

09/08/22

F-8959/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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05/08/2022  
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স্বাক্ষরিত হইয়াছে  
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District Sub-Registrar-IV  
 Registrar U/S 7 (2) of  
 Registration 1908  
 Alipore, South 24 Parganas

5 AUG 2022

**AGREEMENT FOR DEVELOPMENT**

**THIS AGREEMENT FOR DEVELOPMENT** is made this the 05<sup>th</sup>  
 day of August Two Thousand Twenty Two (2022) **BETWEEN**

- 4 AUG 2022


Sl. No. 3093 Date .....

Sold to.....

of.....

Rupees. 110 .....

ALOK SAFUI  
Advocate, Alipore Police Court  
Kolkata - 27

  
Sanjan Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

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*Abul Hasan Siddiqui*  
*Alipore Police*  
*Court Kol-27*

(1) SRI JOYDEB PRAMANIK, (PAN-DOQPP3949E & Aadhar No. 8642-2503-3358), son of Late Sudhir Chandra Pramanick, by faith-Hindu, Nationality-Indian, by Occupation-Service, (2) SMT. SAGARIKA PRAMANIK (PAN-BUVPP0535R & Aadhar No. 6855-7457-2377), wife of Late Sahadeb Pramanik, by faith-Hindu, Nationality-Indian, by occupation-Housewife, (3) SRI SHAMRAT PRAMANIK, (PAN-ECYPP8818M & Aadhar No. 5791-4806-0187), son of Late Sahadeb Pramanik, by faith-Hindu, Nationality - Indian, by Occupation-Student, & (4) MISS. SRABANTI PRAMANIK, (Minor dated of birth 01.08.2012) (PAN-ECYPP8818M & Aadhar No.6341-8372-6158), daughter of Late Sahadeb Pramanik, by faith Hindu, Nationality-Indian, by occupation-Student, represented by her mother as natural guardian, said SMT. SAGARIKA PRAMANIK, by virtue of an Order passed by Ld. District and Session Judge at Alipore, Dist. South 24-Parganas, on 09.03.2022 in connection with Act VIII, Case No.55 of 2019 applied by Mrs. Sagarika Pramanik. all residing at 53, Arya Vidyalay Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, West Bengal, hereinafter referred to as the 'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART:**

AND

MIDLAND PROJECTS LIMITED (PAN:AADCM4353Q), a Company dealing in promotion and development of real estate properties and having its Registered Office at Room No.214, 2<sup>nd</sup> floor, 64A, Hemanta Basu Sarani, P.S.: Hare Street, P.O: G.P.O., Kolkata 700001,



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through one of its Director- namely MR. ANURAG BINDAWALA (PAN: ADEPB5419M & Aadhar 9246 2555 7124), son of Mr. Bhagwandas Bindawala, by faith - Hindu by Occupation - Business, residing at 180 Block G, New Alipore, P.O.& P.S.: New Alipore, Kolkata 700053, within the District of South 24-Parganas,, hereinafter referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office,executors,administrators, legal representatives and assigns ) of the **SECOND PART:**

WHEREAS one Sri Ramlal Mondal was seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land measuring 14 Decimals, out of which 5 Decimals of Dag No.65 under R.S. Khatian No.443 & 9 Decimals of Dag No.66 under R.S. Khatian No.425, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, R.S. No.2, Touzi No.13,10 under P.S. formerly Tollygunge then Kasba now Garfa, now within the limits of The Kolkata Municipal Corporation, Ward No.105, Sub-Registry /A.D.S.R. office at Sealdah, in the District of formerly 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written and by a Mourashi Pattah, registered at S.R. Alipore, vide Book No.I, Volume No.24, page from 11 to 12, Deed No.163 for the year 1940, he given the said land to one Sri Nagendra Nath Pramanik and the said Sri Nagendra Nath Pramanik admit the same by executing Kabuliyat, registered at S.R. Alipore, vide Book No.I; Volume No.17, page from 188 to 189, Deed No.164 for the year 1940 unto and in favour of the said Ram Lal Mondal.

AND WHEREAS while the said Sri Nagendra Nath Pramanik seized and possessed of the said property died intestate in the year 1364 B.S.



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leaving behind his wife Smt. Chapamoni Pramanik, one son Sri Rampada Pramanik and one daughter Smt. Harani Pramanik, as his only legal heirs and successors, who jointly inherited the said property left by the said deceased.

AND WHEREAS thereafter the said Smt. Chapamoni Pramanik died intestate leaving behind her said one son Sri Rampada Pramanik and one daughter Smt. Harani Pramanik, as his only legal heirs and successors.

AND WHEREAS thus the said Sri Rampada Pramanik and Smt. Harani Pramanik jointly became the owners of the said land and their names were duly recorded in the Revisional Settlement records of rights as absolute owners thereof.

AND WHEREAS for the purpose of more convenient use and enjoyment, the said Sri Rampada Pramanik and Smt. Harani Pramanik made partition or division of the said landed property between themselves by a Bengali Deed of Partition, dated 03.12.1979, registered in the office of Sub-Registrar at Alipore and recorded in Book No.I, Volume No.149, page from 1 to 7, Deed No.5346 for the year 1979 and the said Smt. Harani Pramanik, as the First Party, was allotted the demarcated area of the said land measuring 7 Decimals equivalent to 3 Cottah 5 Chittak 22 sq.ft. be the same a little more or less, out of 5 Decimals of Dag No.65 under R.S. Khatian No.443 & 2 Decimals of Dag No.66 under R.S. Khatian No.425, more fully described in the First Schedule hereunder written.

AND WHEREAS being the Owner of the said land, the said Smt. Harani Pramanik mutated her name in the office of The Kolkata Municipal Corporation in respect of the said land, which has since been known and



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numbered as Premises No.53, Arya Vidyalay Road, Kolkata-700078, upon payment of rates and taxes thereto.

**AND WHEREAS** while the said Smt. Harani Pramanik enjoyed the said property, died intestate on 22.11.2012 leaving behind her two sons namely Sri Sahadev Pramanik, since deceased, Sri Joydeb Pramanik, the Owner no.1 herein and three married daughters Smt. Alta Bala Pramanik, Smt. Pari Bala Das and Smt. Mamata Pramanik as her only legal heirs and successors, who jointly inherited the said property left by the said deceased, each having  $1/5^{\text{th}}$  share therein, as per Hindu Succession Act.1956.

**AND WHEREAS** the said Sahadev Pramanik died intestate leaving behind her wife Smt. Sagarika Pramanik, one son Sri Samrat Pramanik and Miss Srabanti Pramanik (both then were minors), as his only legal heirs and successors.

**AND WHEREAS** by a Bengali Deed of Gift, dated 27.06.2013, registered in the office of D.S.R.-III at Alipore and recorded in Book No.I, Volume No.12, page from 252 to 268, Deed No.05897, for the year 2013, the said Smt. Alta Bala Pramanik, Smt. Pari Bala Das and Smt. Mamata Pramanik granted, transferred and conveyed their undivided  $3/5^{\text{th}}$  share in the said land measuring 3 Cottah 5 Chittak 22 sq.ft. be the same a little more or less, together with structure standing thereon, more fully described in the First Schedule hereunder written, unto and in favour of the owners herein Sri Joydeb Pramanik, Smt. Sagarika Pramanik, one son Sri Samrat Pramanik and Miss Srabanti Pramanik ( both then were minors).

**AND WHEREAS** by way of inheritance and by way of gift, the owners herein thus seized and possessed of the said land measuring 3 Cottah 5



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Chittak 22 sq.ft. be the same a little more or less, together with structure standing thereon, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

**AND WHEREAS** the Owners are desirous of constructing a G+III storied building on the said land, but due to insufficient fund, the Owners have placed their offer to the Developer herein to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby agreed and declared by and between the parties hereto as follows:-

That in this agreement unless anything appears to be repugnant to the subject or context:-

#### **ARTICLE – I: DEFINITION**

- 1.1 **OWNERS**: shall mean and include the party of the First Part and their respective heirs and successors.
- 1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and its successors, successors-in-office, and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include the land measuring 3 Cottah 5 Chittak 22 sq.ft. be the same a little more or less, together with 400 sq.ft. Asbestos shed structure standing thereon, out of 5 Decimals of Dag No.65 under R.S. Khatian No.443 & 2 Decimals of Dag No.66 under R.S. Khatian No.425, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, R.S. No.2, Touzi No.13,10, being Premises No. 53, Arya Vidyalay Road, Kolkata-700078, under P.S.



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formerly Tollygunge then Kasba now Garfa, now within the limits of The Kolkata Municipal Corporation, Ward No.105, Sub-Registry/A.D.S.R. office at Sealdah, in the District of formerly 24-Parganas, at present South 24-Parganas, fully described in the First Schedule hereunder written.

- 1.4 NEW BUILDING: shall mean and include such G+III storied building shall be approved by the parties hereto in respect of the said property to be constructed on the said land.
- 1.5 COMMON FACILITIES: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 OWNERS' ALLOCATION: shall mean and include 50% of the constructed and open spaces including flats, units, car parking, apartments and portions together with undivided share in the land underneath, the roof and the common parts, portions and amenities. All flats of the Owners Allocation will be **entire first floor** and 50% on the **third floor**, one flat **South facing side flat** together with 50% share over **car parking spaces** on the ground floor which will be equivalent to two car parking space approximately and in addition Developer has paid of Rs. 8,50,000/- (Rupees Eight Lakh fifty Thousand only) to Owners as non-refundable amount.
- 1.7 DEVELOPER'S ALLOCATION: the save and except the said Owners' Allocation, the remaining 50% of the constructed area of the proposed G+III storied building Comprised of entire second floor and Northern side one flat, on third floor and 50% share



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over car parking spaces on the ground floor together with undivided share in the land and common parts, portions and amenities.

1.8 **BUILDING PLAN**: shall mean and include the plan approved by the parties hereto for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto.

1.9 That the Developer shall arrange two temporary accommodation of two land owners of Rs. 7,000/- (Rupees Seven thousand only) each shifting till hand over the owners' allocation portion.

It is be mentioned that the Developer shall hand over the original deeds in respect of the property after sale out all developer allocation flats.

#### **ARTICLE- II; DATE OF COMMENCEMENT**

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers.

#### **ARTICLE -III: OWNERS' REPRESENTATION**

3.1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

#### **ARTICLE-IV: DEVELOPER'S REPRESENTATION**



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4.1 The Developer have sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property or construction of the said new building.

#### **ARTICLE -V: DEVELOPMENT WORK**

5.1 The Owners hereby appoints the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accept.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

#### **ARTICLE -VI: DEVELOPER'S COVENANTS**

6.1 The Developer shall at its own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the **24 (Twenty Four)** months from the date of sanction of the building plan.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer itself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at itself own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from



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the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at his own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owners and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

#### **ARTICLE-VII: OWNERS' COVENANTS**

7.1 The Owners shall grant and issue a Development Power of Attorney, in favour of the Developer, authorizing and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the Developer's allocation as per terms of this agreement.

7.2 The Owners shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation, and for all of these acts, deeds and things the Owners shall grant power of Attorney in favour of the Developer.



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7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owners shall have no right to claim anything except the Owners' allocation in the said building.

7.4 The Owners delivered the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owners' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

#### **ARTICLE-VIII: CONSTRUCTION**

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by The Kolkata Municipal Corporation.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by The Kolkata Municipal Corporation.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at its own discretion think fit and proper.



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8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

#### **ARTICLE-IX: JOINT DECLARATION**

11.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **24(Twenty-Four)** months from the date of sanction of the building plan.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period ,then in that case the Owners shall extent 6(six) months as grace period for completion of construction

11.5 The Owners till date,have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners have not encumbered the same in any manner whatsoever and declare



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that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Be it noted that by this Development Agreement that the related Development Power of Attorney, the Developer shall only be entitled to received consideration money by executing Agreement/Final Document for transfer of property as per provision laid down in the said documents as a Developer without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as the Agreement/Final document for transfer of property between the owner and Developer in any way. This clause shall have overriding effect to any this written in this documents in contrary to this clause.

**FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of land measuring 3 Cottah 5 Chittak 22 sq.ft. be the same a little more or less, together with 400 sq.ft. Asbestos shed structure standing thereon, out of which 5 Decimals of Dag No.65 under R.S. Khatian No.443 & 2 Decimals of Dag No.66 under R.S. Khatian No:425, situated at Mouza-Garfa, J.L. No.19, Pargana-Khaspur, R.S. No.2, Touzi No:13,10, being Premises No.53, Arya Vidyalay Road, Kolkata-700078, under P.S. formerly Tollygunge then Kasba now Garfa, now within the limits of The Kolkata Municipal Corporation, Ward



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No.105,Sub-Registry /A.D.S.R. office at Sealdah, in the District of formerly 24-Parganas, at present South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

ON THE NORTH : By 17 ft wide K.M.C Road  
 ON THE SOUTH : By Premises No. 67, Arya Vidyalaya Road;  
 ON THE EAST By 12 ft. wide KMC Road;  
 ON THE WEST By Premises no. 80 Arya Vidyalay

**SECOND SCHEDULE ABOVE REFERRED TO**  
 (Owners' Allocation)

**ALL THAT** 50% of the constructed and open spaces including flats, units, car parking, apartments and portions together with undivided share in the land underneath, the roof and the common parts, portions and amenities. All flats of the Owners Allocation will be **entire first floor** and **South facing side flat** on the **third floor** together with 50% share over **car parking spaces** on the ground floor which will be equivalent to two car parking space approximately.

**THIRD SCHEDULE ABOVE REFERRED TO**  
 (Developer's Allocation)

**ALL THAT** save and except the Owners' allocation, the remaining 50% of the constructed area of the proposed G+III storied building Comprised of **entire second floor** and the North side, one flat on third floor together with 50% share over car parking spaces on the ground floor together with undivided share in the land and common parts, portions and amenities.

**FOURTH SCHEDULE ABOVE REFERRED TO**  
 (Specification of the Construction)



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1. Construction will be made as per sanction building plan of the K.M.C. with R.C.C. structure frame work and by following the guide lines laid down in the National Building Code of India.
2. All the materials to be used will be brand new and first class quality and the workmanship will be of proper standard.
3. **Super Structure** – Building design on RCC Frame and foundation on RCC structure, Exterior walls minimum 8” thick & Internal Walls of 5” thick, plastered with cement. Cement – Ultratech or Similar. TMT Rods – ISI marked Branded TMT Rod elegant or concast made, exterior walls/ elevation and all common areas to be painted with Asian, Berger or ICI make paint (2 coats) applied on snowcem/primer (2 coats). The whole construction has to be made as per the building plan sanctioned by the KMC and by following the guide lines laid down in the National Building Code of India.
4. **Lift** - Otis, Vintec or Laser make 4 or 5 passengers capacity manual door passenger lift (collapsible elevator gate ) serving G+3 floors fitted with direction and position indicator, control panels, emergency button, alarm button and battery operated rescue system and further with spray painted Ms enclosure, 'Siemen's motor', 'Usha Martin' 13mm wire rope & safety brakes. All the legal formalities for installation of lift in the residential building has to be complied with by the Developer.
5. **Entrance Lobby, Stair case and floor Lobby** - The entrance lobby, staircase & floor lobby will have marble for flooring. The faciã of the lift entrance will also be finished with ceramic tiles. Staircase railing should be of stainless steel.



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6. **Interior Walls** - Flat interior wall with putty on cement sand plaster.
7. **Door & door frame** - 35mm thick ISI marked Teak (main door wooden panel door) inside door flash door of with polish (except bath room), one view finder for the main entrance door of the flat. Door frame should be of Malaysian Sal Wood having section 5" x 3" and length as per the specification of the Architect. For bath room section of the door frame will be 2 ½" x 2" and the door will be of 30 mm thick PVC door of good quality make (one piece).
8. **Door fittings** - One good quality lock (Godrej make) to be fixed at the main entrance door of the flat. Two 8" stainless Steel good quality tower bolt for each door one good quality fancy H/bolt outside the main door of the flat and one door knob lock in the kitchen door, one brass door stopper for each door, one fancy brass handle of good quality to be fixed at the main entrance door of the flat and another to be fixed in the kitchen door, 5" stainless steel ISI marked hinges 3 Nos. for fitting of each of the door.
9. **Windows** - Aluminium sliding window 12 mm Grill with 3-4 mm glazing fixed MS 12 mm grill from the outside (grill should be of owners choice) and other necessary fittings will be provided in the window.
10. **Flooring** - Living & Dining, bed room and kitchen floor will have marble slabs with 100mm high skirting. The marble used for flooring should be Premium Marwad white marble (Rajasthan) or similar quality. Size of the slab 5 ft. x 3 ft. for Living and Dining



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Room and 2 ft. x 2 ft size slab for bed rooms and kitchen floor. All the marble slab should be of similar quality.

11. **Kitchen** - Kitchen table top should be of Black Granite stone fitted with one stainless steel sink and glazed tiles upto 3' ft. height from the side of the kitchen table.
12. **Bath Room** - Floor of the bath room will have non slippery anti skid good quality ceramics tiles of owners choice and on wall upto 2100mm high ceramics tiles. Water proofing treatment has to be done on all the walls of the bath room and floor of the both room.
13. **Plumbing and Sanitaryware** - Chromium fittings (Essco, Ess or Jaquar, make continental rang) and white sanitaryware (Hindware, Simpole make ISI marked branded) fitted with commode, ceramic cistern and wash basin (all are of owners choice), one shower, Hot and Cold concealed UPVC & CPVC water lines of Astral or similar make (ISI marked and owner's choice).
14. **Water Proofing treatment** has to be done for the roof of the new building and walls and floor of the bath room by best quality water proofing chemicals before tiling .
15. **Soil test and warm and termite treatment** of the soil has to be done before starting the construction of the new building.
16. **One care takers room with lavatories** has to be provided at the ground floor, back side of the car parking space.
17. **Electrical specifications** – New electrical connection has to be taken for the new building. (three phase). Main line wiring (single phase) from meter room to flat complete with Havells make Distribution Board & Modular Switches (Anchor or Havells make) for each flat. Internal wiring with copper flexible wire



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(Havells/Anchor make) concealed in conduit comprising 3 nos. light points in each bed room/hall, 2 nos. in kitchen & 1 no. in bath room), fan & adequate plug points in bed rooms, living/dining rooms & kitchen. Additionally, each flat would be provided telephone points (2 Nos. \_ TV points (1 no.), exhaust fan points (3 nos.), 15A points (4 nos.) AC points (1 no. each) in bed rooms and hall . Power line for the AC point in each bed room and hall should be direct line from the main switch and each socket for AC should be of Anchor made modular socket with MCB. One main MCB/isolator should be provided for each flats and separate MCB has to be provided for each switch board in the flat. Some 15 Amp. and 5 Amp. points have to be provided in the flat of the 2<sup>nd</sup> floor as per owner's choice in kitchen, bath room and living room. All staircases and the car parking space in the ground floor to be properly lighted.

18. **Power of the Water Pump** should be of 2.5 HP.
19. **Car parking area and surrounding ground area** of the new building to be fitted with good quality concrete tiles.
20. **Thickness of the outer wall and inner wall** of the new building should be of 8" and 5" brick wall respectively.
21. **One water connection and waste water drainage** connection from the store room of the 2<sup>nd</sup> floor flat.
22. **Perfect curing** has to be done in the construction of the new building.
23. **Collapsible Gate** to be fixed at the main entrance of the new building at the ground floor.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

5 AUG 2022

24. **One safety door** to be fixed at the main entrance of the flat of the 1<sup>st</sup> floor (owner's flat).
25. Calling bell point for each flat of the new building.
26. In balcony the upper portion to be covered by grill with one emergency door 1<sup>st</sup> floor flat (Owner's flat)
27. Boundary wall of the premises to be properly painted.
28. Iron gate to be provided for each garage/ car parking space with proper painting.
29. Under ground water reservoirs over head RCC water reservoirs should be properly plastered and the overhead water reservoirs should be properly painted.
30. There should be considerable height of the underground water reservoir from the ground level so that water logging in the locality may not damage the tank by entering dirty water inside the tank. Cover of the said tank should be of best quality iron cover.
31. New electrical and water connection for the new building has to be obtained by the developer.
32. Certificate for operation of the lift in the new building has to be obtained by the developer and further the other formalities with the company installing the lift has to be complied with by the developer.
33. Developer has to obtain the completion certificate and/or occupancy certificate from the Kolkata Municipal Corporation on completion of the construction of the new building in all respect and then deliver the possession of owner's allocation to the owners.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

5 AUG 2022

IN WITNESSES WHEREOF the parties hereto have set and subscribe their respective hands and sealed out of their free will and word and fully understanding the contents hereof on the day, month and year first above written.

**SIGNED SEALED & DELIVERED**

In presence of:

1. Anura Prasad  
68 Anaya Vidyalaya  
Rel. No. 78

1. Joydeb Pramanik  
2. Sagnika Pramanik Sagnika Pramanik  
MINOR, her Mother  
as Natural guardian of  
her  
3. Sharnat Pramanik

2. P. K. Saha  
Alipore Police Court  
28/12/20

**OWNERS**

For MIDLAND PROJECTS LTD.

Anurag B. Chatterjee  
Director

**DEVELOPER**

Drafted by

*Don Saha*

Advocate

Alipore Police Court,  
Kolkata-700027.



5

District Sub-Registrar  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

5 AUG 2022



**RECEIVED** from the within named Developer the within mentioned sum of **Rs.8,50,000/-** (Rupees Eight Lakh Fifty Thousand) only, being the forfeiture money, paid by the Developer as per memo below:-

**MEMO**

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount(Rs)</u>
014294	25.02.2018	ICICI Bank	1,00,000/-
014295	25.02.2018	ICICI Bank	1,00,000/-
014840	25.07.2022	ICICI Bank	3,25,000/-
014841	25.07.2022	ICICI Bank	3,25,000/-

Rs.8,50,000/-

WITNESSES:-

1. *Aravind Pratih*

2. *Pinku Sharma*

*Jaydeb Pramanik*  
*Sagarika Pramanik*  
*Shamsh Pramanik*  
*Shradha Pramanik*  
*Minon Pramanik*  
*Natanel Pramanik*  
*Shelf*

OWNERS














District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

5 AUG 2022

	Thumb	1st finger	middle finger	ring finger	small finger
					
					











Name..... ANURAG BINDAWALA.....

Signature..... Anurag Bindawala.....

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand 				
	right hand 				












Name..... JOYDEB PRAMANIK.....

Signature..... Joydeb Pramanik.....

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand 				
	right hand 				

Name..... SAGATIKA PRAMANIK.....

Signature..... Sagatika Pramanik.....

	Thumb	1st finger	middle finger	ring finger	small finger
	left hand 				
	right hand 				

Name..... SHAMRAT PRAMANIK.....

Signature..... Shamrat Pramanik.....



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

5 AUG 2022



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

GRN Details

GRN: 192022230090795178  
GRN Date: 04/08/2022 12:43:52  
BRN: 4516514752422  
Gateway Ref ID: 202221651321747  
Payment Status: Successful  
Payment Ref. No: 2002376072/2/2022  
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 04/08/2022 12:45:56  
Method: State Bank of India New PG CC  
[Query No\*/Query Year]

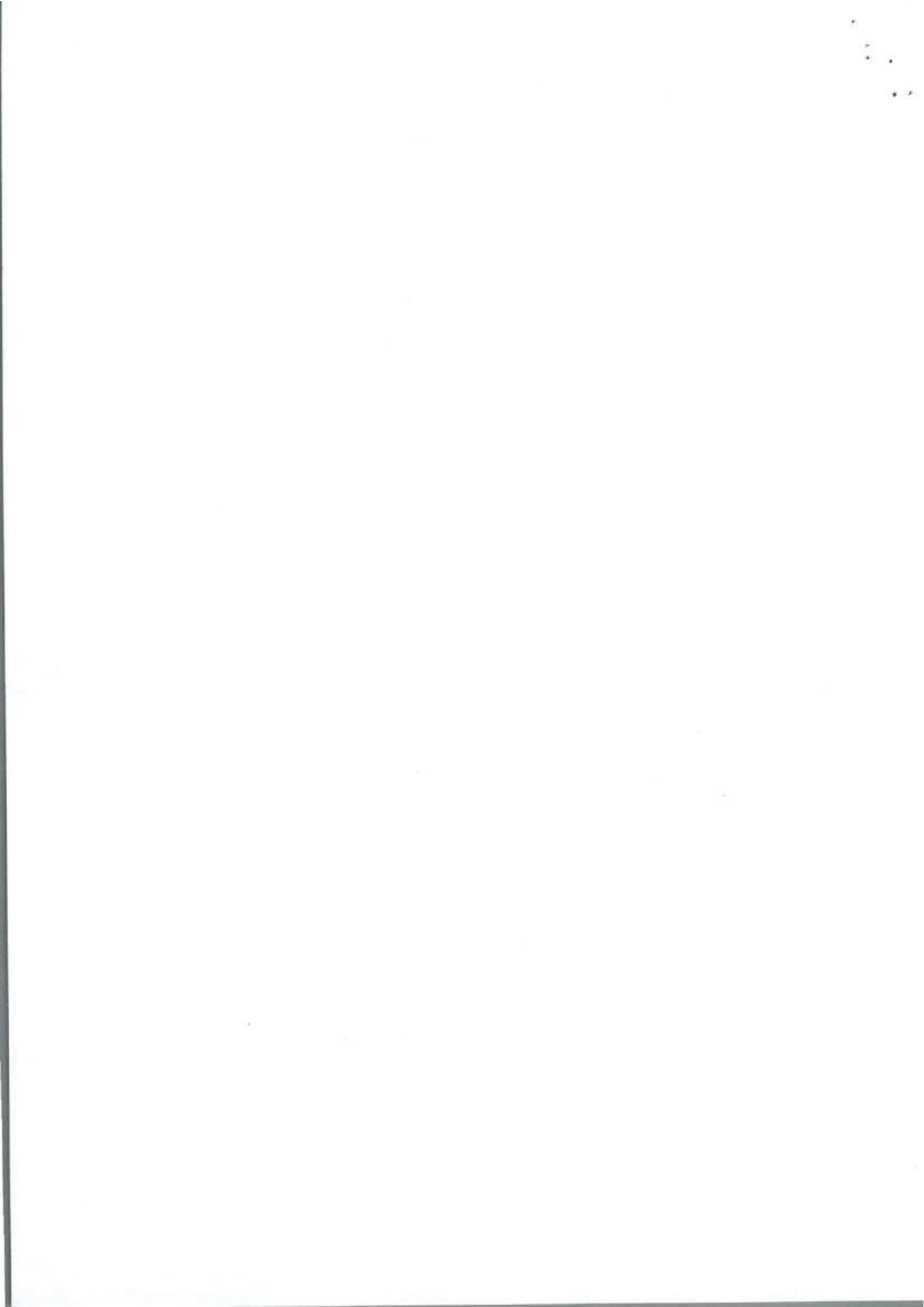
Depositor Details

Depositor's Name: Mr ANURAG BINDAWALA  
Address: 180 BLOCK-G, NEW ALIPORE, KOLKATA-700 053  
Mobile: 9831126063  
Email: abindawala@hotmail.com  
Period From (dd/mm/yyyy): 04/08/2022  
Period To (dd/mm/yyyy): 04/08/2022  
Payment ID: 2002376072/2/2022  
Dept Ref ID/DRN: 2002376072/2/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002376072/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	19921
2	2002376072/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	8521
			<b>Total</b>	<b>28442</b>

IN WORDS: TWENTY EIGHT THOUSAND FOUR HUNDRED FORTY TWO ONLY.





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2002376072/2022	Office where deed will be registered
Query Date	03/08/2022 11:10:08 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ALOK SAFUI ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777497650, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 8,50,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,21,42,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:48(g))	Rs. 8,521/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Arya Vidyalaya Road, Road Zone : (Other than on P.A.S Connector – Other than on P.A.S Connector) , , Premises No: 53, Ward No: 105, Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 5 Chatak 22 Sq Ft	1/-	1,20,34,998/-	Width of Approach Road: 17 Ft.,
Grand Total :				5.516Dec	1 /-	120,34,998 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,08,000 /-	



**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr JOYDEB PRAMANIK Son of Late SUDHIR CHANDRA PRAMANIK,53 ARYA VIDYALAY ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. DOxxxxxx9E, Aadhaar No.: 86xxxxxxxx3358,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs SAGARIKA PRAMANIK Wife of Late SAHADEB PRAMANIK,53 ARYA VIDYALAY ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BUxxxxxx5R, Aadhaar No.: 68xxxxxxxx2377,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mr SHAMRAT PRAMANIK Son of Late SAHADEB PRAMANIK,53 ARYA VIDYALAY ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. ECxxxxxx8M, Aadhaar No.: 57xxxxxxxx0187,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Ms SRABANTI PRAMANIK Daughter of Late SAHADEB PRAMANIK,53 ARYA VIDYALAY ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. ECxxxxxx8M, Aadhaar No.: 63xxxxxxxx6158,Status :Minor, Executed by: Guardian	Minor	Executed by: Guardian

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	MIDLAND PROJECTS LIMITED ( Private Limited Company ) ,ROOM NO.214 2ND FLOOR 64A HEMANTA BASU SARANI, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 PAN No. AAxxxxxx3Q, Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Guardian Details :**

SI No	Name & Address	Guardian of
1	Mrs SAGARIKA PRAMANIK Wife of Late SAHADEB PRAMANIK53 ARYA VIDYALAY ROAD, City:- , P.O:-HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:-700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BUxxxxxx5R , Aadhaar No.: 68xxxxxxxx2377	Ms SRABANTI PRAMANIK





**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr ANURAG BINDAWALA Son of Mr BHAGWANDAS BINDAWALA 180 BLOCK G NEW ALIPORE, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx9M , Aadhaar No.: 92xxxxxxxx7124	MIDLAND PROJECTS LIMITED (as DIRECTOR)

**Identifier Details :**

Name & address
Mr ABHISEK SARDAR Son of Late AJAY SARDAR ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr JOYDEB PRAMANIK, Mrs SAGARIKA PRAMANIK, Mr SHAMRAT PRAMANIK, Mrs SAGARIKA PRAMANIK, Mr ANURAG BINDAWALA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr JOYDEB PRAMANIK	MIDLAND PROJECTS LIMITED-1.37901 Dec
2	Mrs SAGARIKA PRAMANIK	MIDLAND PROJECTS LIMITED-1.37901 Dec
3	Mr SHAMRAT PRAMANIK	MIDLAND PROJECTS LIMITED-1.37901 Dec
4	Ms SRABANTI PRAMANIK	MIDLAND PROJECTS LIMITED-1.37901 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr JOYDEB PRAMANIK	MIDLAND PROJECTS LIMITED-100 Sq Ft
2	Mrs SAGARIKA PRAMANIK	MIDLAND PROJECTS LIMITED-100 Sq Ft
3	Mr SHAMRAT PRAMANIK	MIDLAND PROJECTS LIMITED-100 Sq Ft
4	Ms SRABANTI PRAMANIK	MIDLAND PROJECTS LIMITED-100 Sq Ft

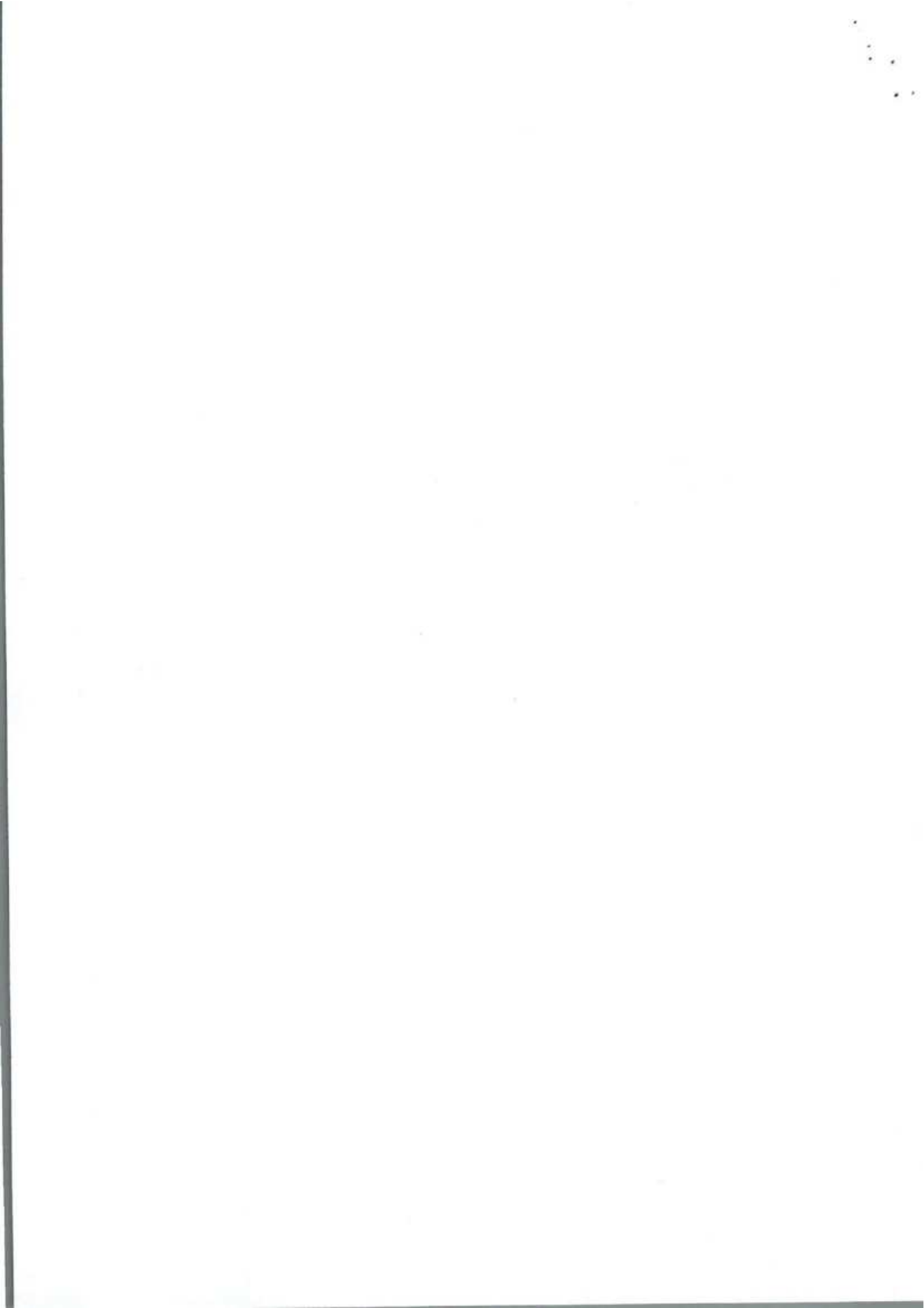


Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311050100538 Premises No. : 53 Ward No. : 105 Street Name : ARYA VIDYALAY ROAD	Reference Deed No. : 1ST. Date of Registration. : Mar 24, 2019 Office Where Registered : ALIPUR	Owner Name : JOYDEB PRAMANIK, SAGARIKA PRAMANIK, , SAMRAT PRAMANIK & SRABANTI PRAMANIK (MINOR) Owner Address : 68,ARYA VIDYALAYA ROAD , P.O-HALTU, P.S-GARFA , KOLKATA -78 Pin No. : 700078	Character of Premises: Total Area of Land: 03 Cottah, 05 Chatak, 22 SqFeet,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 02-09-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 02-09-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311050100538 Premises No. : 53 Ward No. : 105 Street Name : ARYA VIDYALAY ROAD	Reference Deed No. : 1ST. Date of Registration. : Mar 24, 2019 Office Where Registered : ALIPUR	Owner Name : JOYDEB PRAMANIK, SAGARIKA PRAMANIK, , SAMRAT PRAMANIK & SRABANTI PRAMANIK (MINOR) Owner Address : 68,ARYA VIDYALAYA ROAD , P.O-HALTU, P.S-GARFA , KOLKATA -78 Pin No. : 700078	Character of Premises: Total Area of Land: 03 Cottah, 05 Chatak, 22 SqFeet,

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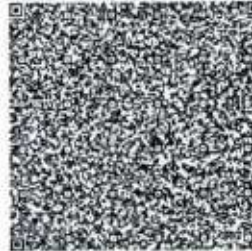
भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No.: 2730/00413/83437

To  
Joydeb Pramanik  
C/O: Sudhir Pramanik  
68 ARYA VIDYALAYA ROAD  
Haltu  
Kolkata West Bengal - 700078  
9874667406

Validity: unknown  
Details for this Aadhaar are not available.  
All Aadhaar numbers are valid for 10 years.



आपका आधार क्रमांक / Your Aadhaar No. :

**8642 2503 3358**

VID : 9137 0656 1511 1461

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 10/10/2012



Joydeb Pramanik  
Date of Birth/DOB: 20/02/1979  
Male/ MALE

**8642 2503 3358**

VID : 9137 0656 1511 1461

मेरा आधार, मेरी पहचान

Joydeb Pramanik



## सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

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- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

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- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
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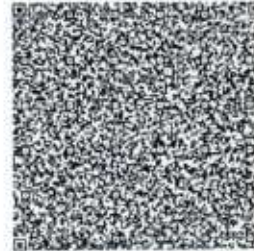


भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address:  
C/O: Sudhir Pramanik, 68 ARYA VIDYALAYA  
ROAD, Hattu, Kolkata,  
West Bengal - 700078

Download Date: 10/01/2022



8642 2503 3358

VID : 9137 0656 1511 1461

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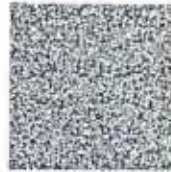
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
DQQPP3949E



नाम/Name  
JOYDEB PRAMANIK

पिता का नाम/Father's Name  
SUDHIR PRAMANIK

जन्म की तारीख/  
Date of Birth  
20/02/1979

*Joydeb Pramanik*  
हस्ताक्षर/Signature

09012021

इस कार्ड के खोने/काने पर कृपया सूचित करें/लौटाएं:-

आयकर पैन सेवा एकाई, एन एस डी यूएल  
चौथी मंजिल, मन्त्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़्द डीप बंगला चौक के पास,  
पुणे - 411 016.



*If this card is lost / someone's lost card is found,  
please inform / return to*

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

*Joydeb Pramanik*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভালিকাতুকরি আই ডি/Enrollment No.: 1040/19568/31925

To  
সাগরিকা প্রমানিক  
Sagarika Pramanik  
68 A V ROAD  
HALTU Haltu S.O  
Haltu Kolkata  
West Bengal 700078

12482806



MN124828063DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6855 7457 2377**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সাগরিকা প্রমানিক  
Sagarika Pramanik  
পিতা : বিজয় প্রমানিক  
Father : BIJOY PRAMANIK  
জন্ম সাল / Year of Birth : 1991  
মহিলা / Female

**6855 7457 2377**



আধার - সাধারণ মানুষের অধিকার

Sagarika Pramanik





## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

## INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

12462806



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৬৮, এ টি রোড, হালতু, হালতু,  
কলকাতা, পশ্চিমবঙ্গ, ৭০০০৭৮

Address:  
68, A V ROAD, HALTU,  
Haltu S.O, Haltu, Kolkata,  
West Bengal, 700078

1947  
1800 190 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAGARIKA PRAMANIK

BIJOY PRAMANIK

05/05/1981

Forwarded Account Number

BUYPP0535R

सगारिका प्रामाणिक

Signature



11012012

यदि कार्ड खोले / काने से कुण्ठ्य सुकित करे / लोटाये  
अपकर देन करे सुकरे, एन एन डी एन  
किसी मंडीले, सगारिक प्रामे,  
बनार टेलिफोन एक्चेंज के करीबे,  
बनार, पुणे - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to -

Income Tax PAN Services Unit, NSDL

3rd Floor, Signature Chambers,

Near Manx Telephone Exchange,

Banar, Pune - 411 045

Tel: 91-20-2721 8050, Fax: 91-20-2721 8081

e-mail: [income@nsdl.co.in](mailto:income@nsdl.co.in)

Sagarika Pramanik



सत्यमेव जयते



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভাটিকাভুক্তির আই ডি/Enrollment No.: 1040/19568/31926

To  
সম্রাট প্রামানিক  
Shamrat Pramanik  
68 A V ROAD  
HALTU Haltu S.O  
Haltu Kolkata  
West Bengal 700078

10/10/2012



MN156443532DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**5791 4806 0187**

আধার - সাধারণ মানুষের অধিকার



भारत सरकार  
GOVERNMENT OF INDIA



সম্রাট প্রামানিক  
Shamrat Pramanik  
পিতা : সহদেব প্রামানিক  
Father : Sahadev Pramanik  
জন্ম সাল / Year of Birth : 1999  
পুরুষ / Male



**5791 4806 0187**

আধার - সাধারণ মানুষের অধিকার

Shamrat Pramanik



## তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

চিঠিবা : শিশুর বয়স 15 বছর হলে বায়োমেট্রিক জথের নবীকরণ  
আবশ্যিক।

## INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

Note : Children on attaining 15 years of age need to update  
biometric information.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির  
সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government  
and Non-Government services in future.

15644353



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
৬৮, এ ডি রোড, হালতু, হালতু,  
কলকাতা, পশ্চিমবঙ্গ, 700078

Address:  
68, A V ROAD, HALTU,  
Haltu S.O, Haltu, Kolkata,  
West Bengal, 700078

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**ECYPP8818M**

नाम / Name  
**SHAMRAT PRAMANIK**

पिता का नाम / Father's Name  
**SAHADEV PRAMANIK**

जन्म की तारीख / Date of Birth  
**04/05/1999**

हस्ताक्षर / Signature  
*Shamrat Pramanik*



*In case this card is lost / found, kindly inform / return to :-*  
Income Tax PAN Services Unit, UTIISI,  
Plot No. 3, Sector 11, CID Belapur,  
Navi Mumbai - 400 614

इस कार्ड के खाने/पाने पर कृपया सूचित करें/लौटायें :-  
आयकर पैन सेवा यूनिट UTIISI,  
प्लॉट नं- 3, सेक्टर 11, सीडी बेलपुर,  
नवी मुंबई-400 614

Shamrat Pramanik



भारत सरकार  
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

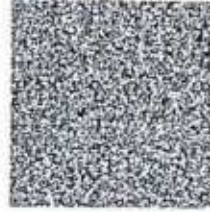
Enrollment No.: 0515/19037/04544

To  
Shrabanti Pramanik  
C/O: Sahadeb Pramanik,  
88, A V ROAD,  
VTC: Hailu,  
PO: Hailu,  
Sub District: Kolkata, District: Kolkata,  
State: West Bengal,  
PIN Code: 700078,  
Mobile: 8017343711

110050575



MG100505752F1



आपका आधार क्रमांक / Your Aadhaar No. :

**6341 8372 6158**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date : 05/10/2021



Shrabanti Pramanik  
DOB : 01/08/2012  
Female

**6341 8372 6158**

मेरा आधार, मेरी पहचान

*Sagarika Pramanik*



### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

नोट : बच्चे 15 वर्ष की उम्र होने पर बायोमेट्रिक सूचना अद्यतन कराएं।

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

Note : Children on attaining 15 years of age need to update biometric information.

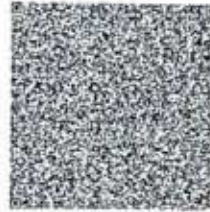
- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Print Date : 16/10/2021  
Address: C/O: Sahadeb Pramanik,  
68, A V ROAD, Hattu, Kolkata, West  
Bengal, 700078



6341 8372 6158



1947



help@uidai.gov.in



www.uidai.gov.in



No. 0000074

## FORM 5

ফর্ম ৫

(See Rule 9 of West Bengal Registration of Births and Deaths Rules, 2000)  
(পশ্চিমবঙ্গ জন্ম-মৃত্যু রেজিস্ট্রেশন বিধি, ২০০০-এর ৯ নং বিধি দেখুন)Government of West Bengal  
(পশ্চিমবঙ্গ সরকার)Department of Health & Family Welfare  
(স্বাস্থ্য ও পরিবার কল্যাণ দপ্তর)

## CERTIFICATE OF BIRTH

(জন্ম প্রমাণপত্র)

(Issued under Sec. 12/Sec. 17 of the Registration of Births and Deaths Act, 1969)  
(১৯৬৯ সনের জন্ম-মৃত্যু রেজিস্ট্রেশন আইনের ১২/১৭ ধারা অনুযায়ী প্রস্তুত হইল)

This is to certify that the following information has been taken from the original record of birth which is in the register for KOLKATA MUNICIPAL CORPORATION of ..... P.S.

KOLKATA District of West Bengal.

এই মর্মে নিশ্চিতভাবে জ্ঞাত করা যাইতেছে যে নিম্নবর্ণিত বিবরণী মূল জন্মনথি হইতে লওয়া হইয়াছে। উক্ত নথি পশ্চিমবঙ্গ রাজ্যের কলকাতা পৌরসভার  
বাবাজি সর্বাধিকার পানর আন্তর্ভুক্ত কলকাতা পৌরসভার জন্ম রেজিস্টারে লিপিবদ্ধ আছে।

Name (নাম) : SHRABANTI PRAMANIK Registration No. (রেজিস্ট্রেশন নং) : I/08/2013/07317 (OLD REGN.NO: 7425)

Sex (M / F) (লিঙ্গ (পুরুষ/স্ত্রী)) : FEMALE Date of Registration: (রেজিস্ট্রেশন তারিখ) 13/04/2013

Date of Birth (জন্ম তারিখ) : 01/08/2012

Place of Birth (জন্মস্থান) : CHITTARANJAN SEVA SADAN BOROUGH VIII

Name of Father (পিতার নাম) : SAHADEB PRAMANIK

Name of Mother (মাতার নাম) : SAGARIKA PRAMANIK

Permanent Address of Parents (পিতা মাতার স্থায়ী ঠিকানা) : 68, ARAYA VIDALAY ROAD, KOL-78

Address of Parents at the time of birth of the child (শিশুর জন্ম সময়ে পিতা মাতার ঠিকানা) : 68, ARAYA VIDALAY ROAD, KOL-78

Date of issue: (প্রদানের তারিখ) 18/12/2020 Place of issue: (প্রদানের স্থান) BR-VIII Type: (ধরন) PAID COPY

Signature of the Issuing Authority with date & Seal (তারিখসহ প্রদানকারী কর্তৃপক্ষের স্বাক্ষর ও সীল) [Signature]

OCTOBER 2020

Sagarika Pramanik



# THE KOLKATA MUNICIPAL CORPORATION

## HEALTH DEPARTMENT

5, S. N. Banerjee Road, Kolkata- 700 013.



No. 0297380

**PAUPER**  
**FREE**  
**QUANTUM**

FORM 6

### DEATH CERTIFICATE

( FREE COPY )

(Issued u/s 12/17 of the RBD Act, 1969 and Rule 9/14 of the WBRBD Rules 2000)

#### M.G.E.C. (T)

This is to certify that the following information has been taken from the original record of death which is the register for (Local Area - Kolkata) District - Kolkata of State - West Bengal.

Name of the deceased : SAHADEB PRAMANIK

Sex (Male / Female) : MALE Age : 42 Y 0 M 0 D

Date of Death : 22/11/2012

Place of Death : 68, ARYA VIDYALAYA ROAD, HALTU, PS-GARFA

Name of Father /Husband of the deceased : S/O LATE SUDHIE PRAMANIK

Name of Mother of the deceased : N/A

Address of the deceased at the time of death : N/A

Permanent Address of the deceased : 68, ARYA VIDYALAYA ROAD, HALTU, PS-GARFA  
KOLKATA-700078  
W.B.

Registration No. : HG011/2012/014060 ( OLD REGN. NO:- 14451 )

Date of Registration : 23/11/2012

Date : 23/11/2012

**008-REGISTRY**  
Signature of the Issuing Authority  
**BURNING GHAT**  
**K.M.C.**

*Sagnika Pramanik*

आयकर विभाग  
INCOME TAX DEPARTMENT  
ANURAG BINDAWALA  
BHAGWAN DAS BINDAWALA  
04/09/1975  
PAN Card Number  
ADEFB5419M

भारत सरकार  
GOVT. OF INDIA



Signature

*Anurag Bindawala*

आयकर विभाग

INCOME TAX DEPARTMENT

MIDLAND PROJECTS LTD



भारत सरकार

GOVT. OF INDIA



19/09/1981

Permanent Account Number

AADCM43530

Signature


 ভারত সরকার  
 Government of India  
 অনুরাগ বিন্দাবালা  
 Anurag Bindawala  
 পিতা : ভগবান দাস বিন্দাবালা  
 Father : Bhagwandas Bindawala  
 জন্ম তারিখ/DOB: 04/09/1975  
 লিঙ্গ / Male  
  
**9246 2555 7124**  
 आधार - साधारण মানুষের অধিকার


 ভারত সরকার  
 Unique Identification Authority of India  
 ঠিকানা: ব্লক জি, নিউ আলিপুরা  
 নিউ আলিপুরা, নিউ আলিপুরা, কোলকাতা  
 পশ্চিম বঙ্গ.  
 Address: 180, BLOCK G,  
 NEW ALIPORE, New  
 Alipore, New Alipore,  
 Kolkata, West Bengal,  
 700063  
**9246 2555 7124**  
 1947  
 1800 200 7547  
 help@uidai.gov.in  
 www.uidai.gov.in

*Handwritten signature*

### Major Information of the Deed

Deed No :	i-1604-08959/2022	Date of Registration	05/08/2022
Query No / Year	1604-2002376072/2022	Office where deed is registered	
Query Date	03/08/2022 11:10:08 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ALOK SAFUI ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777497650, 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 : 8,50,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,21,42,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 8,553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



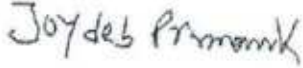


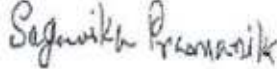


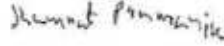
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Arya Vidyalaya Road, Road Zone : (Other than on P.A.S Connector – Other than on P.A.S Connector) , , Premises No: 53 , , Ward No: 105 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		3 Katha 5 Chatak 22 Sq Ft	1/-	1,20,34,998/-	Width of Approach Road: 17 Ft.,
<b>Grand Total :</b>					<b>5.516Dec</b>	<b>1 /-</b>	<b>120,34,998 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>1 /-</b>	<b>1,08,000 /-</b>	

**Land Lord Details :**



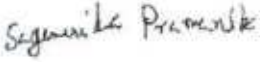
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr JOYDEB PRAMANIK</b> Son of Late SUDHIR CHANDRA PRAMANIK Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office			
		05/08/2022	LTI 05/08/2022	05/08/2022
53 ARYA VIDYALAY ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DOxxxxxx9E, Aadhaar No: 86xxxxxxxx3358, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office				
2	<b>Name</b> <b>Mrs SAGARIKA PRAMANIK</b> Wife of Late SAHADEB PRAMANIK Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office			
		05/08/2022	LTI 05/08/2022	05/08/2022
53 ARYA VIDYALAY ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUxxxxxx5R, Aadhaar No: 68xxxxxxxx2377, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office				
3	<b>Name</b> <b>Mr SHAMRAT PRAMANIK</b> Son of Late SAHADEB PRAMANIK Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office			
		05/08/2022	LTI 05/08/2022	05/08/2022
53 ARYA VIDYALAY ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ECxxxxxx8M, Aadhaar No: 57xxxxxxxx0187, Status :Individual, Executed by: Self, Date of Execution: 05/08/2022 , Admitted by: Self, Date of Admission: 05/08/2022 ,Place : Office				
4	<b>Ms SRABANTI PRAMANIK</b> Daughter of Late SAHADEB PRAMANIK 53 ARYA VIDYALAY ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ECxxxxxx8M, Aadhaar No: 63xxxxxxxx6158, Status :Minor, Executed by: Guardian, Executed by: Guardian			





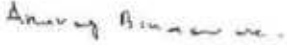
**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MIDLAND PROJECTS LIMITED</b> ROOM NO.214 2ND FLOOR 64A HEMANTA BASU SARANI, City:- , P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Guardian Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs SAGARIKA PRAMANIK</b> Wife of Late SAHADEB PRAMANIK Date of Execution - 05/08/2022, , Admitted by: Self, Date of Admission: 05/08/2022, Place of Admission of Execution: Office	 Aug 5 2022 2:32PM	 LTI 05/08/2022	 05/08/2022
53 ARYA VIDYALAY ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BUxxxxxx5R, Aadhaar No: 68xxxxxxxx2377 Status : Guardian, Guardian of : Ms SRABANTI PRAMANIK				

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr ANURAG BINDAWALA (Presentant)</b> Son of Mr BHAGWANDAS BINDAWALA Date of Execution - 05/08/2022, , Admitted by: Self, Date of Admission: 05/08/2022, Place of Admission of Execution: Office	 Aug 5 2022 2:30PM	 LTI 05/08/2022	 05/08/2022
180 BLOCK G NEW ALIPORE, City:- , P.O:- NEW ALIPORE, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9M, Aadhaar No: 92xxxxxxxx7124 Status : Representative, Representative of : MIDLAND PROJECTS LIMITED (as DIRECTOR)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ABHISEK SARDAR</b> Son of Late AJOY SARDAR ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S.-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	05/08/2022	05/08/2022	05/08/2022
Identifier Of Mr JOYDEB PRAMANIK, Mrs SAGARIKA PRAMANIK, Mr SHAMRAT PRAMANIK, Mrs SAGARIKA PRAMANIK, Mr ANURAG BINDAWALA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr JOYDEB PRAMANIK	MIDLAND PROJECTS LIMITED-1.37901 Dec
2	Mrs SAGARIKA PRAMANIK	MIDLAND PROJECTS LIMITED-1.37901 Dec
3	Mr SHAMRAT PRAMANIK	MIDLAND PROJECTS LIMITED-1.37901 Dec
4	Ms SRABANTI PRAMANIK	MIDLAND PROJECTS LIMITED-1.37901 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr JOYDEB PRAMANIK	MIDLAND PROJECTS LIMITED-100.00000000 Sq Ft
2	Mrs SAGARIKA PRAMANIK	MIDLAND PROJECTS LIMITED-100.00000000 Sq Ft
3	Mr SHAMRAT PRAMANIK	MIDLAND PROJECTS LIMITED-100.00000000 Sq Ft
4	Ms SRABANTI PRAMANIK	MIDLAND PROJECTS LIMITED-100.00000000 Sq Ft

On 05-08-2022

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

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

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

Presented for registration at 12:13 hrs on 05-08-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ANURAG BINDAWALA .

**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 1,21,42,998/-

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

Execution is admitted on 05/08/2022 by 1. Mr JOYDEB PRAMANIK, Son of Late SUDHIR CHANDRA PRAMANIK, 53 ARYA VIDYALAY ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078. by caste Hindu, by Profession Service, 2. Mrs SAGARIKA PRAMANIK, Wife of Late SAHADEB PRAMANIK, 53 ARYA VIDYALAY ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 3. Mr SHAMRAT PRAMANIK, Son of Late SAHADEB PRAMANIK, 53 ARYA VIDYALAY ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Student

Identified by Mr ABHISEK SARDAR, , Son of Late AJOY SARDAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 05-08-2022 by Mr ANURAG BINDAWALA, DIRECTOR, MIDLAND PROJECTS LIMITED (Private Limited Company), ROOM NO.214 2ND FLOOR 64A HEMANTA BASU SARANI, City:- , P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr ABHISEK SARDAR, , Son of Late AJOY SARDAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Executed by Guardian**

Execution is admitted by Mrs SAGARIKA PRAMANIK, , Wife of Late SAHADEB PRAMANIK, 53 ARYA VIDYALAY ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by profession House wife as the guardian of minor Ms SRABANTI PRAMANIK 53 ARYA VIDYALAY ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078

Identified by Mr ABHISEK SARDAR, , Son of Late AJOY SARDAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 8,553/- ( B = Rs 8,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 8,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/08/2022 12:45PM with Govt. Ref. No: 192022230090795178 on 04-08-2022, Amount Rs: 8,521/-. Bank SBI EPay ( SBlePay), Ref. No. 4516514752422 on 04-08-2022, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 19,921/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3093, Amount: Rs.100/-, Date of Purchase: 04/08/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 04/08/2022 12:45PM with Govt. Ref. No: 192022230090795178 on 04-08-2022, Amount Rs: 19,921/-,  
Bank: SBI EPay ( SBlePay), Ref. No. 4516514752422 on 04-08-2022, Head of Account 0030-02-103-003-02



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 283213 to 283245  
being No 160408959 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.08.23 16:50:00 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/08/23 04:50:00 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)