

18945/22

1-18(39)7/2022

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



INDIA

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 538987

Carried out under the direction of the District Sub-Registrar, Alipore, South 24-parganas. This document is a duplicate of the original which is retained by the District Sub-Registrar, Alipore, South 24-parganas.

AGREEMENT FOR DEVELOPMENT

District Sub-Registrar

Alipore, South 24-parganas

02.12.2022

THIS AGREEMENT FOR DEVELOPMENT made on 02nd day of December..... Two Thousand and Twenty Two **BETWEEN M/S. DEEPPAL CONSULTANCY PVT. LTD. (PAN No. AABCD6246M)**, a company incorporated under the Companies Act, 1956 and having its registered office at 48/1A, Dr. Suresh Sarkar Road, Police Station – Beniapukur, Post Office – Entally, Kolkata – 700014, represented by its Director **SRI MADHAB CH. PAUL (PAN No. AFXPP4496D, Mob. 9748746391, Aadhaar No. 905512740174)**, son of Late Radha Gobinda Paul, by faith – Hindu, by occupation – Business and at present residing at 17, Suren Tagore Road, P.S. Gariahat, Kolkata - 700019, hereinafter jointly called and referred to as the **“OWNER”** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

72693

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS2016

ANUBRATA DHAR
(Advocate)
G.M. Court No. 1

21 OCT 2022

21 OCT 2022



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

- 2 DEC 2022

p.dh.
A.P. pal
u.s.

AND

M/S. DEEPAJ CONSTRUCTION PVT. LTD. (PAN No. AACCD5069P), a company duly registered and incorporated under the provision and meaning of the Companies Act, 1956 having its registered office at 48/1A, Dr. Suresh Sarkar Road, P.O. Entally, P.S. Beniapukur, Kolkata – 700 014, represented by its Director **SMT. JAYATI PAUL (PAN No. AKEPP6359B, Mob. 9836968333, Aadhaar No. 315531651768)**, wife of Sri Madhab Ch. Paul, by faith Hindu, by nationality Indian, residing at 17, Suren Tagore Road, P.S. Gariahat, P.O. Ballygunge, Kolkata – 700 019, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office and/or assigns) of the **SECOND PART**.

WHEREAS the landed properties comprising danga, land, bastu, measuring more or less 6.33 sataks appertaining to C.S. Dag No. 600 to 603 and 633 to 638 under Khatian No. 196/1, in Mouza Dhakuria, P.S. - Kasba, under the jurisdiction of the Calcutta Municipal Corporation. Ward No. 91, Collectorate Touzi No. 230, 233 within the District of 24 - Parganas (South) belonged to the Estate Maharaja Prabindra Mohan Tagore

AND WHEREAS by a registered patta by Late Prodyot Kumar Tagore on 22nd March, 1912, one Benoy Krishna Banerjee and his brother Sudhin Chandra Banerjee took out the Mourashi Mokrari Settlement of the said property measuring 6.33 Satak.

AND WHEREAS the said Benoy Krishna Banerjee died leaving behind as heirs to his estate in undivided share his widow Smt. Nanda Rani Devi and his three sons, viz. Mani Mohan Banerjee, Shanti Kumar Banerjee and Sunil Kumar Banerjee.

AND WHEREAS for better enjoyment by the co-sharers of the respective property by meted and bounds the aforesaid Shanti Kumar Banerjee brought a partition suit in Alipore being Title Suit No. 49 of 1939 in the Hon'ble 2nd Sub Judge's Court, Alipore.

AND WHEREAS a compromise petition for an amicable settlement and petition was filed in the said Suit on 17th August, 1939.

AND WHEREAS in pursuance to the three arbitrators were appointed by the Court on Common Consent to make an award with a partition plan among the parties and these were submitted by them in Court and the said 2nd Sub-Judge Court passed a final decree on that basis on 9th February, 1940 and Sunil Kumar Banerjee the aforesaid third son of Late Benoy Krishna Banerjee became the sole and absolute owner of all the properties marked "L" in the partition plan submitted among with the award and made a part of the decree aforesaid.



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AND WHEREAS the said Sunil Kumar Banerjee by a registered Conveyance dated the 19th November, 1945 sold and conveyed more or less eight cottahs twenty square feet of land out of this said property (marked "L" in the said partition plan), formed out of the C.S. Dag No. 600, Mouza - Dhakuria, for the consideration therein mentioned unto the in favour of one Dr. Purna Chandra Mahanti of No. 59, South End Park, P S. - Tollygunge.

AND WHEREAS the said Dr. Purna Chandra Mahanti by another registered conveyance dated the 20th July, 1948 sold, conveyed and transferred to one Manamohan Chakraborty (Registered in Book No I. Volume No. 54, Pages 66 to 71, Being No. 2891 of 1948) three cottahs twenty two square feet (3 cottahs 22 sft) acquired land with all rights of easements etc. and formed out of his said CS. Dag No. 600.

AND WHEREAS by another conveyance bearing date the 2nd November, 1950 the said Purna Chandra Mahanti, sold conveyed and transferred to the said Monomohan Chakraborty (Registered in Book No. I, volume No. 19. Pages 213 to 216 Being No. 1951 of Sub-Registry Alipore) 7 chataks 9 square feet land out of his balance acquired land as aforesaid with all easement and other rights and formed out the aforesaid C.S. Dag No. 600.

AND WHEREAS by a further registered conveyance dated the 21st October, 1951 executed by Smt. Nandarani Devi widow of Late Benoy Krishna Banerjee, Santi Kumar Banerjee as also Smt. Annapurna Devi, widow of Late Mani Mohan Banerjee for self and on behalf of the minor sons and guardians (Registered in Book No - 1, Volume No. 116, Pages 141 to 145, Being No. 6853 of 1951 of Sub-Registry-Alipore), the said Manomohan Chakraborty acquired for consideration therein mentioned a further area of 1 katha 2 chataks comprising low land area with all rights, easement attached to this already acquired land.

AND WHEREAS by another registered conveyance dated 21st October, 1951 the said Manomohan Chakraborty further acquired from the aforesaid Sunil Kumar Banerjee for consideration therein mentioned and registered in Book No. 1, Volume No. 19, pages 213 to 216, being No. 734 of 1951 of Sadar Joint Sub-Registry, Alipore. **ALL THAT** the piece or parcel of land measuring more or less 8 chataks (eight chattak) on the western side of existing tank and attached with the Monomohan Chakraborty already acquired land and area as aforesaid with all rights of easements and filling up, fenoing and improvements.

AND WHEREAS the said Manomohan Chakraborty sold, conveyed and transferred to one Sri Harigopal Mukherjee 5 kattas 1 chattak 31 square feet more or less of land with all rights of easements, passages and appurtenances thereto by a registered conveyance dated 28th February, 1963 by and under a registered deed vide Book No.- I, Volume No.- M-12, pages 218 to 225, being No. 1007 of 1963.



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AND WHEREAS said Harigopal Mukherjee absolutely seized and possessed of **ALL THAT** the piece of land measuring more or less 5 (five) cottahs 1 (one) chittak 31 (thirty one) square feet, hereinafter called the said property, and otherwise well sufficiently to it free from all encumbrances, charges or lien and with all rights of passage, roads, easements and benefits.

AND WHEREAS the said Harigopal Mukherjee developed the said property, and constructed a pucca structure on it as per sanctioned building plan from the Corporation of Calcutta.

AND WHEREAS said Harigopal Mukherjee sold, conveyed and transferred his said property along with the structure thereon in favour of one Smt. Reba Chakraborty by a registered conveyance which was Registered in the Office of D.S.R. Alipore and recorded in Book No. I, Volume No. 148, pages 208 to 220, Being No 5827 for the year 1980.

AND WHEREAS while seized and possessed of the said property as absolute owner thereof, said Smt. Reba Chakraborty, sold, conveyed and transferred the said property being municipal premises no. 42, Sarat Ghosh Garden Road, P.S. - Kasba, Kolkata - 700 031, in favour of Sri Bhairab Sadhukhan, which was registered before the D.S.R. Alipore, South 24 Parganas and recorded in Book No.- 1, Vol. No - 10, Pages - 7039 to 7061. Being No, 02792, for the year 2003.

AND WHEREAS after purchasing the same the said Sri. Bhairab Sadhukhan, seized and possessed and partly occupied of the said property and the rest of the portion occupied by the tenants.

AND WHEREAS said **Sri Bhairab Sadhukhan** as owner of premises no. 42, Sarat Ghosh Garden Road having an area measuring about 5 cottahs 1 chittacks and 31 Sft. more or less of land with structure thereon sold conveyed and/or transferred in favour of **M/S DEEPPAL CONSULTANCY PVT. LTD.** having its registered office at 48/1A, Dr. Suresh Sarkar Road, Police Station - Beniapukur, Kolkata - 700 014, on valuable consideration on dated 1st March 2007, which was registered before the District Sub-Registrar-III at Alipore 24 Prgs (S) recorded in Book No. I, Volume No. 5, Pages 2466 to 2481, being no. 1879 for the year 2007.

AND WHEREAS now the said **M/S DEEPPAL CONSULTANCY PVT. LTD.** became the owners and also mutated their names in the records of the Kolkata Municipal Corporation as owners of premises no - 42, Sarat Ghosh Garden Road and area of land 5 Cottah 1 Chittack and 31 Sq.ft, Assessee No. 21-091-16-0065-1, KMC Ward No. 91.

AND WHEREAS To get the said property developed the owners have agreed by and between themselves that **M/S. DEEPAJ CONSTRUCTION PVT. LTD.**, will construct the proposed building as per the sanction plan in the said property at its own costs efforts and expenses, sell and/or dispose of spaces in the proposed building to intending purchasers at its own discretion.



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AND WHEREAS The Owners, first part herein, and the Developer, second part herein, have agreed by and between themselves that **OWNER'S SHARE** and/or **DEVELOPER'S SHARE** shall mean the following:

OWNER'S SHARE shall refer to 50...% of the total consideration amount, i.e. the sales proceed from the said property, which The Developer, M/s Deepraj Constructions Pvt. Ltd., shall pay to The Owner, Deeppal Consultancy Pvt. Ltd., after the completion and collection of all sale proceeds for the said premises.

DEVELOPER'S SHARE shall refer to the remaining 50...% of the consideration amount, i.e. the sales proceed from the said property, which shall belong to The Developer, M/s. Deepraj Construction Pvt. Ltd. after the payment of Owner's Share.

AND WHEREAS that the owner do hereby grant exclusive right of development of the said property unto and in favour of M/s. Deepraj Construction Pvt. Ltd., the Developer herein, with the intent and object that the Developer shall construct, erect and complete the proposed Building on the said premises being complete in all respects in accordance with the plan.

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

That in this agreement unless it be contrary or repugnant to the context the following definition shall have the following meaning :-

- (a) **PREMISES** : Shall mean the said property being premises no. 42, Sarat Ghosh Garden Road, P.S. Kasba, Municipal Ward No. - 91, Kolkata - 700031.
- (b) **PLAN** : Building plan shall mean plan or plans or revised thereof prepared by the Architect/LBS for the construction of the building to be sanctioned by the Kolkata Municipal Corporation.
- (c) **OWNER** : Shall mean **M/S. DEEPPAL CONSULTANCY PVT. LTD.**, a company incorporated under the Companies Act, having its registered office at 48/1A, Dr. Suresh Sarkar Road, Police Station - Beniapukur, Kolkata - 700 014 and/or his heirs, executors, legal representatives, administrators and/or assigns.
- (d) **DEVELOPER** : Shall mean **M/S. DEEPRAJ CONSTRUCTION PVT. LTD.**, a company incorporated under the Companies Act, having its registered office at 48/1A, Dr. Suresh Sarkar Road, Police Station - Beniapukur, Kolkata - 700 014 and its successor or successors in office and/or assigns.

Maitab C. G. S.



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- (e) **BUILDING** : Shall mean the proposed building to be constructed in the said premises by the Developer in accordance with the plan sanctioned by the Kolkata Municipal Corporation.
- (f) **OWNER'S SHARE** :- shall refer to% of the total consideration amount, i.e. the sales proceed from the said property, which The Developer, M/s Deepraj Constructions Pvt. Ltd., shall pay to The Owner, M/S Deeppal Consultancy Pvt. Ltd., after the completion and collection of all sale proceeds for the said premises.
- (g) **DEVELOPER'S SHARE** : shall refer to the remaining% of the consideration amount, i.e. the sales proceed from the said property, which shall belong to The Developer, M/s. Deepraj Construction Pvt. Ltd. after the payment of Owner's Share.

DEVELOPER'S OBLIGATION :

- (a) To obtain all necessary permissions clearances and sanction/revision in respect of building plan, water, drainage, electricity etc. from the Kolkata Municipal Corporation and/or such other Statutory Authority or Authorities for the proposed building and all such costs in this regard to the said affairs will be borne by the Developer.
- (b) To incur all costs, charges and expenses for construction of the proposed building at the said premises as aforesaid and also for any modification thereof.
- (c) The Developer shall be responsible for any incident or accident which may occur in the said premises during construction activities and shall keep the owner fully indemnified at all times against any loss or damage which may be caused to the owner or anyone else due to any accident during construction.
- (d) To complete construction of the proposed building within 18 (eighteen) months from the date of commencement of work subject to further extension of 6 (six) months (if required) and shall obtain completion certificate from the K.M.C.
- (e) After completion of the proposed building, to frame rules and regulations regarding the use of the proposed building and to form flat Owners' Association and/or Society for the ultimate owner or owners of the proposed building within 12 months from the date of completion.

OWNER'S OBLIGATION :

It shall be the responsibility and obligation of the Owner to comply with the terms and conditions as follows :-



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- a) To sign and execute, if required, all necessary plans, papers, undertakings, affidavits, documents, declarations, deeds for smooth progress of proposed building and/or any modification plan in terms of this Agreement.
- b) To join as party to the agreements and/or deeds of sale as no consideration are received by the Owner with regard to the sale of respective flats, car parking spaces and/or other spaces in the proposed building.
- c) To co-operate and assist the Developer for smooth construction and completion of the proposed building in the said premises as per terms of this Agreement.
- d) To deliver all original Deeds, Documents, Municipal Tax Bills and all other original writings and papers relating to the said property to the Developer. That the said original documents shall remain in the custody of the Developer till completion of the said proposed building and the Developer shall handover the said documents to the Association, to be formed.
- e) Not to cause any obstruction or interference in the construction erection and completion of the proposed building and not to raise any objection or claim division or partition of the said land and/or the building thereon.

THE DEVELOPER SHALL BE ENTITLED :

- a) The Developer shall enjoy, negotiate and enter into agreement for sale with the prospective buyers and accept advance and/or part consideration money for the respective flats, car parking spaces and/or other spaces in the proposed building as they think fit and proper from all such person or persons of their choice.
- b) For the purpose of sale and/or transfer for the respective flats, car parking spaces and/or other spaces in the proposed building no further consent of the owners shall be required and this Agreement itself shall be treated as such consent.
- c) Any letter required to be given by the Developer shall be deemed to have been served upon the Owner at his last known address, if delivered by hand and duly acknowledged or sent by registered post with acknowledgement and shall likewise be deemed to have been serviced upon the Developer at their last known address, if delivered by hand and duly acknowledged or sent by registered post with acknowledgement.

FORCE MAJEURE :

In the event of the construction work being delayed and/or destroyed by earthquake, tempest or other Act of God, fire, riots, civil commotion or any other irresistible forces not caused by any act of the Developer and/or his workmen and in that situation, the Developer shall not be treated as defaulter and not responsible for delayed construction.



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ARBITRATION :

- a) In the event of any dispute or differences arising between the parties herein in regard to this agreement or any matter connected therewith, the same will be settled by mutual discussions and/or the said dispute shall be referred to joint arbitrators one appointed by the Developer and the other by the Purchaser and their award shall be final and binding upon the parties.
- b) Only courts having original jurisdiction over the premises shall have the jurisdiction in all matters relating to or arising out of this Agreement.

Be it noted that by this Development Agreement and the related Development Power of Attorney, the developer shall only be entitled to receive consideration money by executing Agreement/Final document for transfer of property as per provisions laid down in the said documents as a developer without getting any ownership of any part of the property under the 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 the developer in anyway. This clause shall have overriding effect to anything written in this document in contrary to this clause.

SCHEDULE AS REFERRED TO ABOVE
PROPERTY/PREMISES

ALL THAT piece and parcel of land measuring about 5 (five) Cottahs 1 (one) Chittaks 31 (thirty one) Sq.ft. more or less situated lying at and being premises No. 42, Sarat Ghosh Garden Road, comprised in Mouza - Dhakuria, Pargana Khaspur, J.L. No. 18, Touzi No. 230/232 and part of C.S. Dag No. 600 - 603, 633 - 638, of Khaitan No. 196/1, within the District of South 24-Parganas within K.M.C. Ward No. 91, Assessee no. 21-091-16-0065-1, P.O. & P.S. Kasba, Kolkata - 700 031, under The Kolkata Municipal Corporation which is butted and bounded in the following manner:

ON THE NORTH	:	By Pre. No. 13, Kalupara Lane & Land of B. Sadhukha.
ON THE SOUTH	:	By Sarat Ghosh Garden Road.
ON THE EAST	:	By Pre. No. 55A, Sarat Ghosh Garden Road.
ON THE WEST	:	By Pre. No. 42A, Sarat Ghosh Garden Road.



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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day month and year first written above.

**SIGNED, SEALED AND DELIVERED
BY THE PARTIES IN PRESENCE OF :**

1. *Rahul K. Das*
16, Suran Pagore Road
Kolkata - 700019.

DEEP PAL CONSULTANCY (P) LTD.

Mastab Ch. Das
Director.

SIGNATURE OF THE OWNER

2. *p.d.h.*
Alipore Police Court.
21

DEEPRAJ CONSTRUCTION PVT. LTD.

Jayanta Paul
Director

SIGNATURE OF THE DEVELOPER

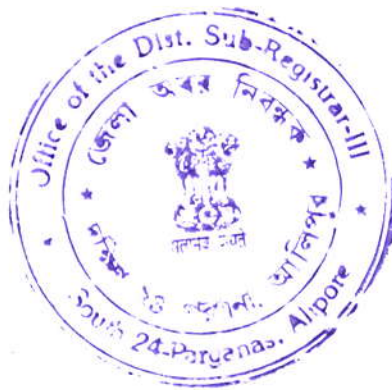
Prepared by me

p.d.h.












BAPI DAS

Advocate

Alipore Police Court
Kolkata-700 027
Regd No.-WB-613/2001













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

Name.....MADHAB CH. PAUL.....

Signature.....Madhab Ch. Paul.....

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

Name.....JAYATI PAUL.....

Signature.....Jayati Paul......

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

Name.....

Signature.....



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Major Information of the Deed

Deed No :	I-1603-18397/2022	Date of Registration	02/12/2022
Query No / Year	1603-2003349747/2022	Office where deed is registered	
Query Date	25/11/2022 10:10:15 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 2,28,94,587/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,070/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Ghosh Garden Road, Road Zone : (Dhakuria Rail Station -- Kamala park) , , Premises No: 42, , Ward No: 091 Pin Code : 700031

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 1 Chatak 31 Sq Ft	1/-	2,28,94,587/-	Property is on Road
Grand Total :					8.4242Dec	1 /-	228,94,587 /-	



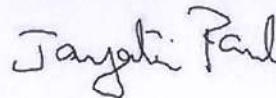


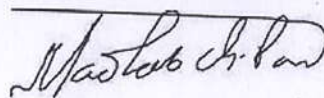
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEEP PAL CONSULTANCY PRIVATE LIMITED 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.:: aaxxxxxx6m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



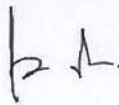
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEEPAJ CONSTRUCTION PRIVATE LIMITED 48/1A, SURESH SARKAR ROAD, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 , PAN No.:: AAxxxxxx9P,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
	Smt JAYATI PAUL (Presentant) Wife of Shri Madhab Chandra Paul Date of Execution - 02/12/2022, , Admitted by: Self, Date of Admission: 02/12/2022, Place of Admission of Execution: Office			
	Dec 2 2022 12:50PM	LTI 02/12/2022	02/12/2022	
17, Suren Tagore Road, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9B, Aadhaar No: 31xxxxxxxx1768 Status : Representative, Representative of : DEEPAJ CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)				
2	Name	Photo	Finger Print	Signature
	Mr MADHAB CHANDRA PAUL Son of Late RADHA GOBINDA PAUL Date of Execution - 02/12/2022, , Admitted by: Self, Date of Admission: 02/12/2022, Place of Admission of Execution: Office			
	Dec 2 2022 12:55PM	LTI 02/12/2022	02/12/2022	
17, SUREN TAGORE ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6D, Aadhaar No: 90xxxxxxxx0174 Status : Representative, Representative of : DEEP PAL CONSULTANCY PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 02/12/2022	 02/12/2022	 02/12/2022
Identifier Of Smt JAYATI PAUL, Mr MADHAB CHANDRA PAUL			

er of property for L1

No	From	To. with area (Name-Area)
1	DEEP PAL CONSULTANCY PRIVATE LIMITED	DEEPRAJ CONSTRUCTION PRIVATE LIMITED-8.42417 Dec

Endorsement For Deed Number : I - 160318397 / 2022

on 02-12-2022

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 11:05 hrs on 02-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt JAYATI PAUL ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,28,94,587/-

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

Execution is admitted on 02-12-2022 by Smt JAYATI PAUL, DIRECTOR, DEEPRAJ CONSTRUCTION PRIVATE LIMITED (Private Limited Company), 48/1A, SURESH SARKAR ROAD, City:- , P.O:- ENTALLY, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 02-12-2022 by Mr MADHAB CHANDRA PAUL, DIRECTOR, DEEP PAL CONSULTANCY PRIVATE LIMITED, 48/1A, Dr. Suresh Sarkar Road, City:- , P.O:- Entally, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700014

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2022 12:27PM with Govt. Ref. No: 192022230196319498 on 30-11-2022, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0895144554023 on 30-11-2022, Head of Account 0030-03-104-001-16

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Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 40,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 72693, Amount: Rs.50.00/-, Date of Purchase: 21/10/2022, Vendor name: JAYDEEP CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/11/2022 12:27PM with Govt. Ref. No: 192022230196319498 on 30-11-2022, Amount Rs: 40,020/-, Bank: SBI EPay (SBlePay), Ref. No. 0895144554023 on 30-11-2022, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 598279 to 598294
being No 160318397 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.12.05 18:43:12 +05:30
Reason: Digital Signing of Deed.

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West Bengal.

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