of Mr Prabir Saha Majherhati Asram Road, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cxxxxxx4b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SPS Udyog (as Accountant)
- 3 **Smt Lakshmi Sen**
 Wife of Surajit Sen 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: fmxxxxx4p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SPS Udyog (as Manager)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sayantan Majumder Son of Mr Sachindra Nath Majumder Barrackpore Court, City:- , P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120	 07/07/2023	 07/07/2023	 07/07/2023

Identifier Of Smt Jhuma Sen, Miss Shreyashi Sen, Miss Aarushi Sen, Mr Prodosh Kanti Paul, Smt Shibani Saha, Smt Lakshmi Sen, Mr Prodosh Kanti Paul

Transfer of property for L1

From	To. with area (Name-Area)
Smt Jhuma Sen	SPS Udyog-1.86083 Dec
Miss Shreyashi Sen	SPS Udyog-1.86083 Dec
Miss Aarushi Sen	SPS Udyog-1.86083 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Jhuma Sen	SPS Udyog-1.85625 Dec
2	Miss Shreyashi Sen	SPS Udyog-1.85625 Dec
3	Miss Aarushi Sen	SPS Udyog-1.85625 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Jhuma Sen	SPS Udyog-1.85625 Dec
2	Miss Shreyashi Sen	SPS Udyog-1.85625 Dec
3	Miss Aarushi Sen	SPS Udyog-1.85625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Jhuma Sen	SPS Udyog-433.33333300 Sq Ft
2	Miss Shreyashi Sen	SPS Udyog-433.33333300 Sq Ft
3	Miss Aarushi Sen	SPS Udyog-433.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, , Ward No: 26 JI No: 2, Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1777, LR Khatian No:- 4811	Owner:ঝুমা সেন, Gurdian:সনত্ , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Smt Jhuma Sen

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, Premises No: 35, , Ward No: 26 JI No: 2, Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1777, LR Khatian No:- 4812	Owner:শ্রেয়সী সেন, Gurdian:সনত্ , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Miss Shreyashi Sen

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: S.L. Chatterjee Street, Mouza: Uttar Nimta, Premises No: 35, JI No: 2, Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 1777, LR Khatian No:- 4813	Owner:আরুশি সেন, Gurdian:সনত্ , Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Miss Aarushi Sen

07-07-2023

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
of Indian Stamp Act 1899.

Representation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 12:45 hrs on 07-07-2023, at the Office of the A.D.S.R. Belghoria by Mr Prodosh Kanti Paul, .

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 1,09,32,303/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 07/07/2023 by 1. Smt Jhuma Sen, Wife of Late Sanat Kumar Sen, 35 S.L. Chatterjee Street, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 2. Miss Shreyashi Sen, Daughter of Late Sanat Kumar Sen, 35 S.L. Chatterjee Street, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Student, 3. Miss Aarushi Sen, Daughter of Late Sanat Kumar Sen, 35 S.L. Chatterjee Street, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Student
Indetified by Mr Sayantan Majumder, , , Son of Mr Sachindra Nath Majumder, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 07-07-2023 by Mr Prodosh Kanti Paul, Director, SPS Udyog (Partnership Firm), 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049
Indetified by Mr Sayantan Majumder, , , Son of Mr Sachindra Nath Majumder, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Admitted by Authenticated power

Execution is admitted by Mr Prodosh Kanti Paul, , Son of Late Provat Chandra Paul, Shrassanjali Apartment, 106 M.B. Road, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business as agent for Smt Shibani Saha, Wife of Mr Prabir Saha, Majherhati Asram Road, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business;
Accountant, SPS Udyog (Partnership Firm), 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049; Manager, SPS Udyog (Partnership Firm), 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Smt Lakshmi Sen, Wife of Surajit Sen, 8/2 Kabi Sukanta Sarani, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business;
Accountant, SPS Udyog (Partnership Firm), 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049; Manager, SPS Udyog (Partnership Firm), 8/2 Kabi Sukanta Sarani, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

under a power no IV 01044 for 2015 authenticated by A D S R O Cossipore Dum Dum
Indetified by Mr Sayantan Majumder, , , Son of Mr Sachindra Nath Majumder, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,852.00/- (B = Rs 13,831.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 13,852/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/07/2023 1:14PM with Govt. Ref. No: 192023240122165998 on 07-07-2023, Amount Rs: 13,852/-, Bank:- SBI EPay (SBlePay), Ref. No. 7858773494913 on 07-07-2023, Head of Account 0030-03-104-001-16

ent of Stamp Duty

led that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty payable by online = Rs 19,921/-

Description of Stamp

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

Stamp: Type: Impressed, Serial no 1348, Amount: Rs.100.00/-, Date of Purchase: 06/06/2023, Vendor name: H C

Sadhu

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 07/07/2023 1:14PM with Govt. Ref. No: 192023240122165998 on 07-07-2023, Amount Rs: 19,921/-, Bank:

SBI EPay (SBlePay), Ref. No. 7858773494913 on 07-07-2023, Head of Account 0030-02-103-003-02

S.D.

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

3



Handwritten notes at the bottom right corner.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2023, Page from 86399 to 86435
being No 152603170 for the year 2023.



Digitally signed by SOUGATA DAS
Date: 2023.07.07 15:30:39 +05:30
Reason: Digital Signing of Deed.

SouG

(Sougata Das) 2023/07/07 03:30:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)
