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Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document.

Sub-Registrar  
Kolkata, North 24-Parganas

01 NOV 2022

## **DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY**

THIS DEED OF DEVELOPMENT AGREEMENT is made on this  
20th... day of October of 2022 (Two Thousand and Twenty Two) of the  
Christian era.

BETWEEN

SMT ANJALI MUKHERJEE , PAN – BEAPM5357K , Aadhaar No – 8465 2601 9957 , wife of Late Dr. Satyabrata Mukherjee , by faith – Hindu , by nationality - Indian, by occupation - House wife , residing at “ Mukherjee House” , Ushumpur Battala , Dwarik Banerjee Road , P.O. – Agarpara , P.S. – Ghola , Dist: North 24 Parganas , Kolkata – 700109 , hereinafter called and referred to as the **FIRST PARTY / LAND OWNER** (which expression shall unless repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

“ M/S LORD JAGANNATH ARCADE ” a proprietorship firm, having its office at Dwarik Banerjee Road , Sadhur Bagan , P.O. – Agarpara , P.S.- Ghola , Dist. North 24 Parganas, Kolkata – 700109 , being represented by its proprietor , **SRI KOUSTAV MUKHERJEE, PAN – BHQPM5871F , Aadhaar No – 9897 2580 0338** , son of Sri Kanchan Mukherjee, by caste - Hindu, by nationality - Indian, by occupation – Business, residing at Dwarik Banerjee Road , Sadhur Bagan , P.O. – Agarpara , P.S.- Ghola , Dist. North 24 Parganas, Kolkata – 700109 , hereinafter referred to as the ‘ **DEVELOPER / CONFIRMING PARTY** ’ (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include the said Firm, its Proprietor and his heirs, executors, administrators, legal representatives, assigns and / or nominees) of the **SECOND PART.**

**WHEREAS** once Sri Biswanath Bandopadhyay , purchased a bastu and measuring an area more or less 21 decimal Land , which is lying and situated at Mouza – Ghola , J.L. No – 14 , Re. Sa No – 103 , Touzi No - 6 , 63, 163 & 172 , in R.S. Dag No - 1093 under R.S. Khatian No – 916 , within the jurisdiction of A.D.S.R. Barrackpore now Sodepur , Police Station – Khardah now Ghola , District – North 24 Parganas , from Dashurati Mukhapadhyay , by virtue of registered Deed of Conveyance , dated 12/11/1946 , which was enlisted in Book No. I , Volume No – 19 , Pages – 138 to 140 , Deed No. “1160” for the year 1946 before the office of S.R. Barrackpore , Dist : 24 Parganas.

**AND WHEREAS** after that said Biswanath Bandopadhyay after purchasing the aforesaid land by way of Deed of Conveyance and mutated their name B.L. & L.R Office and he sold and transfer a plot of Land measuring an area more or less 4 (Four) Katha to Bakim Dey and rest of 14 decimal land he has been seizing, possessing and enjoying the same with full right, title and interest and without any encumbrances from any corner whatsoever till date and paying the Taxes and Khazna regularly in the competent authority and enjoying it fully without any disturbance.

**AND WHEREAS** said Biswanath Bandopadhyay sold and transfer a plot of Land measuring an area more or less 7 decimal i.e. 4 (Four) Katha 1 (one) Chattack 19.5 (Decimal) Land , identified plot No – 2 to Mr Paresh Nath Ganguly , by virtue of registered Deed of Conveyance , dated 25/01/1956 , which was enlisted in Book No. I , Volume No – 9 , Pages – 243 to 246 , Deed No. “ 0576” for the year 1956 before the office of S.R. Barrackpore , Dist : 24 Parganas.

**AND WHEREAS** said Biswanath Bandopadhyay sold and transfer another a plot of Land measuring an area more or less 7 decimal i.e. 4 (Four) Katha 1 (one) Chattack 19.5 (Decimal) Land , identified plot No – 1 to Smt Surobala Debi mother of Paresh Nath Ganguly , by virtue of registered Deed of Conveyance , dated 25/01/1956 , which was enlisted in Book No. I , Volume No – 8 , Pages – 203 to 206 , Deed No. “ 0577” for the year 1956 before the office of S.R. Barrackpore , Dist : 24 Parganas.

**AND WHEREAS** said Surobala Debi and Paresh Nath Ganguly after purchasing 14 decimal by way of two Sale Deed and they has been seizing, possessing and enjoying the same with full right, title and interest and without any encumbrances from any corner whatsoever till date and paying the Taxes and Khazna regularly in the competent authority and enjoying it fully without any disturbance.

**AND WHEREAS** thereafter said Surobala Debi died instated leaving behind his three son namely Sri Paresh Naath Ganguly , Sri Dinesh Nath Ganguly and Sri Narayan Chandra Ganguly as her only legal heirs and successors by way of Hindu Succession Act 1956.

**AND WHEREAS** said Paresh Naath Ganguly , Dinesh Nath Ganguly and Narayan Chandra Ganguly jointly obtained of their mother's property i.e. 4 (Four) Katha 1 (one) Chattack 19.5 (Decimal) Land , identified plot No – 1 by way of inheritance and they have been seizing, possessing and enjoying the same with full right, title and interest and without any encumbrances from any corner whatsoever till date and paying the Taxes and Khazna regularly in the competent authority and enjoying it fully without any disturbance.

**AND WHEREAS** said Paresh Naath Ganguly , Dinesh Nath Ganguly and Narayan Chandra Ganguly jointly sold and transfer a plot of Land measuring an area more or less 8 (Eight) Katha 2 (Two) Chattack 34 (Thirty Four) Sq.ft. Land to Smt Agamoni Mukherjee wife of Sri Bhuban Mohan Mukherjee , by virtue of registered Deed of Conveyance , dated 21/01/1967 , which was enlisted in Book No. I , Deed No. “ 0208” for the year 1967 before the office of S.R. Barrackpore , Dist : 24 Parganas.

**AND WHEREAS** said Smt Agamoni Mukherjee after purchasing the aforesaid land by way of Deed of Conveyance and she appointed attorneys namely Mr. Mintu Das and Mr. Sanjib Halder for her property better maintenance , transfer etc , by virtue of registered General Power of Attorney , dated 18/07/2011 , which was enlisted in Book No. IV , Deed No. “ 0533” for the year 2011 before the office of Dist : 24 Parganas and then she has been seizing, possessing and enjoying the same with full right, title and interest and without any encumbrances from any corner

soever till date and paying the Taxes and Khazna regularly in the competent authority and enjoying it fully without any disturbance.

**AND WHEREAS** said Agamoni Mukherjee and her appointed attorneys namely Mr. Mintu Das and Mr. Sanjib Halder sold and transfer a plot of Land measuring an area more or less 8 (Eight) Katha 2 (Two) Chattack 34 (Thirty Four) Sq.ft. Land to Smt. Soma Rani Das and Smt. Sonali Halder , by virtue of registered Deed of Conveyance , dated 06/01/2012 , which was enlisted in Book No. I , C.D. Volume No – 1 , Pages – 2005 to 2018 , Deed No. “ 0122” for the year 2012 before the office of D.S.R. – I , Barasat , Dist : North - 24 Parganas.

**AND WHEREAS** said Smt. Soma Rani Das and Smt. Sonali Halder jointly purchasing the aforesaid land by way of Deed of Conveyance and mutated their name in the local Panihati Municipality , ward no – 28 , Holding No – 2/1 at Abhoy Banerjee Road and they have been seizing, possessing and enjoying the same with full right, title and interest and without any encumbrances from any corner whatsoever till date and paying the Taxes and Khazna regularly in the competent authority and enjoying it fully without any disturbance.

**AND WHEREAS** thereafter said Smt. Soma Rani Das and Smt. Sonali Halder jointly sold and transfer a plot of Land actual measuring an area more or less 7 (Seven) Katha out of 8 (Eight) Katha 2 (Two) Chattack 34 (Thirty Four) Sq.ft. Bastu Land , which is lying and situated at Mouza – Mouza – Ghola , J.L. No – 14 , Re. Sa No – 103 , Touzi No - 6 , 63, 163 & 172 , in R.S. Dag No - 1093 corresponding L.R. Dag No – 1365 under R.S. Khatian No – 916 corresponding L.R. Khatian No - 5553 , within the jurisdiction of A.D.S.R. Sodepur , Police Station – Ghola , local limits of Panihati Municipality , Ward No 28 , Holding No – 2/1 at Abhoy Banerjee Road , District – North 24 Parganas to the present Land Owner herein

ely Smt. Anjali Mukherjee wife of Late Dr. Satyabrata Mukherjee , by virtue of registered Deed of Conveyance , dated 29/06/2022 , which was enlisted in Book No. 1 , Volume No – 1524 - 2022 , Pages – 200536 to 200560 , Deed No. “ 05733” for the year 2022 before the office of A.D.S.R. Sodepur , Dist : North - 24 Parganas.

**AND WHEREAS** The present Land Owner herein after purchasing the aforesaid land by way of Deed of Conveyance and mutated her name in the local Panihati Municipality and she has been seizing, possessing and enjoying the same with full right, title and interest and is paying taxes and all other Govt. Rents to the authority concerned and is seizing, possessing and enjoying the same free from all encumbrances and without any interruption, intervention and / disturbances from any corner whatsoever till today.

**AND WHEREAS** the present Land owner decided to develop her property to construct multi-storeyed building on the said land but due to insufficient fund and pre-engagement of her respective work and due to lack of finance and lack of technical expertise the Owner herein could not construct building and/or building on the said plot of land and were searching for a reputed Promoter / Developer who would construct multi-storied building on the said land under certain terms and conditions inter alia at its own costs and expenses after obtaining necessary sanction from the competent authority and knowledge the very intention of the Owner to allow them to construct the said proposed multi-storied building on her land/premises.

**AND WHEREAS** the Land owner further shown her intention to the present Developer herein i.e. “ **M/S LORD JAGANNATH ARCADE** ” a proprietorship firm, having its office at Dwarik Banerjee Road , Sadhur Bagan , P.O. – Agarpara , P.S.- Ghola , Dist. North 24 Parganas, Kolkata – 700109 , being represented by its proprietor , **SRI KOUSTAV MUKHERJEE** , son of Sri Kanchan Mukherjee , hereinafter referred to as the Developer , for Developing the said property and also shown her

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ability for her financial capacity for which the Developer herein approached the Land Owner and expressed their intention to develop the said property according to the Building Plan to be approved and sanctioned by the Panihati Municipality.

**AND WHEREAS** the Land owner agreed to authorized the Developer to construct a Multi-storied building (G+4) over the said property according to the Building Plan to be approved by the Panihati Municipality as specification with floors, plans, elevation sections made in compliance with the statutory requirements in the said property at the cost of the Developer on the terms and conditions stipulated hereunder.

**NOW THIS INDENTURE WITNESSETH that it is hereby agreed by and between the parties as follows:-**

**ARTICLE "I" : DEFINITION**

**LAND OWNER :-** Shall mean **SMT ANJALI MUKHERJEE** , wife of Late Dr. Satyabrata Mukherjee , by faith – Hindu , by nationality - Indian, by occupation - House wife , residing at “ Mukherjee House” , Ushumpur Battala , Dwarik Banerjee Road , P.O. – Agarpara , P.S. – Ghola , Dist: North 24 Parganas , Kolkata – 700109, as the absolute owner and her legal heirs, successors, executors, legal representatives, administrative and/or assigns.

**DEVELOPER :-** Shall mean “ **M/S LORD JAGANNATH ARCADE** ” a proprietorship firm, having its office at Dwarik Banerjee Road , Sadhur Bagan , P.O. – Agarpara , P.S.- Ghola , Dist. North 24 Parganas, Kolkata – 700109 , being represented by its proprietor , **SRI KOUSTAV MUKHERJEE**, son of Sri Kanchan Mukherjee , by caste - Hindu, by nationality - Indian, by occupation – Business, residing at Dwarik Banerjee Road , Sadhur Bagan , P.O. – Agarpara , P.S.- Ghola , Dist. North 24 Parganas, Kolkata – 700109.

1.3. **THE SAID LAND** : shall mean total land contained in the said property all that piece or parcel of ‘Bastu’ land measuring more or less 7 (Seven) Katha , which is lying and situated at Mouza – Ghola , J.L. No – 14 , Re. Sa No – 103 , Touzi No - 6 , 63, 163 & 172 , in R.S. Dag No - 1093

Corresponding L.R. Dag No - 1365 under R.S. Khatian No - 916  
Corresponding L.R. Khatian No - 5553 , within the jurisdiction of A.D.S.R.  
Sodepur , Police Station - Ghola , local limits of Panihati Municipality , Ward  
No 28 , Holding No - 2/1 at Abhoy Banerjee Road , District - North 24  
Parganas.

1.4 **BUILDING** : shall mean multi - storied building namely “  
**JAGANNATH ARCADE** ” comprising of several residential flats, shops  
and garages, so to be constructed according to the plan so to be sanctioned at  
the instance of the Developer by the competent Authority and so to be  
Constructed on the said properties of the Land Owner more fully described  
in the First Schedule written herein below.

1.5 **COMMON FACILITIES AND AMENITIES** : shall mean the area  
and amenities annexed to the said building to be erected over the First  
Schedule of the property which includes entrance of the Building, Pump  
Room, tube-well, septic tank, electric meter room, darwan room if any, water  
pipe lines, drain pipe line and proportionate share of land underneath under-  
ground water reservoir , over head water tank water pump and motor and / or  
other facilities as may be built up within the building.

1.6 **SALABLE SPACE** : shall mean the space except of "OWNERS  
ALLOCATION" in the said building and the building which is to be available  
as a Flats, Shops and Garage for independent use and occupation after making  
due provisions for common facilities and space required thereof.

1.7. **OWNER'S ALLOCATION** : shall mean The Owner's Allocation i.e.  
40% has been described in the Second Schedule.

1.8 **DEVELOPER'S ALLOCATION**: shall mean the Developer  
Allocation i.e. 60% has been described in the Third Schedule.

1.9 **ARCHITECT** : shall mean such person or persons having experience  
and qualified person / persons, firm or firms or a limited company having the  
proper, requisite and valid license as Building Architect from the Panihati  
Municipality to be appointed and / or nominated by the Developer as the

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Architect or Architects of the proposed Building to be constructed on the said lot.

I.10 **BUILDING PLAN** : shall mean such plan for the construction of the multi-storied building which will be sanctioned by the Panihati Municipality in the name of the Land Owner hereof including proportionate share of land of the said building for construction of the building, including its modification and amenities and alterations if made at the cost and expenses of the Developer.

I.11. **TIME** : shall mean the construction shall be completed within 36 ( Thirty Six ) months from the date of execution of this Development Agreement . Extra time should not be extended except nature climate.

I.12 **FLOOR AREA RATIO**: shall mean the floor area ratio available for construction in "the said Premises" according to the prevalent Municipal Law.

I.13 **ENCUMBRANCES** : shall mean charges, liens, lispendens, claims, liabilities, trusts, demands, acquisitions or requisitions of Government and public Authorities.

I.14. **SINGULAR NUMBER** : shall include the plural and vice-versa.

I.15. **MASCULINE** : shall mean and include feminine and vice versa.

I.16. **SUPER BUILT UP AREA** : shall mean the covered area of the said flat / unit / office space apartment together with portion of common area x 20% and such proportionate share in the common parts which shall be determined by the Developer in its absolute discretion and to be certified by the Architect.

I.18. The Land Owner hereby declares that she is the sole and absolute owner of the said property mentioned in the First schedule hereunder and the same is free from all encumbrances and the Owner has a good and marketable title in respect thereof and there is no impediment to the development of the said property and / or entrusting the work of the construction of the building to the Developer in the manner as herein agreed upon. Furthermore Owner

declares that the said property is in her physical possession and occupation.

1.19. The Land Owner agree that after the execution of this Agreement the Owner shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.

1.20. The Land Owner hereby also undertakes that the Developer shall have the right to amalgamation with the adjacent plot as well as all this property in to a single plot and shall be entitled to construct and complete the new Multi Storied building on the said property as per the plan to be sanctioned by the Panihati Municipality and to retain and enjoy the Developer's portion therein without any interruption or interference from the Owner or any person or persons lawfully claiming through or under the Owner and the Owner hereby undertakes to indemnify and keep the Developer indemnified against all losses, damage, costs charges and expenses incurred as a result of any breach of this undertaking.

#### **ARTICLE -II, COMMENCEMENT**

1.22. This Agreement shall be deemed to have been commenced on and with effect from ..... day of October , 2022.

#### **ARTICLE - III, LAND OWNER'S RIGHTS & REPRESENTATION & INDEMNITY ON TITLE OF THE PROPERTY**

3.1. **POSSESSION** : The Land Owner is now seized and possessed of and/or otherwise well and sufficiently entitled to the said premises and shall deliver physical possession.

3.2. The Land Owner shall not entitled to mortgage or deposited the said property as the security to any person/persons or any other authority.

3.3. The said land premises, is free from all encumbrances and the Land Owner have marketable title in respect of the said premises.

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That the Land Owner and the Developer will have the title over the top roof of the proposed multi-storied building but Flat owners may use the top roof of the proposed multi-storied building but Shop / Garage owners are not allow to use the top roof.

**ARTICLE- IV, DEVELOPER / PROMOTER'S RIGHTS.**

4.1. The Land Owner hereby grant permission subject to what have been hereunder provided, exclusive right to the Developer to build and construct a Multi-storied building upon the said premises of the Land Owner in accordance with the building plan so to be sanctioned by Panihati Municipality at the costs and expenses of the Developer in the name of the Land Owner with or without any amendment and/or modification to be made or caused to be made thereon by the developer. I the Land Owner also give permission to the Developer's be able to enter into a Development Agreement with our neighbour.

4.2. All application, plans and other papers and documents that may be required by the Developer for the purpose of obtaining necessary sanction from the Panihati Municipality shall be prepared and submitted by the Developer on behalf of the Land Owner and the Land Owner shall sign all such plans, application, other papers and documents as and when necessary and all costs and expenses for the Development including plan sanction costs will be borne by the Developer.

4.3. It is made clear that all the flats/shops/garages/units being the developer's allocation in the entire proposed building in all the floors and those will be property of the developer herein and if the developer so desires, the developer can take advance money from the prospective buyers at any consideration or price at the self discretion of the Developer.

4.4. Nothing in this presents shall be constructed as a demise or assignment or conveyance in law by the Land Owners of the said premises or any part there to the Developer as Creating any right, title or interest in respect thereof to the Developer other than exclusive license to the Developer to develop the said in terms hereof and to deal with the Developer's allocation with to

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est to realise the amount invested with profit from the sale of Developer's allocation.

4.5. The developer upon completion of the entire constructional work of the building shall obtain completion certificate from appropriate authorities at its own cost and expenses and shall hand over the same to the Land owner.

#### ARTICLE – V CONSIDERATION

5.1 The Developer has agreed to built the said proposed multi-storied building on the said Land of the Land Owner exclusively at its own cost and expenses and Land Owner shall not be required to contribute any sum towards the cost of construction of the said multi-storied building or otherwise.

5.2 In consideration of the Land Owner being agreed to grant exclusive right for developing the said premises in addition to the Land Owner allocation so provided hereunder in Second Schedule. The Developer has agreed to make and shall remain bound to make and bear several other necessary expenses as consideration for the purpose of development of the said premises and such consideration for all practical purposes will deemed to be apparent consideration which are as follows :-

- a) Space allocation to the Land Owner.
- b) Costs, charges and expenses incurred for construction erection and completion of the said new building at the said premises.
- c) Costs, charges and expenses on account of causing the plan or map prepared and to get the same sanctioned by the Panihati Municipality.
- d) Costs, charges and expenses incurred for installation of water supply line, electricity service connection and main meter, sewerages, drainage and other connections.

#### ARTICLE – VI, PROCEDURE

6.1. The Land owner simultaneously with the execution of the present agreement shall grant a Registered Development power of Attorney unto and in favour of the Developer/Developer's nominated person for doing all such necessary acts, deeds and things for development of the said premises of the

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Owner including obtaining the necessary building plan from the Panihati Municipality in the name of the Land Owner and all other necessary permission from different appropriate authorities to complete the constructional work of the proposed multi-storied building as well as to enter into agreement for sale with different prospective purchaser/s towards sale of flats and also to prepare necessary deeds of conveyance.

6.2. It is categorically agreed between the parties hereof that, the Developer shall obtain the requisite sanctioned building plan from the authorities of the Panihati Municipality and shall complete the entire constructional work of the building within the period of 36 (Thirty Six) months from the date of Sanction Building Plan , unless the work is stopped by the natural calamities or by any act of God or due to intervention of Govt. Bodies. The Land Owners or the Developer as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of "Force-Majeure" with a view that obligation of the party effected by the Force Majeure shall be suspended for the duration of the Force-Majeure.

**ARTICLE - VII , DEVELOPER'S POWER FOR CONSTRUCTION  
AND TRANSFER**

7.1 The Developer shall appoint Architects, Engineers, labour etc and to supervise, carry out the development work through contractors, Architecture and surveyors as may be required for construction a Multi-storeyed Building over the below mentioned schedule property.

7.2 The Developer shall prepare plans for the development of the said property describe in the First schedule hereunder written and to sign and submit the same to the concern authority and Municipality for obtaining approval and Sanctioned plan of the same on behalf of the Land Owner in respect of First Schedule Property mentioned hereunder.

The Developer shall represent the Land Owner by the before all concerned authorities in connection with the development of the said property.

7.4 The Developer shall pay various deposits to the municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and constructions of the structure thereon and to claim refund of such deposits paid by the developer and to give valid and effectual receipts on behalf of the Land Owner in connection with the refund of such deposits.

7.5 The Developer shall purpose of obtaining approach different authorities and offices for the purpose of obtaining various permissions and other service connection including water and electricity for carrying out the complete the development of the said property and construction of building plan.

7.6 The Developer shall appear before the Govt. Department as also the Panihati Municipality or any concerned authorities for the purpose of obtaining necessary 'No objection Certificate' and or permission and on sanction in regard to the carrying out construction of the said building and completion thereof.

7.7 The Developer shall negotiate on terms and enter into agreement for sale or otherwise to deal with the dispose of the several flats/units to be constructed and to receive consideration from the intending purchaser or purchasers thereof and to give proper and lawful discharge for the same save and **except the owners' allocation** stated in this Agreement.

7.8 The Developer shall be entitled to sell the flats/ units and other portion capable of being sold independently **except the owners' allocation**.

The Developer shall sign all Agreement, Sale Deed, Deed of Conveyance, Memorandum of Understandings and sign all letters of allotments, exchanges and possession letters and other necessary documents and receive all advances, consideration amount from them on behalf of Land Owner and upon receipt thereof or any part thereof to give and issue valid proper and effectual receipts and discharges for the same.

7.10 The Developer shall appear and represent Land Owner before the property Registrar of Assurance Office, DSR and ADSR Office and any other official and authority and present for registration the Deed or Deed of Conveyance/s of the sellable flats **except the owners' allocation** or any other instruments of whatsoever nature in respect thereof and admit execution for and on my behalf.

7.11 The Developer shall sign the no objection certificate for the mutation procedure of Appropriate Municipal Authority or other authorities for the intending purchaser of the developer's allocation on behalf of the Land Owner.

7.12 To issue letters and writings and or undertaking as may be required from time to time by the local Municipal authority and or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction of the building.

7.13 The Developer shall appear for/and behalf and owners in all courts of civil and or criminal and to sign execute verify presents and file all application plaint petition, written statement vakalatnama or any other documents expedient if necessary in the opinion of the developer or be made

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ed executed verified presented or filed and to receive back such documents.

7.14 The Developer shall appoint pleaders, solicitors, advocates to appear and in any court or any Govt. Department or local Municipality and to revoke such appointments and to substitute any other in their place and stead.

7.15 The Developer shall swear affidavit or affidavits before the Magistrate on behalf Land Owner if required for the purpose of the construction of the proposed building.

#### **ARTICLE - VIII , DEALING SPACE IN THE BUILDING**

8.1. The Developer shall at its own costs and expenses and without creating any financial or other liability, upon the Land Owner construct and complete the said proposed multi-storied building having several self contained Flats, Shops and Garages in accordance with the sanctioned building plan.

8.2. The Developer being the party of the Second Part shall be liberty with exclusive right and authority negotiate for the sale of floor / flats / shops / garages together with proportionate share of land excluding the space provided under Land Owner' allocation so mentioned hereinbefore of the said proposed building. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid including earnest money or initial payments or part payment and total consideration thereof shall be received by the Developer and the Land Owner herein will have no right and share and will not be entitled to any portion thereof.

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**ARTICLE - IX . BUILDING.**

9.1. The Developer shall at the Developer's own costs, construct and complete the building at the said premises in accordance with the sanctioned plan with such materials and with such specifications as are mentioned in the Fourth Schedule hereunder written and as may be recommended by the architect from time to time.

9.2. As long as the Developer duly observes and performs obligation in terms of this agreement, the Land owner agrees and covenant with the Developer not cause any interference or hindrance in the constructional works of the proposed building at the said premises by the Developer and not to do any act, deed or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from making or proceeding with the construction of the building.

**ARTICLE X, COMMON RESTRICTIONS**

10.1. The Land Owner's allocation in the proposed building shall be subject to the same restriction and use as is applicable to the Developer's allocation in the building intended & common benefits of all occupiers of the building which shall include the followings.

10.2. Neither party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor shall use the same in such manner which might have cause any nuisance or hazard to the other occupiers of the Building.

10.3. Neither party shall demolish 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.

Both the Land Owner and the Developer shall keep the interior walls, floors, Sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good habitable condition so the same may not cause any damage to the building.

10.5. No goods or other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users of the corridors and other places of common use in the building.

10.6. Neither party shall throw or accumulate any dirt , rubbish waster and refuse or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

10.7. Both the parties hereto shall permit other's agents, workmen and representative at all reasonable time to enter into others allocation any every part thereof for the purpose of repairing, maintaining, rebuilding, cleaning and keeping the building and its common areas in good order and condition.

#### **ARTICLE XI, LANDOWNER'S OBLIGATTON**

11.1. The Land Owner do hereby agree and covenant with the Developer that during the subsistence of the agreement not to let out, grant, lease, mortgage and/or charge or part with possession of the said premises or any portion thereof without the consent in writing of the Developer with effect from the date of present agreement hereof.

11.2. That the Land Owner will be liable to pay all the outstanding liabilities regarding the under Schedule property till the date of execution of this Agreement.

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That the Land Owner will solely responsible to meet up his family disputes or any type of disputes regarding the title relating to the below mentioned First Schedule property during the course of construction in Progress.

### **ARTICLE - XII, DEVELOPER'S OBLIGATION**

12.1 The Developer doth hereby agrees and covenants with the Land Owner to complete the constructional work of the said multi-storied building within 36 (Thirty Six) months from the date of section Building Plan of the proposed Multi – Storied Building.

12.2 The Developer hereby agrees and covenants with the Land Owner not to transfer and/or assign the benefits of the present agreement or any portion thereof to any third party without the consent in writing of the Land Owner.

12.3 That the Developer will arrange an alternative accommodation for the Land Owner, until the delivery of possession of his allocated portion and also pay a rent for his alternative accommodation.

### **ARTICLE - XIII, MISCELLANEOUS**

13.1 The Land Owner and the Developer have entered into the present agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Land Owner or as a Joint Venture between the parties hereto in any manner nor shall the parties here to constitute an association of persons.

13.2 Any notice required to be given by the Developer to the Land Owner shall without prejudice to any other mode of service available be deemed to have been served on the Land owner if delivered by hand and duly acknowledged or sent by registered post with due acknowledgement and shall likewise be deemed to have been served on the Developer by the Land owner

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delivered by hand and acknowledge or sent by registered post with due acknowledgment to the registered office of the developer.

13.3 The Developer and the Land owner shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof. After the completion of the said building the Land owner hereby, agree to abide by all the rules and regulations to be framed by any society / association / holding organisation and/or any other organisation who will be in charge or such management of the affairs of the building and/or common parts thereof and hereby given his consent to abide by such rules and regulations.

13.4 As and from the date of completion of the building as well as upon delivery of possession, the Developer and/or its transferees and the Land owner and/or his transferees shall each be liable to pay and bear proportionate charges on account of Municipal Taxes, rates and charges and other Government/Statutory taxes & outgoing payable in respect of their respective allocations.

#### **ARTICLE - XIV . FORCE MAJEURE**

14.1 The parties hereto shall not be considered to be liable for any obligations performance of which would have been prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the 'force majeure'.

14.2 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and/or any other act of commission beyond the control of the parties hereto.



Contd. ... Next Page

**ARTICLE - XV . ARBITRATION**

15.1 That all disputes and differences arising out of this Agreement or in respect of this Agreement will be referred to the Arbitrator namely Sri Arijit Roychowdhury, Advocate, Barrackpore, Court and the decision of the said Arbitrator shall be final and being upon all the parties and the entire proceedings of the said Arbitration will be under Arbitration and cancellation Act.1996.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(The description of the Property)**

ALL THAT piece or parcel of 'Bastu' land measuring more or less 7 (Seven) Katha bastu land alongwith 100 Sqft. Kancha structure , which is lying and situated at **Mouza : Ghola** , J.L. No – 14 , Re. Sa No – 103 , Touzi No - 6 , 63, 163 & 172 , in R.S. Dag No - 1093 **corresponding L.R. Dag No – 1365** under R.S. Khatian No – 916 **corresponding L.R. Khatian No - 5553** , Police Station – Ghola , within the Jurisdiction of A.D.S.R.O. Sodepur , within the local limits of Panihati Municipality , Ward No 28 ,  **Holding No – 2/1 at Abhoy Banerjee Road** , District – North 24 Parganas , which is butted and bounded as under:-

ON THE NORTH :- Land of R.S. Dag No – 1092 & 1027.

ON THE SOUTH :- Land of Dag No – 520 .

ON THE EAST :- Land of Dag No – 1027 .

ON THE WEST :- 12 ft. wide Private passage then 25 ft wide Abhay Banerjee Road & H/o Tripti Bhattacharjee .

*d*

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**OWNERS ALLOCATION & CONSIDERATION**

1. In consideration of the Land Owner permission and/or allowing the Developers herein to develop the said premises and construct multi-storied Building thereon in the manner and in terms and conditions of this agreement and according to plan to be sanctioned by the Panihati Municipality and the Land Owner shall entitle to have **40 %** share on each floor of the proposed multi storied building as per Sanction Building Plan to be sanctioned by the **Panihati Municipality .**

**THE THTRD SCHEDULE ABOVE REFERRED TO**

**DEVELOPER ALLOCATION** : shall mean save and except the Owner allocation of the proposed multi-storied building shall mean remaining portion of the constructed area of the building along with proportionate area of land and common spaces and other facilities of the provision of the **OWNER'S ALLOCATION ( 40% )** and all the sell proceed of the **DEVELOPER'S ALLOCATION ( 60 % )** shall be received by the Developer i.e., **M/S LORD JAGANNATH ARCADE** and will Register the Deed of Conveyance / Conveyances in favour of the intending Purchaser / Purchasers.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**  
**SPECIFICATION OF CONSTRUCTION**

**STRUCTURE**: Building designed with R.C.C. frame Structure which rest on individual column, design approved by the competent authority.

**WORK** : 8", 5" and 3" thick brick wall in cement mortal (1:6 / 1:4)

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**FLOORING**: Tiles in all Bed Rooms, Balcony, Drawing cum Dining Room, Bathrooms with 6" skirting.

**PIASTERING** : - All walls be cement plastered with plaster of parish .

**W.C. & TOILET** :- W.C. European type with cistern, wall white glazed tiles upto 5"-6" height above 6" skirting. one light point, one exhaust fan point.

**DOOR**:- All doors are Sal wood frames & flash door shutter. Main door will be of good quality flash Door.

**WINDOWS**:- Aluminium Frame from aluminium section with fully glass panel and good quality grill will be provided in the windows.

**KITCHENT**:- Black Stone cooking platform for gas slab, Inbuilt Sink by Black Stone with two tap point, glazed tiles (white colour) above Kitchen platform upto 2'- 6" height.

**PLUMBING**:- All plumbing connections will be concealed with CPVC / PVC and any suitable materials as will be decided by the Developer in Toilet one shower, two taps, one White colour Basin stand will be fitted at a suitable place of the flat.

**ELECTRIC** :- All electric connections will be done by concealed wiring total 15 nos. of electric points of each flat.

PAINTING :- Inside wall of the flat will be furnished with plaster of paris and external wall with snowcem paint. Two coats of weather coat paint.

WATER:- From the Deep Tube well to overhead water Reservoir arrangement and from the overhead Reservoir to all the Flats 24 hours water supply.

STAIR & LIFT : construction & design by the Developer Choice.

The specification can be altered according to the mutuality of the parties.

N.B. If any extra works are required to be done, the Developers shall carry on said extra works, subject to payment of extra charges by the Land Owners in advance before starting the said extra works . Lift and Meter cost paid by the Land Owner's.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

**COMMON FACILITIES AND AMENITIES** : shall mean the area and amenities annexed to the said building to be erected over the first schedule of the property which includes entrance of the building, pump room, tube-well , septic tank, Electric meter room, drawing room, water pipe lines, drains pipe line and proportionate share of land underneath, underground water reservoir, over head water tank, water pump and motor and other facilities which may be required for enjoyment maintenance or management of the said building by all occupiers of the building.



IN WITNESS WHEREOF the parties herein hereto set and subscribe their hands and execute this Development Agreement on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF WITNESSES :-

1. PARTHA PROTIM BANERJEE  
Late AMOL KUMAR BANERJEE  
Dwarik Banerjee Road  
Agarpara, Ushampur, Birtala - Kd-700109
2. Anil Roychowdhury  
Dwarik Banerjee Road,  
P.O. Khala. Bazarri P.S. - Ghata,  
Kolkata-700111

Anjali Mukherjee

Signature of the Land Owner

In terms of Documents supplied  
By the Land Owners  
Drafted & prepared by me

Anil Roychowdhury  
**Artjit Roychowdhury**  
Advocate  
Barrackpore Court  
Enrolment No.-  
F/1791/1467/13

**Lord Jagannath Arcade**  
Kuntal Mukherjee  
Proprietor

Signature of the Developer

Typed by :-  
S.K.Das

A.D.S.R.O., Barrackpore.

DISTRICT NORTH 24 PARGANAS

R.O. (B.K.P.)/SODEPUR/NAIHATI/D.S.R. BARASAT/COSSIPORE, DUDDUM

FINGER PRINT NAME .....

RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE



Anjali Mukherjee

SIGNATURE *Anjali Mukherjee* .....

LEFT HAND FINGER PRINT NAME .....

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE



Koushav Mukherjee

SIGNATURE *Koushav Mukherjee* .....

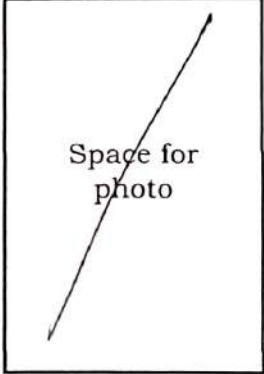
LEFT HAND FINGER PRINT NAME .....

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RIGHT HAND FINGER PRINT

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE .....



Space for photo



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564  
Miscellaneous Receipt

Visit Commission Case No / Year	1524000999/2022	Date of Application	20/10/2022
Query No / Year	15242003006830/2022		
Transaction	[0139] Sale, Development Power of Attorney		
Applicant Name of QueryNo	Mr Arijit Roy Chowdhury		
Stampduty Payable	Rs.7,020/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr ARIJIT ROY CHOWDHURY		
Applicant Address	SODEPUR		
Place of Commission	Dwarik Banerjee Road, City:- , P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700109		
Expected Date and Time of Commission	20/10/2022 6:22 PM		
Fee Details	J1: 250/-, J2: 350/-, PTA-J(2): 0/-, Total Fees Paid: 600/-		
Remarks			

ve-999/22









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SODEPUR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15242003006830/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Anjali Mukherjee Dwarik Banerjee Road, City:- , P.O:- Agarpara, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700109	Principal		5335 	Anjali Mukherjee 20/10/22
2	Shri Koustav Mukherjee Dwarik Banerjee Road , Sadhur Bagan, City:- , P.O:- Agarpara, P.S:- Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700109	Represent ative of Attorney [Lord Jagannath Arcade ]		5336 	Koustav Mukherjee 20/10/22
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Arijit Roychowdhury Son of Shri Asim Roychowdhury Dwarik Banerjee Road, City:- , P.O:- Ghola Bazar, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111	Smt Anjali Mukherjee, Shri Koustav Mukherjee		5337 	Arijit Roychowdhury 20/10/2022

(Sumanta Chakraborty)



Query No:-15242003006830/2022, 20/10/2022, 15:18 PM SODEPUR (A.D.S.R.)

ADDITIONAL DEPUTY SUPERVISOR  
SODEPUR, NORTH 24-PARGANAS

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



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



192022230146136158

GRN No: 192022230146136158  
GRN Date: 20/10/2022 10:07:29  
BRN: 8425816335618  
Gateway Ref ID: 2793903734  
GRIPS Payment ID: 201020222014613614  
Payment Status: Successful  
Payment Mode: SBI Epay  
Bank/Gateway: SBIPay Payment Gateway  
BRN Date: 20/10/2022 10:07:52  
Method: IDBI Bank-Retail NB  
Payment Init. Date: 20/10/2022 10:07:29  
Payment Ref. No: 2003006830/3/2022  
[Query No \* Query Year]

Depositor Details

Depositor's Name: Mr ARIJIT ROYCHOWDHURY  
Address: BARRACKPORE COURT  
Mobile: 8910789675  
R.E.F. No: 2003006830/3/2022  
Name: STAMP AND REVENUE DEPARTMENT  
Period From (dd/mm/yyyy): 20/10/2022  
Period To (dd/mm/yyyy): 20/10/2022  
Remarks: Payment of SD and RF  
Period From (dd/mm/yyyy): 20/10/2022  
Period To (dd/mm/yyyy): 20/10/2022  
Payment Ref ID: 2003006830/3/2022  
Dept Ref ID/DRN: 2003006830/3/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003006830/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2003006830/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>2041</b>

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

### Major Information of the Deed

Year	I-1524-09893/2022	Date of Registration	01/11/2022
Year	1524-2003006830/2022	Office where deed is registered	A.D.S.R. SODEPUR, District: North 24-Parganas
Date	16/10/2022 1:17:47 PM		
Applicant Name, Address Other Details	Arijit Roy Chowdhury Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 8910789675, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 55,73,996/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Abhay Banerjee Road, Mouza: Ghola, JI No: 14, Pin Code : 700111

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1365 (RS :- )	LR-5553	Bastu	Bastu	7 Katha	49,70,000/-	55,43,996/-	Width of Approach Road: 25 Ft.,
<b>Grand Total :</b>					<b>11.55Dec</b>	<b>49,70,000 /-</b>	<b>55,43,996 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	

Address, Photo, Finger print and Signature

**Anjali Mukherjee (Presentant)**

Wife of Late Satyabrata Mukherjee Dwarik Banerjee Road, City:- , P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bexxxxx7k, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/10/2022  
Admitted by: Self, Date of Admission: 20/10/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/10/2022  
Admitted by: Self, Date of Admission: 20/10/2022 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Lord Jagannath Arcade</b> Dwarika Nath Banerjee Road, City:- , P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 , PAN No.: BHxxxxxx1F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>Shri Koustav Mukherjee</b> Son of Shri Kanchan Mukherjee Dwarik Banerjee Road , Sadhur Bagan, City:- , P.O:- Agarpara, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BHxxxxxx1F, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Lord Jagannath Arcade (as proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Arijit Roychowdhury</b> Son of Shri Asim Roychowdhury Dwarik Banerjee Road, City:- , P.O:- Ghola Bazar, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111			

Identifier Of Smt Anjali Mukherjee, Shri Koustav Mukherjee



## as per Land Record

Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Abhay Banerjee Road, Mouza: Ghola, JI  
No: 700111

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 1365, LR Khatian No:- 5553	Owner:বিশ্বনাথ বানার্জী, Gurdian:অমৃত্যুধন , Address:নিজ , Classification:ডাঙ্গা, Area:0.14000000 Acre,	Smt Anjali Mukherjee

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

for registration at 17:30 hrs on 20-10-2022, at the Private residence by Smt Anjali Mukherjee, Executant.

**Value of Market Value (WB PUVI rules of 2001)**

It is certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,996/-

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

Execution is admitted on 20/10/2022 by Smt Anjali Mukherjee, Wife of Late Satyabrata Mukherjee, Dwarik Banerjee Road, P.O: Agarpara, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession House wife

Identified by Shri Arijit Roychowdhury, , Son of Shri Asim Roychowdhury, Dwarik Banerjee Road, P.O: Ghola Bazar, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-10-2022 by Shri Koustav Mukherjee, proprietor, Lord Jagannath Arcade (Sole Proprietorship), Dwarika Nath Banerjee Road, City:- , P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700109

Identified by Shri Arijit Roychowdhury, , Son of Shri Asim Roychowdhury, Dwarik Banerjee Road, P.O: Ghola Bazar, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Advocate



**Sumanta Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR**  
**North 24-Parganas, West Bengal**

**On 21-10-2022**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/10/2022 10:07AM with Govt. Ref. No: 192022230146136158 on 20-10-2022, Amount Rs: 21/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8425816335618 on 20-10-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by by online = Rs 2,020/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/10/2022 10:07AM with Govt. Ref. No: 192022230146136158 on 20-10-2022, Amount Rs: 2,020/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8425816335618 on 20-10-2022, Head of Account 0030-02-103-003-02



**Sumanta Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR**  
**North 24-Parganas, West Bengal**

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

Under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4B  
Stamp Act 1899.

**Stamp Duty**

that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs

Description of Stamp

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

Stamp: Type: Impressed, Serial no 921, Amount: Rs.5,000.00/-, Date of Purchase: 17/10/2022, Vendor name: SOMA

SHOWMICK



**Sumanta Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR**  
**North 24-Parganas, West Bengal**

Registration under section 60 and Rule 69.  
Book - I  
Number 1524-2022, Page from 320032 to 320070  
152409893 for the year 2022.



Digitally signed by SUMANTA  
CHAKRABORTY  
Date: 2022.11.04 14:30:47 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/11/04 02:30:47 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)