

08/11/22

D-8260/22

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

70AB 261343

22/07/2022
 D-2002199191/2022

স্বাক্ষরিত হইল এই নথি স্বাক্ষর করিয়া
 ও প্রমাণিত হইল যে স্বাক্ষরকারী
 উক্ত নথি স্বাক্ষর করিয়া
 তাহার স্বাক্ষর করিয়া

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

22 JUL 2022

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 21 day of July, 2022,

BETWEEN

037400

No.
Address
Rs.
Enrollment No. WB/906/88

Shyama Prasad Dey Paul
Advocate
High Court, Calcutta

03 JUN 2022

03 JUN 2022

SIPRA DEY

Licence No.: 18A

Gen. No.: 1070

1, N. S. Road, Kolkata-700 00

[Handwritten signature]



Identified by me
Bekhas Kumar Chakr
Advocate Calcutta High Court
WB/733/1995

District Sub-Registrar-IV
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SRI MANOJ KUMAR SHAW (PAN-ALAPS8304A) & (AADHAR NO. 2049 6938 8334) son of Sri Lal Chand Shaw , by Nationality Indian, by faith Hindu by Occupation Business , residing at 3, Hospital Street, Post Office- Princep Street, Kolkata -700 072, Police Station- Bowbazar, District -Kolkata hereinafter referred to as the **"OWNER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, heiresses, executors administrators, legal representatives and assigns) of the **ONE PART.**

AND

M/S. MEGA E- SOLUTIONS PRIVATE LIMITED (PAN- AAHCM8023B), a Private Limited Company having its registered office at 70, Lake East 6th Road, Santoshpur, Kolkata 700 075, Police Station-Survey Park, District -South 24 Parganas represented by its Director **AVIJIT NASKAR (PAN ACHPN3527G) & (AADHAR NO.3673 8280 9703)** son of Sri Jay Ram Naskar by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at 70, Lake East 6th Road, Post Office - Santoshpur, Kolkata - 700 075, Police Station- Survey Park, District -South 24 Parganas, hereinafter referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest, successors-in-office, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Sri Bhola Nath Mondal, Sri Habul Mondal, Sri Kanai Lal Mondal were jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** land measuring about 225 decimals, comprising at Mouza-Nayabad, J.L.No.25, R.S.No.3, Touzi No.56, R.S.Khatian No.85, R.S. Dag No.183, previously Police Station-Tollygunge , presently Purba Jadavpur, Sub Registry Office Alipore at present Sealdah, District South 24 Parganas.

AND WHEREAS the said Sri Bhola Nath Mondal due to his urgent need of money sold, conveyed transferred his share of land measuring about 75 decimals, out of the said 225 decimals to his brothers Sri Habul Mondal and Sri Kanai Lal Mondal by a Deed of Conveyance which was registered in the office of D.R. at Alipore and recorded in Book No.1, Volume No.28, Pages from 13 to 15, Being No.0248 for the year 1979.



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AND WHEREAS the said Sri Habul Mondal and Sri Kanai Lal Mondal became absolute joint owners of the total land measuring about 225 decimals and while they were in peaceful possession and occupation of the said land said Sri Kanai Lal Mondal sold, conveyed, transferred land measuring about 16.05 decimals out of his share of land to his brother Sri Habul Mondal by a deed of conveyance which was registered in the office of D. R. at Alipore and recorded in Book No.1, Volume No.34, Pages from 53 to 55, Being No.1573 for the year 1982.

AND WHEREAS the said Sri Kanai Lal Mondal became absolute owner of the land measuring about 96 ½ decimals by way of inheritance and purchase and while he was seized and possessed the said property he died intestate leaving his three married daughters namely Smt. Niyati Mondal, Smt. Sabitri Sardar and Smt. Mamata Pramamnik, four sons namely Sri Shymal Mondal, Parimal Mondal (since deceased), Sri Arun Mondal, Sri Amar Mondal and his wife Smt. Arati Mondal as his only legal heirs and successors.

AND WHEREAS the said Smt. Niyati Mondal, Smt. Sabitri Sardar and Smt. Mamata Pramanik all are daughters of Late Kanai Lal Mondal gifted their shares to their brothers and mother by way of a Deed of Gift which was registered in the office of D.R.at Alipore and recorded in Book No.1, Being No.17166 for the year 1985.

AND WHEREAS Smt. Arati Mondal, widow of Late Kanai Lal Mondal due to her urgent need of money sold, conveyed, transferred her share of land from the total land left by the said Sri Kanai Lal Mondal and rest of the property devolved upon the four sons of Late Kanai Lal Mondal i.e. Shyamal Mondal, Parimal Mondal (since deceased) Arun Mondal, Amar Mondal.

AND WHEREAS due to better enjoyment of the said property said Sri Shyamal Mondal, Parimal Mondal (since deceased) Sri Arun Mondal, Sri Amar Mondal divided 19 Cottachs 05 Chittacks 10 sq ft land, out of 96 ½ decimals of land between them and they registered a partition deed which was registered in the office of D.R. at Alipore and recorded in Book No.1, Volume No.148, pages from 24 to 37, Being No.7094 for the year 1993 and by virtue of the said partition deed, the said Amar Mondal got the land area measuring about 04 Cottachs 11 Chittacks, 40 sqft and Parimal Mondal got the land area measuring about 04 Cotatches 11 Chittacks 40 sqft both lands comprised under Mouza- Nayabad, R. S. Khatian No. 85, R. S. Dag No.183.



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AND WHEREAS the said Parimal Mondal died on 10.8.1993 as bechalar and the property left by him devolved upon his mother Smt. Arati Mondal as per Hindu Succession Act, 1856 as amended up to date.

AND WHEREAS the said Amar Mondal mutated his name in the records of Kolkata Municipal Corporation and his property is now known and numbered as Premises No.3061, Nayabad, Kolkata- 700 099 vide Assesses No.31-109-08-6112-1 and Smt. Arati Mondal mutated her name in the records of the Kolkata Municipal Corporation and her property is now known and numbered as Premises No. 3068, Nayabad, Kolkata- 700 099, vide Assesses No.31-109-08-6119-4.

AND WHEREAS due to urgent need of money the said Amar Mondal offered to sale **ALL THAT** land measuring about 02 Cottachs 02 Chittacks 25 sq ft together with one R.T. Structures measuring about 100 sq ft standing thereon (out of total land measuring about 04 Cottachs 11 Chittacks 40 sqft) of Premises No. 3061, Nayabad and Smt. Arati Mondal offer to sale **ALL THAT** piece and parcel of land measuring about 02 Cottachs 06 Chittacks 15 sq ft together with one R. T. Structures measuring about 100 sqft standing thereon (out of total land measuring about 04 Cottachs 11 Chittacks 40 sqft) of Premises No. 3068, Nayabad and both lands are comprised under Mouza Nayabad, J. L. No.25, Touzi No.56, R. S. Khatian No.85, R.S. Dag No.183, lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, under Police Station- Purba Jadavpur, A.D.S. R at Sealdah, District South 24 Parganas and the said Amar Mondal and Smt. Arati Mondal jointly sold, conveyed, and transferred **ALL THAT** piece and parcel of land measuring about 04 Cottachs 08 Chittacks 40 sq ft together with one R.T Structures measuring about 200 sq ft standing thereon comprised under Mouza Nayabad, J. L. No.25, Touzi No.56, R. S. Khatian No.85, R. S. Dag No.183, Police Station-Purba Jadavpur, A. D. S. R. at Sealdah, lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, being Premises No.3061, Nayabad & Premises No.3068, Nayabad, Kolkata 700 099 in favour of Sanjay Kumar Shaw and Manoj Kumar Shaw against a valuable consideration mentioned therein and the said Deed of Conveyance was duly registered in the office of District Sub Registrar-111 at Alipore and recorded in Book No.1, Volume No.3, pages from 5791 to 5807, being No.05536 for the year 2008.



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[Signature]

AND WHEREAS by virtue of an another Deed of Conveyance the said Amar Mondal offered to sale **ALL THAT** land measuring 02 Cottachs 01 Chittack together with a R.T Structures measuring about 100 sqft standing thereon(out of the total land 04 Cottachs 01 chittacks 40 sq ft) of Premises No.3061, Nayabad and Smt. Arati Mondal offered to sale **ALL THAT** land measuring 01 Cottach 13 Chitacks 10 sq ft together with one R.T. structure measuring about 100 sq ft standing thereon (out of total land 4 Cottachs 11 Chittacks 40 sq ft) of Premises No.3068, Nayabad comprised under Mouza Nayabad, J. L. No.25, Touzi No.56, R. S. Khatian No.85, R. S. Dag No.183, lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, Police Station Purba Padavpur, District South 24 Parganas , thereby the said Amar Mondal & Smt. Arati Mondal jointly have sold, transferred, conveyed **ALL THAT** land measuring about 03 Cottachs 14 Chitacks 10 sq ft together with one R.T. structures measuring about 200 sq ft standing thereon comprised in Mouza -Nayabad,J.L.No.25, Touzi No.56, R.S.Khatian No.85, R.S.Dag No.183, Being Premises No.3061, Nayabad & Premises No.3068, Nayabad lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, Police Station- Purba Jadavpur, District- South 24 Parganas in favour of Sri Sanjay Kumar Shaw & Sri Manoj Kumar Shaw by virtue of deed of conveyance dated 4th August, 2008 against a valuable consideration mentioned therein and the said deed was duly registered in the office of District Sub Registrar- 111 at Alipore and recorded in Book No.1, volume No.03, pages from 5636 to 5651 being No. 05535 for the year 2008.

AND WHEREAS in terms of partition deed being No.7904 for the year 1993, said Arun Mondal got land measuring about 04 Cottachs 11 Chitacks 40 sq ft, comprised in Mouza Nayabad, J.L.No.25, R. S. Khatian No. 85, R. S. Dag No.183 and have mutated his name in the record of concerned BL& LRO vide memo No.18/3185/MUT/ATM/Kasba/04 dated 28th September, 2004.

AND WHEREAS while seized and possessed of the aforesaid land, the said Arun Mondal died intestate on 15th July, 2008 leaving behind his wife Smt. Mina Mondal and two Minor children namely Subha Mondal and Manika Mondal as his only legal heirs and successors.

AND WHEREAS Smt. Mina Mondal , mother of minor son Subha Mondal & minor daughter Manika Mondal as a natural guardian of the said minor son & daughter filed an application for granting permission to sale of minor portion in the schedule property before the Learned District Judge at Alipore vide Act 32, Case No.20 of 2009 and the Ld District Judge Alipore granted permission to sale of minor portion in the schedule property on 23rd September, 2010.



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AND WHEREAS the said Arati Mondal, wife of Late Kanai Lal Mondal, Smt. Mina Mondal, mother of minor son Subha Mondal and minor daughter Manika Mondal seized and possessed of the property by way of inheritance left by her husband and father as per Hindu Succession Act, 1956 and they have in peaceful possession, occupation enjoyment over the said property.

AND WHEREAS due to urgent need of money said Smt. Arati Mondal, wife of late Kanai Lal Mondal, Smt. Mina Mondal mother of minor son Subha Mondal and daughter Manika Mondal offered to sale **ALL THAT** land measuring 03 Cottachs 8 Chittacks together with R.T. Structures measuring about 100 sq ft standing thereon (out of total land 04 Cottachs 11 Chittacks 40 sq ft), comprising in Mouza Nayabad, J.L.No.25, Touzi No.56, R.S.Khatian No.85, R.S. Dag No.183, within the local limit of the Kolkata Municipal Corporation under Ward No.109, Police Station- Purba jadvapur, District South 24 Parganas including all easement rights including road of the said property to an unto in favour of one Sri Biswajit Biswas son of Provas Biswas by virtue of a deed of conveyance dated 27th May, 2011, duly registered in the office of District Sub Registrar- III at Alipore and recorded in Book No.1, CD Volume No.19, pages from 2788 to 2805, being No.09461 for the year 2012.

AND WHEREAS the said Biswajit Biswas became the sole and absolute owner of the above mentioned land and he paid taxes regularly to KMC under Premises No.3581, Nayabad, being Assesses No. 31-109-08-7289-1 and he is in peaceful possession, occupation, enjoyment over the said property and the said property is free from all encumbrances.

AND WHEREAS due to urgent need of money the said Biswajit Biswas sold, transferred, conveyed **ALL THAT** piece and parcel of bastu land measuring about 03 Cottachs 08 Chittacks together with one R.T. Structures measuring about 100 sq ft standing thereon comprised under Mouza Nayabad, J.L.No.25, Touzi No.56, R.S. Khatian No.85, R.S. Dag No.183, Police Station Purba jadvapur, District South 24 Parganas, Being **Premises No.3581, Nayabad, Kolkata -700 099** lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, in favour of **Sri Sanjay Kumar Shaw & Sri Manoj Kumar Shaw** by virtue of a deed of conveyance dated 29th August, 2014 against a valuable consideration mentioned therein and the said deed of conveyance was duly registered in the office of District Sub Registrar- III at Alipore and recorded in Book No.1, CD Volume No.16, pages from 6084 to 6102, being No. 06903 for the year 2014.



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AND WHEREAS on and from various dates of purchase of the said property, the said Sri Sanjay Kumar Shaw & Sri Manoj Kumar Shaw became the joint owners and seized and possessed of jointly, absolutely and without any disturbances and or hindrances in respect of **ALL THAT** piece and parcel of Bastu land measuring about 11 Cottachs 15 Chittacks 05 sq ft more or less together with R.T Structures measuring about 500 sq ft standing thereon comprised under Mouza Nayabad, J.L.No.25, pargans kahspur, Touzi No.56, R.S.Khatian No.85, R.S. Dag No.183, Police Station Purba jadavpur, lying and situate within the limit of the Kolkata Municipal Corporation under Ward No.109, , Being Premises No.3061, 3068, 3581, Nayabad, Kolkata 700 099 and thereafter mutated their names in the records of the Kolkata Municipal Corporation and also amalgamated the three premises into a single premises which is known and numbered as Premises No.3581, Nayabad, under Assesses No. 31-109-08-7289-1.

AND WHEREAS while seized and possessed of the said land, the said Sanjay Kumar Shaw & Manoj Kumar Shaw have decided to partition their respective area of land and by a Partition Deed dated 14th December, 2014, demarcated their specific shares in the joint property by metes and bounds and whereby the said Sanjay Kumar Shaw became the sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about 05 Cottachs 15 Chitackcs 25 sq ft ,more or less and the said Manoj Kumar Shaw became the sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring an area about 05 Cottachs 15 Chittacks 25 sq ft, more or less, both lands are comprised under Mouza Nayabad, J.L.No.25, Touzi No.56, R.S.Khatian No.85, R.S.Dag No.183, ,being KMC Premises No.3581, Nayabad, under Assesses No.31-109-08-7289-1, under ward No.109, of the Kolkata Municipal Corporation Kolkata 700 099, A.D.S.R at Sealdah, District-South 24 Parganas and the said Deed of Partition was duly registered in the office of District Sub Registrar-111 at Alipore and recorded in Book No.1, CD Volume No.1630-2020, pages from 10114 to 10146, being No.163000156 for the year 2020.

AND WHEREAS by virtue of the aforesaid Deed of Partition dated 14th December, 2014, the said Manoj Kumar Shaw became the sole and absolute owner and solely and absolutely seized and possessed of **ALL THAT** piece and parcel of Bastu land measuring about 05 Cottachs 15 Chittacks 25 sq ft, more or less, **TOGETHER WITH** one R.T. Structures measuring about 250 sq ft , more or less comprised under Mouza Nayabad, J.L.No.25, R.S.No.03, Touzi No.56, R.S.Khatian No. 85, R.S.Dag No.183, ,being KMC Premises No.3581/1, Nayabad, under Assesses No. 31-109-08-9323-7, lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, Kolkata 700 099, A.D.S.R at Sealdah, District-South 24 Parganas, herein after referred to as the "**SAID PREMISES**", more fully described in the **FRIST SCHEDULE** written hereunder.



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AND WHEREAS while seized and possessed of the said land, the said Manoj Kumar Shaw have mutated his name in the record of the Kolkata Municipal Corporation and have obtained **Assesses No. 31-109-08-9323-7** in respect of **KMC Premises No.3581/1, Nayabad, Kolkata 700 099** and have also mutated his name in the record of the BL & LRO, vide memo no.18/mut/6317/Blro/ATM/Kasba/18 dated 12.11.2018, Memo no.18/mut/6316/blro/ATM/kasba/18 dated 12.11.2018 & memo no. 18/mut/6319/blro/ATM/kasba/18 dated 12.11.2018. (**BL & LRO & KMC MUTATION**).

AND WHEREAS the said Manoj Kumar Shaw have converted the said land from Shali to Bastu vide conversion certificate issued by the Block Land & Land Reforms Officer, Additional Thakurpukur Metiaburuz vide Memo 17/1173/con-certificate/BLLRO/S-24 pgs/2020 dated 15.6.2020, Memo 17/1174/con-certificate/BLLRO/S-24 pgs/2020 dated 15.6.2020, & Memo 17/1176/con-certificate/BLLRO/S-24 pgs/2020 dated 15.6.2020, (**CONVERSION OF LAND FROM SHALI TO BASTU**)

AND WHEREAS the Owner have obtained a proposed G+IV storied residential building plan at **Premises No. 3581/1, Nayabad, Kolkata 700 099** lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, comprised under Mouza-Nayabad, J.L.No.25, Touzi No. No.56,R.S.No.03, R.S.Dag No.183, R.S Khatian No.85, Police Station- Purba jadavpur, District South 24 Parganas under a sanctioned **building Plan/Permit No.2020120380 dated 19.02.2021** issued by the **Building Department, Kolkata Municipal Corporation.** (**SANCTIONED BUILDING PLAN**).

AND WHEREAS the said Sri Manoj Kumar Shaw, the owner herein, for developing the said premises have executed one Development Agreement on 12th April, 2021 with One M/s. Sabrang Developers LLP, duly registered in the office of the District Sub Registrar-III at Alipore and recorded in Book No.1, Volume No.1603-2021, pages from 83376 to 83407, Being No.160303142 for the year 2021, and for non performance of the acts, deeds and things by the Developer, the said Development Agreement has been cancelled by execution of cancellation Agreement for development dated 10th June, 2022 duly registered in the office of District Sub Registrar-III at Alipore and recorded in Book No.1, Volume No.1603-2022, pages from 312204 to 312219, being No. 160308859 for the year 2022.



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AND WHEREAS the said owner has also executed one Development Power of Attorney dated 12th April, 2021 with the said M/s. Sabrang Developers LLP, duly registered in the office of the District Sub Registrar- 111 at Alipore, duly recorded in Book No.1, Volume No.1603-2021, Pages from 83408 to 83424, Being No.160303160 for the year 2021 and for non performance the said Development Power of Attorney has been cancelled by execution of cancellation agreement dated 10th June, 2022 duly registered in the office of District Sub Registrar- 111 at Alipore and recorded in Book No. IV, Volume No.1603-2022, pages from 6297 to 6310, being No.160300274 for the year 2022.

AND WHEREAS the said Manoj Kumar Shaw the owner herein, is desirous of developing the said premises by constructing a G+IV Storied building/s on the said premises but due to lack of expertise and financial crunch the Owner presently is not in a position to develop the said premises by himself and for development of the said premises by constructing residential building/s thereon was looking for a renowned and or reputed Developer and the Developer herein, knowing such intention of the Owner, has approached the said Owner to assign the work of development of the said premises by constructing residential building/s on the said premises at its own efforts and cost and the Owner has given permission to the Developer herein to construct residential building/a on the said premises as per the sanctioned building plan/permit.

AND WHEREAS on the basis of such representation made by the owner herein stated hereinbefore the Developer / Builder has negotiated with the owner regarding the terms and condition and after such discussion / negotiation the Developer / Builder has agreed to develop the Said Premises by constructing a Multistoried RCC framed building on the Said Premises to be constructed in accordance with the building plan sanctioned by the Kolkata Municipal Corporation on the terms and condition as appearing hereunder.

AND WHEREAS for construction of building on the said property, the owner has obtained a building plan being **Plan/Permit No. 2020120380 dated 19.02.2021** duly sanctioned by the Kolkata Municipal Corporation and the Developer / Builder will construct the said building/s in accordance to the sanctioned building plan.



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

ARTICLE-1 DEFINATIONS

- 1.1. **OWNER** shall mean (1). **SRI MANOJ KUMAR SHAW (PAN- ALAPS8304A) & (AADHAR NO.2049 6938 8334)** son of Sri Lal Chand Shaw, by Nationality Indian, by faith Hindu by Occupation Business, residing at 3, Hospital Street, Post Office- Princep Street, Kolkata 700 072, Police Station- Bowbazar, District - Kolkata and his heirs, heiresses, executors administrators, legal representatives and assigns.
- 1.2. **DEVELOPER** shall mean **M/S. MEGA E SOLUTIONS PRIVATE LIMITED (PAN- AAHCM8023B)**, a private limited company having its registered office at 70, Lake East 6th Road, Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District South 24 Parganas, represented by its Director **AVIJIT NASKAR (PAN ACHPN3527G) & (AADHAR NO.3673 8280 9703)** son of Sri Jay Ram Naskar , by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at 70, Lake East 6th Road, Post Office - Santoshpur, Kolkata - 700 075, Police Station- Survey Park, District -South 24 Parganas, and successors, successors-in-interest, successors-in-office, legal representatives and assigns.
- 1.3. **TITLE DEEDS** shall mean all the deeds, link deeds, documents having in the possession of the owner or any other documents or papers as required for establishing the title of the owner's effectively.
- 1.4. **PREMISES** shall mean **ALL THAT** piece and parcel of **Bastu land** measuring about **05 Cottachs 15 Chittacks 25 sq ft** more or less, **TO-GETHER WITH** one R.T. Structures measuring about 250 sq ft more or less , standing there at , comprised under Mouza Nayabad, J.L.No.25, R.S.No.03, Touzi No.56, R.S.Khatian No. 85, R.S. Dag No.183, ,being **Premises No.3581/1, Nayabad**, under **Assesses No. 31-109-08-9323-7**, lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, Kolkata 700 099, A.D.S.R at Sealdah, Police Station- Purba Jadavpur, District- South 24 Parganas, hereinafter be referred to as the "**SAID PREMISES**", more fully and particularly described in the **FIRST SCHEDULE** written hereunder .



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- 1.5. **LAND** shall mean and include the land comprised in the said premises where upon the parties hereto proposed to erect the said building.
- 1.6. **BUILDING** shall mean the building or buildings to be constructed on the said premises, of G+IV Storied residential building or buildings.
- 1.7. **COMMON FACILITIES AND AMENITIES** shall mean and include corridors, roof, hall ways, stair ways, passage ways, drive ways, common lavatories, generators, pump room, overhead and underground water tank, water pump and motor elevator or escalator or lift to be used for transportation from one floor to another and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, provisions, maintenance and / or management of the said building.
- 1.8. **SALEABLE SPACE** shall mean the space in the building available for independent used and occupation after making due provisions for common facilities and the space required therefore.

1.9. **OWNERS ALLOCATION** shall mean -

(i) 50% of the sanctioned floor area containing entire Second Floor & Fourth Floor of the Proposed building together with sanctioned car parking spaces Nos. 1, 4, 5 and 7.

(ii) Rs.5,00,000/- (Rupees Five lakhs) only as Non adjustable advance. The developer on signing this agreement has paid Rs. 5,00,000/- (Rupees Five lakhs) only and the Owner doth hereby and also by the memo of consideration admit, accept and acknowledged receipt of the said amount from the Developer.

(iii). Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) as adjustable advance to be paid by the developer which will be adjustable with the areas (Owners Allocation) @ Rs. 3,700/- (Rupees Three Thousand Seven Hundred)only per sq ft.

Owners Allocation is more fully described in the **SECOND SCHEDULE** written hereunder.



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1.10. **DEVELOPERS' ALLOCATION** shall mean the remaining 50% of sanctioned floor areas containing the entire First floor & Third floor of the proposed building together with the remaining sanctioned car parking spaces 2, 3, 6 & 8 as mentioned in the sanction plan..

Developers' Allocation is more fully described in the **THIRD SCHEDULE** written hereunder.

1.11. **THE ARCHITECT** shall mean such person or persons who may be appointed by the developer for designing and planning of the building on the said premises.

1.12. **FLOOR AREA** shall mean the entire floor area available for the purpose of getting the sanction of the building plan from the Kolkata Municipal Corporation for the Construction purpose of the said premises as per the Kolkata Municipal Act, 1980, as amended up to date.

1.13. **BUILDING PLAN** would mean such plan prepared by the architect for the construction of the building and sanctioned vide **Building Plan/Permit No. 2020120380 dated 19.02.2021** duly sanctioned by the Kolkata Municipal Corporation.

1.14. **ROOF** shall mean and include entire open space and / or top of the building excluding the space required for installation of overhead water tank, lift, machine room, stair case cover, Dish T.V. antenna etc. as the case may be.

1.15. **ENCUMBRANCES** shall mean charges lien, lispendence, claims, liabilities trust, demands, acquisitions and requisitions.

1.16. **TRANSFER** with its grammatical variation shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in said building to purchaser/purchasers thereof although the same may not amount to a transfer in law.



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- 1.17. **TRANSFeree** shall mean a person, firm, limited company, association of persons to whom any space in the building to be transferred by virtue of this presence.
- 1.18. **WORDS IMPORTING SINGULAR** shall included plural and vice versa.

ARTICLE II - COMMENCEMENT

- 2.1. This agreement shall be deemed to have commenced on and from the 19th day of July, 2022.

ARTICLE III- OWNER'S RIGHTS AND REPRESENTATION

- 3.1. That the owner is solely and absolutely seized and possessed of and / or otherwise well and sufficiently entitled to the said premises and shall remain in symbolic possession until the premises is fully developed in accordance with the plan sanctioned by the Kolkata Municipal Corporation.
- 3.2. That the said premise is free from all encumbrances and the owner has a clear, free and marketable title in respect of the said premises.
- 3.3. That the Owner shall handover all original Title deeds, link deeds, R.S & L.R Porchas, R.O.R, Mutation Certificates issued by BL&LRO, and KMC , up to date tax paid receipts, Conversion Certificates, Sanctioned Building Plan/ Permit issued by KMC and all other related papers and documents to the developer on or before signing of this agreement.
- 3.5. There is no excess vacant land at the said premises within the meaning of the Urban Land Ceiling and Regulation Act. 1976.

ARTICLE IV DEVELOPERS' RIGHT

- 4.1. The owner hereunder grant subject to what has been hereunder provided exclusive right to the developer to built upon and exploit commercially the said premises and construct the new building or buildings thereon in accordance with the plan sanctioned by the Kolkata Municipal Corporation with or without any amendments and / or modification thereto made or cause to be made by the parties hereto.



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- 4.2. All application, plans, other papers and documents as may be required by the Developer for the purpose of obtaining necessary additional sanction from the appropriate authority shall be prepared and submitted by the developer on behalf of the owner and the owner shall sign and execute all such plans, applications, other papers and documents as and when necessary and all cost and expenses including architect's fees, charges, and expenses required to be paid or deposited for additional sanction/ exploitation of the said premises, shall be borne exclusively by the Developer.
- 4.3. Nothing in this present shall be constructed as the demise or assignment or conveyance in law by the owner of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof of the Developer other than an exclusive license to the Developer to commercially exploit the same in terms thereof and to deal with the developer's allocation.
- 4.4. The owner shall make over the vacant and peaceful possession of the aforesaid premises to the developer immediately after the execution of this agreement.
- 4.5. The Developer shall abide by all the laws, by-laws, rules and regulations of the Government either Central or State, legal bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and the breach of the laws, bye-laws rules and regulations.
- 4.6. The Developer at its sole discretion may assign the name of the Building as it deemed fit and proper.

ARTICLE V CONSIDERATION AND SPACE ALLOCATION

- 5.1. In consideration of the owner's allocation having agreed to grant excessive right of commercial exploitation of the said premises, developer has agreed to built-up the entire said building at its own cost and expenses and the owner shall not be required to contribute any sum towards the construction of the said building.



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- 5.2. The Developer shall be entitled to transfer or dispose of the constructed flats/units of the Developers allocation without in any way disturbing the common facilities situated thereon.
- 5.3. The developer shall be entitled to at all time to enter into agreement or agreements or contract for sale and / or disposal of the space of the constructed areas and to receive earnest money and payment against the aforesaid sale agreement. The Developer shall enter into with the intending purchaser of the space / flats.

ARTICLE VI POSSESSION

- 6.1. Immediately after the execution of these present, the owner shall deliver or make over khas vacant undisputed possession of the entirety of the said premises to the developer. It is made clear that the time for delivery of possession shall be deemed to be the essence of this contract.

ARTICLE VII PROCEDURE

- 7.1. The owner shall grant to the developer and / or its nominee / nominees a Development Power of Attorney as may be required for obtaining all necessary permission and sanction from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the Kolkata Municipal Corporation and other authorities and to construct the building, appoint architects, engineers, contractor, agents etc. and to represent the owner before the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Kolkata Police, Fire Brigade, Registration Authority or any other appropriate authority / authorities and to undertake the construction of the building and to enter into agreement / agreements with the purchaser of the flats/car parking space or any other spaces and also to receive, realize, recover the entire proceeds . It is also to be mentioned in the said Development Power of Attorney that the Developer is authorized and empowered to complete registration of the deed of conveyance / conveyances in favour of the intending buyers, by utilizing the Development Power of Attorney which



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has been issued in favour of the Developer or its nominee and in that case the owner shall not be in a position to object to such registration of deed of conveyance under any circumstances. The Development Power of Attorney to be granted by the owner in favour of the developer will be registered before the appropriate registration authority.

ARTICLE VIII BUILDING

- 8.1. The Developer shall at its own cost construct the building in or upon the said premises or portion thereof in accordance with the sanction plan without any hindrance or disturbance by or on behalf of the owner or any person claiming under him. The developer shall ensure that the building shall be constructed by using standard building material available in the market and provided with facilities as specified in the **FOURTH SCHEDULE** here under written subject to as aforesaid the decision of the architect regarding the quality of the material shall be final and binding on the parties hereto.
- 8.2. The Developer shall be entitled in the name of the owner to apply for and obtain quota entitlement and allocation of / or for cement, steel, bricks and other building materials as may be allocable for the construction of the building.
- 8.3. The developer shall be entitled at its own cost to apply for and obtain temporary or permanent connection of water sewerage, electricity, power, telephone and / or gas to the building and other public utilities and facilities to the said premises and / or the said building in its own name or in the name of its nominee as it shall think proper. The owner shall sign, execute and deliver all papers and applications signifying his consents and approvals to enable the developer to obtain such public utility, services and facilities.
- 8.4. The Developer hereby undertake to complete the construction of the new building within **24 (Twenty four) Months with a grace period of 6 (Six) months** from the date of handing over of peaceful vacant possession of the said premises. In case of any unavoidable circumstances or happening beyond the control of the developer, in that eventuality the commencement



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of time of construction of the building and completion of the construction of the building shall be extended. The developer also undertakes to complete the construction of the building diligently and expeditiously and within the stipulated time framed.

- 8.5. The developer shall at its own cost and expenses and without creating financial or other liability on the owner construct and build the said new building and various units and / or apartment therein in accordance with the sanction building plan or any amendments thereto and modification thereof made or caused to be made by the developer.
- 8.6. Simultaneously to the execution of these present the owner will execute one Development Power of Attorney in favour of **M/S. MEGA E SOLUTION PRIVATE LIMITED (PAN- AAHCM8023B)**, a Private Limited Company, having its registered office at 70, Lake East 6th Road, Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District South 24 Parganas and represented by its Director **AVIJIT NASKAR (PAN ACHPN3527G) & (AADHAR NO.3673 8280 9703)** son of Avijit Naskar ,by Nationality Indian, by Faith Hindu by Occupation Business, residing at 70, Lake East, 6th Road, Post Office - Santoshpur, Kolkata - 700 075, Police Station- Survey park, District -South 24 Parganas and the said Development Power of Attorney shall be executed and registered by the owner in favour of the aforesaid Developer with the concerned Registration Authority.

ARTICLE IX .COMMON FACILITIES

- 9.1. The owner shall bear and pay all rates and taxes and other outgoings in respect of the said premises till possession of the said premises is offered and made over by the owner to the developer. After the khas vacant peaceful undisputed possession of the said premises is handed over to the developer for the development thereof the developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises in constructing, erecting and completing the said project .



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ARTICLE X COMMON RESTRICTION

- 10.1. Neither party shall use or permit to use in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity and neither party shall use or permit to use thereof for any purpose whatsoever which may cause nuisance or hazards to the other occupiers of the building itself.
- 10.2. Neither party shall demolish or permit for demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.
- 10.3. Both parties shall abide by all laws, rules and regulations of the Government either Central or State, Local Bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and / or breach of any one of the said laws, bye laws, rules and regulations.
- 10.4. The respective allottees shall keep the interior walls sewers, drains, pipes and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working condition and repair them from time to time and in particular so as not to cause any damage to the building or any space or accommodation therein and shall keep the other occupiers in the building indemnified from and against any damage for the breach of the terms and conditions specified herein.
- 10.5. Neither party shall do or caused to be done or permitted to be done any act or things which may render void and voidable any insurance of the building or any part thereof and shall keep the other occupiers of the said building harmless and indemnified from and against the consequences of any breach.
- 10.6. No goods or other items shall be kept by the either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement in the corridors and other places of common use of the building.



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- 10.7. Neither party shall through or accumulate or dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion/ portions of the building save and except the space provided for.
- 10.8. The intending buyers of flat and/or other unit / portion of the said building shall be required to mutate his/her/their its name in respect of the portion agreed to be purchased and this particular term and conditions shall be common in all agreement for sale.

ARTICLE XI OWNER'S OBLIGATION

- 11.1. The owner hereby agreed and covenant with the Developer not to cause any interference or hindrance in the construction in the said building at the said premises by the Developer on reasonable grounds.
- 11.2. The owner hereby agreed and covenant with the Developer not to let out, grant, lease, mortgage and / or charge the said premises or any portion thereof without the consent in writing of the developer from the date of signing this agreement and even during the period of construction and completion thereof.

ARTICLE XII DEVELOPER'S OBLIGATION

- 12.1. The Developer hereby agrees and covenant with the owner to complete the construction of the said building within **24 (Twenty four) Months with a grace period of 6 (Six) months** from the date of handing over of peaceful vacant possession of the said premises whereupon the proposed building shall be constructed in accordance with the sanctioned building Plan/ Permit.
- 12.2. The Developer hereby agrees and covenants with the owner not to violate or contravene any of the provisions of the building rules and regulations which shall be applicable to the construction of the said premises.



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ARTICLE XIV DEVELOPERS' INDEMNITY

- 13.1. The Developer hereby undertake to keep the owner indemnified against all third party claim and actions arising out of any sort of act or omission of the developer in or relating to the construction of the said building.
- 13.2. The Developer hereby undertakes to keep the owner indemnified against all actions suit costs proceedings and claims that may arise out the developer's action with regard to the development of the said building and/ or any defect thereof.

ARTICLE XV MISCELLANEOUS

- 14.1. That time is the essence of this agreement/ contract and the parties herein shall co-operate with each other for construction of the building/s and the parties herein shall adhere to the time schedules mentioned herein.
- 14.2. The owner and the developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the developer and the owner or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of person.
- 14.3. It is understood from time to time to facilitate the construction of the building by the developer, various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the owner and various applications and other documents may be required to be signed or made by the owner relating to which specific provision may not have been mentioned herein the owner hereby undertake to do all such acts, deeds, matters and things and the owner shall execute such additional power of Attorney and / or authorization as may required by the developer for the purpose and the owner also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts deeds matters and things do not in any way infringe on the rights of the owner and / or go against the spirit of these presents provided such requirements are absolutely necessary and / or legal.



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- 14.4. The owner shall not be liable for any Income Tax, Wealth Tax, or any other taxes in respect of the project and the developer shall be liable to make payment of the same and keep the owner indemnified against all action suits proceedings, costs charges expenses in respect thereof.
- 14.5. In the event of the Kolkata Municipal Corporation and authorities concerned permitting any future vertical or horizontal extension of the said building then and in that case the developer shall be entitled to construct such additional extended space and such additional space shall be constructed by the developer and expenses has to be incurred by the developer in making such further and additional construction. Similarly for any reason whatsoever the proposed space in the building is reduced then and in that case such reduction of space shall be absorbed by the developer and the owner in their proportionate share of allocations.
- 14.6. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law of the said premises or any part thereof to the developer other than an exclusive license in favour of the developer to commercially exploit the same in the terms of these presents **PROVIDED HOWEVER** the developer shall be entitled to Borrow money from any Bank / Banks or Financial Institution without creating any financial liability on the owner or effecting his estates and interest in the said premises and it being expressly agreed and understood that in no event the owner or any of his estates shall be responsible and / or be made liable for payment of any dues to such Bank/Banks or Financial Institution and for that purpose the Developer shall keep the owner indemnified against all action suit proceedings and cost charges and expenses in respect thereof.
- 14.7. As and from the date of completion of the building the developer and its transferee and the owner and / or his transferee shall each be liable to pay and bear proportionate charges on account of ground rent and wealth tax and other taxes payable in respect of their respective spaces.
- 14.8. The owner shall deliver to the developer all the original title deeds, documents , papers ,sanctioned building plan and all related papers/ documents relating to the said premises simultaneously with the execution of these presents.
- 14.9. The building proposed to be constructed by the developer shall be made in accordance with the specification mentioned in the **FOURTH SCHEDULE** hereunder written.



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ARTICLE XVI FORCE MAJEURE

- 15.1. The parties hereto shall not be considered to be liable for any obligation prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- 15.2. Force majeure shall mean flood, earth quake, riot, war, storm, strike, bandh, pandemic, non supply of building materials, accidents and / or any other act or commission beyond the control of the parties hereto.
- 15.3. If because of any willful act on the part of the developer the construction and the completion of the building is delayed as also in the event of the developer committing any breach of any of the terms an condition herein contained then in that case the developer shall be liable to pay such loss and damages to the owner as mentioned herein before or as shall be determined by the arbitrators.
- 15.4. In the event if the owner commit breach of any of the terms and conditions herein contained or delaying in delivery of possession of the said premises as herein before stated the developer shall be entitled to receive payments of and the owner shall be liable to pay such losses and compensation as shall be determined by the arbitrators.

ARTICLE XVII ARBITRATION

- 16.1. Save and except what has been specifically stated hereunder all disputes and differences between the parties herein arising out of the meaning, construction or import of this agreement of their respective rights and liabilities as per this agreement shall be adjudicated by reference to the Arbitration of two independent Arbitrators, one to be appointed by each party who shall jointly appoint Umpire at the Commencement of the reference and the Award of the Arbitrators or the Umpire shall be final and conclusive on the subject as between the parties and this clause shall be deemed to be a submission within the meaning of the Arbitration and Reconciliation Act, 1996 as amended up to date and its statutory modification and / or re-enactment thereof enforce time to time.

ARTICLE XVIII JURISDICTION

- 17.1. The Ld. Courts of Alipore, South 24 Parganas, shall have the Jurisdiction alone to entertain and determine all action and proceedings arising out of these presents between the parties hereto excepting the appointment of an Arbitrator which shall be exclusive jurisdiction of the High Court Calcutta.



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FIRST SCHEDULE

(The said Premises)

ALL THAT piece and parcel of Bastu land measuring about 05 Cottachs 15 Chittacks 25 sq ft more or less, TO-GETHER WITH one R.T. Structures measuring about 250 sq ft more or less, comprised under Mouza Nayabad, J.L.No.25, R.S.No.03, Touzi No.56, R.S.Khatian No. 85, R.S. Dag No.183, being Premises No.3581/1, Nayabad, under Assesses No. 31-109-08-9323-7, lying and situate within the local limit of the Kolkata Municipal Corporation under Ward No.109, Kolkata 700 099, A.D.S.R at Sealdah, Police Station- Purba Jadavpur, District- South 24 Parganas, and butted and bounded are as follows :-

ON THE NORTH-	By R.S.Dag No.183 (p)
ON THE SOUTH-	By land of Sri Sanjay Kumar Shaw
ON THE EAST-	By 47 feet wide KMC Road.
ON THE WEST-	By 16 feet wide KMC Road.

SECOND SCHEDULE

(OWNERS' ALLOCATION)

OWNERS ALLOCATION shall mean -

(i). 50% of the sanctioned floor are containing entire Second Floor & fourth Floor of the Proposed building together with sanctioned car parking spaces Nos. 1,4,5,7.

(ii) Rs.5,00,000/- (Rupees Five lakhs) only as Non adjustable advance. The developer on signing this agreement has paid Rs. 5,00,000/- (Rupees Five lakhs) only and the Owner Doth hereby and also by the memo of consideration admit, accept and acknowledged receipt of the said amount from the Developer.

(iii). Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) as adjustable advance to be paid by the developer which will be adjustable with the areas @ Rs. 3,700/- (Rupees Three Thousand Seven Hundred) only per sq ft.

THIRD SCHEDULE

(DEVELOPERS' ALLOCATION)

DEVELOPERS ALLOCATION shall mean the remaining 50% of sanctioned floor areas containing the entire First floor & Third floor of the proposed building together with the remaining sanctioned car parking spaces 2, 3, 6 & 8 as mentioned in the sanction plan.



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FOURTH SCHEDULE
(SPECIFICATION)

Foundation/Supper Structure	: Reinforced Cement Concrete Structure
Walls	: Brick Masonry
Flooring	: Bedrooms and Living/Dinning - Vitrified Tiles Kitchen - Anti Skid Tiles / Vitrified Tiles Toilets - Anti Skid Tiles
Kitchen	: Wall Tiles upto 2' above Granite Counter with Stainless Steel Sink Electrical points for Chimney, Aquaguard, Micro oven
Toilets	: Sanitaryware and CP Fittings of Standard make ISI certified. Geyser Point - In one Toilets
Internal Finish	: POP
Windows	: Aluminium Sliding with integrated grill.
Door	: Main Door - Flush door with colour finish. Internal Door - Flush door with colour finish.
Water Supply	: 24 hrs supply from captive and deep tube wells
Lift	: Reputed Make
Staircase	: Kota Stone/Durostone
Lift Wall	: Granite / Tiles
Electrical	: Concealed copper wiring with modular switches. AC Point in one Bed Room . Cable TV, Telephone Points in Liv/Din
Exterior Color	: Weather Coat/Exterior Emulsion



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IN WITNESS WHEREOF the parties hereto have set and subscribed their representative hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY THE OWNER -

By the above mentioned parties at Kolkata in presence of

1) Bibhas Kumar Ghosh
Golap Apartment
Batal, Kol 700154


(MANOJ KUMAR NASKAR)

SIGNATURE OF OWNER

2) Boses den Paul
Alipore Police
Const. Kt. 27

Mega e Solutions Pvt. Ltd.



Director

SIGNATURE OF DEVELOPER

Drafted by-

Bibhas Kumar Ghosh
(Bibhas Kumar Ghosh)
Advocate, Calcutta High Court
Regd No. WB/733/1995

Computer typed by-


(Monoj Naskar)
70, Lake east, Santoshpur,
Kolkata -700 075

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MEMO OF CONSIDARATION

Received and from the within named Developer the sum of Rs.5,00,000/- (Rupees Five Lakhs Only) towards Non adjustable advance, details as under-

Date	Cheque No	Bank/br.	Amount (Rs)
18.07.2022	044076	Union Bank of India	Rs.5,00,000.00
Total			<u>Rs.5,00,000.00</u>

WITNESSES :

1) *Bekhar Kumar Choh*


(MANOJ KUMAR SHAW)
SIGNATURE OF OWNER

2) *Banu dev Paul*



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In Wd. [Signature]

Thumb 1st Finger Middle Finger Ring Finger Small Finger



LEFT HAND					
RIGHT HAND					

Name: AVJIT NASKAR

Signature : 

Thumb 1st Finger Middle Finger Ring Finger Small Finger



LEFT HAND					
RIGHT HAND					

Name MONALKUMAR SHAW

signature : 



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

GRN Details

GRN: 192022230079147228 Payment Mode: Online Payment (SBI Epay)
GRN Date: 21/07/2022 13:07:41 Bank/Gateway: SBIPay Payment Gateway
BRN : 0615545589112 BRN Date: 21/07/2022 13:09:31
Gateway Ref ID: CHJ9808604 Method: State Bank of India NB
Payment Status: Successful Payment Ref. No: 2002149191/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr AVIJIT NASKAR
Address: 70,LAKE EAST SIXTH ROAD,SANTOSH PUR
Mobile: 9831199860
Period From (dd/mm/yyyy): 21/07/2022
Period To (dd/mm/yyyy): 21/07/2022
Payment ID: 2002149191/3/2022
Dept Ref ID/DRN: 2002149191/3/2022

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002149191/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2002149191/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	20041

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2002149191/2022	Office where deed will be registered
Query Date	15/07/2022 3:10:16 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BIBHAS KUMAR GHOSH GOLAP APARTMENT BROAL, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831136444, 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 : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 6,00,000/-	Rs. 1,05,70,448/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, P.S.- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3581/1, , Ward No: 109 JI No: 25, Touzi No: 56, NAYABAD Pin Code : 700099

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	5 Katha 15 Chatak 25 Sq Ft	5,00,000/-	1,04,01,698/-	Property is on Road
Grand Total :				9.8542Dec	5,00,000 /-	104,01,698 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1,00,000/-	1,68,750/-	Structure Type: Structure
Floor No: 1, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		250 sq ft	1,00,000 /-	1,68,750 /-	

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANOJ KUMAR SHAW

LALCHAND SHAW

29/11/1967

Permanent Account Number

ALAPS8304A

Signature



স্বাধীনতা সেরা

স্বাধীনতা সেরা

মাননীয় কুমার শাহু
MANOJ KUMAR SHAW
পিতা : লালচন্দ শাহু
Father : Lalchand Shaw

জন্মতারিখ/DOB: 29/11/1967
পুংস / Male

2049 6938 8334

আধার - সাধারণ মানুষের অধিকার

Manoj Kumar Shaw

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr MANOJ KUMAR SHAW Son of Mr LAL CHAND SHAW, City:- Not Specified, P.O:- PRICEP STREET, P.S:-Bowbazar, District-Kolkata, West Bengal, India, PIN:- 700072 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALxxxxxx4A, Aadhaar No.: 20xxxxxxxx8334, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	MEGA E -SOLUTIONS PRIVATE LIMITED (Private Limited Company) .70 LAKE EAST SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700075 PAN No. AAxxxxxx3B, Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr AVIJIT NASKAR Son of Mr JAY RAM NASKAR City:- Not Specified, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACxxxxxx7G, Aadhaar No.: 36xxxxxxxx9703	MEGA E -SOLUTIONS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address
Mr BIBHAS KUMAR GHOSH Son of Late BIBHUTI BHUSAN GHOSH GOLAP APARTMENT BORAL, City:- Not Specified, P.O:- BORAL, P.S:-Sonarpur, District-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr MANOJ KUMAR SHAW, Mr AVIJIT NASKAR

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr MANOJ KUMAR SHAW	MEGA E -SOLUTIONS PRIVATE LIMITED-9.85417 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr MANOJ KUMAR SHAW	MEGA E -SOLUTIONS PRIVATE LIMITED-250 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. : 311090893237 Premises No. : 3581/1 Ward No. : 109 Street Name : NAYABAD	Reference Deed No. : I-156/2019 Date of Registration. : Dec 14, 2019 Office Where Registered : DSR- V,ALIPUR	Owner Name : SRI MANOJ KUMAR SHAW Owner Address : 3581/1 , NAYABAD , KOLKATA - 700099 Pin No. : 700099	Character of Premises: Total Area of Land: 05 Cottah, 15 Chatak, 25 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 14-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 14-08-2022)
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. - II 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



Query No: 2002148191 of 2022, Printed On : Jul 15 2022 3:10PM, Generated from wtregistration.gov.in



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



Query No / Year	2002149191/2022	Office where deed will be registered
Query Date	15/07/2022 3:10:16 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	BIBHAS KUMAR GHOSH GOLAP APARTMENT BROAL, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831136444, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 6,00,000/-	Rs. 1,05,70,448/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

*Receipt
Screenshot*

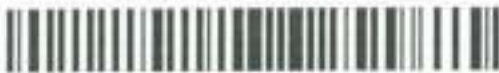
Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3581/1, , Ward No: 109 JI No: 25, Touzi No: 56, NAYABAD, Pin Code : 700099

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	5 Katha 15 Chatak 25 Sq Ft	5,00,000/-	1,04,01,698/-	Property is on Road
Grand Total :				9.8542Dec	5,00,000 /-	104,01,698 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1,00,000/-	1,68,750/-	Structure Type: Structure
Floor No: 1, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		250 sq ft	1,00,000 /-	1,68,750 /-	



Query No: 2002149191 of 2022, Printed On : Jul 15 2022 3:10PM, Generated from wfregistration.gov.in

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

MEGA E-SOLUTIONS PRIVATE LIMITED

06/03/2012

AAHCM8023B



(This is a copy of the original document and is not to be used for any purpose other than the one mentioned above.)
 (यह मूल दस्तावेज़ का प्रतिलिपि है और केवल उक्त उद्देश्य के लिए ही प्रयोग किया जाना है।)

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Mega e-Solutions Pvt. Ltd.

Director

[Faint, illegible text]

[Faint, illegible text]

Handwritten notes in blue ink, possibly including a signature or initials.



भारत सरकार
GOVERNMENT OF INDIA



अभिजित नस्कर
Avjit Naskar
जनम तारीख DOB: 07/09/1979
पुरुष MALE



3673 8280 9703

मेरा आधाार, मेरी पहचान
MERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
70, लेक ईस्ट 6थ रोड, सन्तोशपुर,
कोलकाता,
पश्चिम बंग - 700075

Address :
70, LAKE EAST 6TH
ROAD, Santoshpur,
Kolkata,
West Bengal - 700075

Generation Date: 11/09/2017



1927
help@uidai.gov.in



www.uidai.gov.in



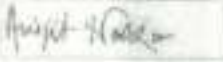
P.O. Box No.1947,
Bangalore-560 081

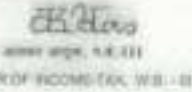
PERMANENT ACCOUNT NUMBER
ACHPN3527G

TAX PAYER'S NAME
AVJIT NASKAR

FATHER'S NAME
JAYRAM NASKAR

DATE OF BIRTH
07-09-1979

SIGNATURE




COMMISSIONER OF INCOME-TAX, W.B.-II

इस कार्ड के हानि / चोरी होने पर कृपया जल्दी करके
 उसे सूचना देकर / सूचित / सूचना देकर
 संयुक्त आयकर-अधीन (सूचना एवं तकनीकी),
 फ्लोर-7,
 चौराहा चौक,
 कोलकाता - 700 009.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 F-7,
 Chouraha Square,
 Calcutta- 700 009.



Major Information of the Deed

Deed No :	I-1604-08260/2022	Date of Registration	22/07/2022
Query No / Year	1604-2002149191/2022	Office where deed is registered	
Query Date	15/07/2022 3:10:16 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIBHAS KUMAR GHOSH GOLAP APARTMENT BROAL, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831136444, 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 : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 1,05,70,448/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,031/- (Article:48(g))	Rs. 5,053/- (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:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3581/1, , Ward No: 109 JI No: 25, Touzi No: 56, NAYABAD Pin Code : 700099

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	5 Katha 15 Chatak 25 Sq Ft	5,00,000/-	1,04,01,698/-	Property is on Road
Grand Total :				9.8542Dec	5,00,000 /-	104,01,698 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1,00,000/-	1,68,750/-	Structure Type: Structure
Floor No: 1, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		250 sq ft	1,00,000 /-	1,68,750 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MANOJ KUMAR SHAW Son of Mr LAL CHAND SHAW Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office			
		22/07/2022	LTI 22/07/2022	22/07/2022
City:- Not Specified, P.O:- PRICEP STREET, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4A, Aadhaar No: 20xxxxxxxx8334, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MEGA E -SOLUTIONS PRIVATE LIMITED 70 LAKE EAST SANTOSHPUR, City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AVIJIT NASKAR (Presentant) Son of Mr JAY RAM NASKAR Date of Execution - 22/07/2022, , Admitted by: Self, Date of Admission: 22/07/2022, Place of Admission of Execution: Office			
		Jul 22 2022 2:16PM	LTI 22/07/2022	22/07/2022
City:- Not Specified, P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7G, Aadhaar No: 36xxxxxxxx9703 Status : Representative, Representative of : MEGA E -SOLUTIONS PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIBHAS KUMAR GHOSH Son of Late BIBHUTI BHUSAN GHOSH GOLAP APARTMENT BORAL, City: Not Specified, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154			
	22/07/2022	22/07/2022	22/07/2022

Identifier Of Mr MANOJ KUMAR SHAW, Mr AVIJIT NASKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MANOJ KUMAR SHAW	MEGA E -SOLUTIONS PRIVATE LIMITED-9.85417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MANOJ KUMAR SHAW	MEGA E -SOLUTIONS PRIVATE LIMITED-250.00000000 Sq Ft

On 22-07-2022

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 : 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:00 hrs on 22-07-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr AVIJIT NASKAR .

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 1,05,70,448/-

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

Execution is admitted on 22/07/2022 by Mr MANOJ KUMAR SHAW, Son of Mr LAL CHAND SHAW, P.O: PRICEP STREET, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700072, by caste Hindu, by Profession Business

Identified by Mr BIBHAS KUMAR GHOSH, . , Son of Late BIBHUTI BHUSAN GHOSH, GOLAP APARTMENT BORAL, P.O: BORAL, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-07-2022 by Mr AVIJIT NASKAR, DIRECTOR, MEGA E -SOLUTIONS PRIVATE LIMITED (Private Limited Company), 70 LAKE EAST SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Identified by Mr BIBHAS KUMAR GHOSH, . , Son of Late BIBHUTI BHUSAN GHOSH, GOLAP APARTMENT BORAL, P.O: BORAL, Thana: Sonarpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053/- (B = Rs 5,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/07/2022 1:09PM with Govt. Ref. No: 192022230079147228 on 21-07-2022, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 0615545589112 on 21-07-2022, Head of Account 0030-03-104-001-16

Online on 22/07/2022 1:21PM with Govt. Ref. No: 192022230080153468 on 22-07-2022, Amount Rs: 5,032/-, Bank: SBI EPay (SBIEPay), Ref. No. 0135797691130 on 22-07-2022, 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 10/-, by online = Rs 20,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 37400, Amount: Rs.10/-, Date of Purchase: 03/06/2022, Vendor name: S Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/07/2022 1:09PM with Govt. Ref. No: 192022230079147228 on 21-07-2022, Amount Rs: 20,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 0615545589112 on 21-07-2022, Head of Account 0030-02-103-003-02

Online on 22/07/2022 1:21PM with Govt. Ref. No: 192022230080153468 on 22-07-2022, Amount Rs: 1/-, Bank: SBI EPay (SBIEPay), Ref. No. 0135797691130 on 22-07-2022, 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 258247 to 258283
being No 160408260 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.29 10:41:46 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)