

13/09/2023

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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one by hand with sign

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Documents

Additional Registrar of Assurances-IV, Kolkata

Development Agreement

Additional Registrar of Assurances-IV, Kolkata

20 SEP 2023

1. Date: 20th September-2023
2. Nature of Document: Development Agreement.
3. Parties:

3.1 SAC FINANCE COMPANY PVT. LTD. (PAN-AAECS6641N) CIN-U65999WB1985PTCO39002a company incorporated under the Companies Act 1956/2013, having its registered office at 11, Crooked Lane, Kolkata, P.O. Esplanade, P.S. Hare Street, Pincode - 700069, represented by its Director Mr. Harsh Vardhan Kajaria (PAN - AKBPK611SN, ADHAR 473441603220), (Mobile - 9831134500,) son of Mr Arun Kumar Kajaria, by faith Hindu, by Nationality - Indian, by Profession - Businessman and residing at 114, Regent Park, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata - 700092 hereinafter referred to as the "OWNER" (which

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13 SEP 2023

No.....No.....Date..
Name **B.C. Lahiri, Advocate**
Address **ALIPORE JUDGES' COURT, KOL. 27**
Vendor.....

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata-700 001



Certified that the Document is admitted of
Registration. The Stamp duty and the
Registration fees attached to this document
are the part of the Document.

Additional Registrar of
Assurances IV, Kolkata

20 SEP 2023



ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
20 SEP 2023

Additional Registrar of
Assurances IV, Kolkata

expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns)

AND

- 3.2 **MOONRAKER CONSTRUCTION PVT. LTD.**, (PAN- AABCM9001H) CIN - U70200WB1988PTC044993a company incorporated under the Companies Act 1956/2013, having its registered office at 11, Crooked Lane, Kolkata, P.O. Esplanade, P.S. Hare Street, Pincode 700069, represented by its Director **Harsh Vardhan Kajaria** (PAN - AKBPK6118N, ADHAR 473441603220) (Mobile - 9831134500,) son of Mr Arun Kumar Kajaria, by faith Hindu, by Nationality - Indian, by Profession - Businessman and residing at 114, Regent Park, P.O. Regent Estate, P.S. Netaji Nagar, Kolkata - 700092, hereinafter referred to as the **"DEVELOPER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **Other Part**.

(The terms "Owner" and "Developer" shall include each of their respective successors-in-interest, executors, legal representative, nominees and assigns.)

4. **Subject matter:** The "Project" being development by constructing a complex comprising of residential and commercial units to be exclusively used and enjoyed for residential and commercial purposes and other spaces and parking spaces etc. (collectively the "UNITS") as also common areas (the "Facilities") for beneficial use and enjoyment of such Units and Facilities to be built by the developer on the land owned by the Owner.

5. **Background:**

- 5.1 The Owner is the absolute owner of the premises morefully and particularly described in the Schedule hereunder written (the "PROPERTY").

- 5.2 The Owner and the Developer have since agreed to mutually accepted terms and conditions which are recorded below:

WHEREAS

- A. The Owner is seized and possessed of and is the absolute owner of **ALL THAT** Piece and Parcel of Land measuring (as per the Deed of Conveyance dated 30.08.1985) 1 Bigha, 5 cottahs, 8 Chittacks and 40 sqft =25 Cottahs, 8 Chittacks and 40 sqft =1709 Sqmt more or less at Premises No.109, Netaji Subhas Chandra

Bose Road, Kolkata - 700040, Post Office & Police Station: Regent Park, Ward No. 97, Borough X, within the limits of Kolkata Municipal Corporation and which the Owner had acquired as stated hereunder.

B. By virtue of a Deed of Conveyance dated 30.08.1985 registered at ADSR-1 in Book no. 1 Volume no. 6, Pages 78 to 89, being no.12764 for the year 1985 the aforesaid Duncan International (India) Limited transferred its absolute Right Title and Interest in respect of (2) Two Storied Brick built massage lands hereditaments and Premises with servant quarters and garages together with the Piece and Parcel of Rent Redeemed Land admeasuring an area more or less 1Bigha, 5cottahs, 8Chittacks and 40sqft lying and situated No. 109, Netaji Subhas Chandra Bose Road, Kolkata - 700040 unto and in favour of Sac Finance Private Limited.

C. By virtue of the aforesaid Deed, the Sac Finance Private Limited, became the absolute owner of Piece and Parcel of Land admeasuring an area more or less 1Bigha, 5cottahs, 8Chittacks and 40sqft i.e. = 25Cottahs, 8Chittacks and 40sqft = 1709Sqmt more or less at Premises No. 109, Netaji Subhas Chandra Bose Road, Kolkata - 700040, Post Office & Police Station: Regent Park, Ward No. 97, Borough X, within the limits of Kolkata Municipal Corporation.

D. The said Sac Finance Private Limited being the absolute owner have duly mutated its names being Assessee no. 210971201587 in respect of Municipal premised no. 109, Netaji Subhas Chandra Bose Road.

6. NOW IT IS AGREED AND DECLARED:

- 6.1 **Agreement:** It is agreed by and between the Parties that the Developer will develop the Property by construction and development of the Project and the Developer hereby agrees on the terms and conditions mentioned below.
- 6.2 **Obligations of the Developer:** The Developer shall:
- 6.2.1 **Costs and expenses:** Bear and pay all the expenses related to the execution of the Project on the Property, which will, inter alia, include:
- 6.2.2 **Plan:** Having the plan of the Project on the Property for constructing the Units and the Facilities (the "Plan") prepared, sanctioned and if necessary modified by the appropriate sanctioning authority (the "Sanctioning Authority") in such manner as may be thought appropriate by the Developer.
- 6.2.3 **Appointment:** Appointing architects, contractors, sub-contractors or any other person or persons and their emoluments.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200920232022783171

GRIPS Payment Detail

GRIPS Payment ID:	200920232022783171	Payment Init. Date:	20/09/2023 14:00:31
Total Amount:	75041	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	CKY0488089	BRN Date:	20/09/2023 14:17:50
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: MOON RAKER CONSTRUCTION PVT. LTD
Mobile: 9831047505

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240227831721	Directorate of Registration & Stamp Revenue	75041
Total			75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



- 6.2.4 **Permissions:** Obtaining all clearances, licenses and permissions required for executing the Project as may be so required under prevailing law(s).
- 6.2.5 **Construction:** Developing and/or Constructing the Project comprising the Units and/or the Facilities and/or completing the Project in all respect in conformity with the Plan and making it ready within 60 (sixty) months (the "Completion Date") from the date of obtaining permission to construct the Project (the "PossessionDate").
- 6.2.6 **Payment of Owner's entitlement:** pay the Owners' Allocation (mentioned in Clause 6.4 below), to the Owner within the Completion Date, or within such time as agreed, subject, however, to delay due to force majeure.
- 6.2.7 **Utilities:** Obtaining all utilities for implementing the Project as also those that will be required by the ultimate users/occupants of the Units within the Project.
- 6.2.8 **Occupancy Certificate:** Obtaining Occupancy Certificate from the Sanctioning Authority and all other certificates and permissions required for occupation of the Units within the Project.
- 6.2.9 **Title Deeds:** keep or cause to be kept in safe custody all the Title Deeds (under accountable receipts) to produce the same before authority as may be so required or for serving any loan or financial accommodation for development and construction of the Project, if handed over to the Developer till such time the Project is completed.
- 6.2.10 **Indemnity:** To keep the Owner (at all times from the Possession Date till the Completion Date) saved, harmless and indemnified in respect of all actions, proceedings, fines, penalties or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.
- 6.3 **Obligation of the Owner:** The Owner at its costs and expenses shall:
- 6.3.1 **Marketable Title:** Make out a clear and marketable title of the Property and answer all requisitions of the Developer in this regard.
- 6.3.2 **Allow entry:** allow the Developer and its men, servants and agents to enter the Property, as and when required for and in connection with this agreement and for such other necessities connected with the Project.
- 6.3.3 **Permission to enter:** Grant permission to the Developer to enter upon the Property for the purpose of carrying out the development in terms of this agreement.
- 6.3.4 **Clearances:** Obtain clearances that are or may be required by the Owner for obtaining sanction of the Plan.
- 6.3.5 **Hindrances:** Not create any hindrances or obstruction to the Developer during or in execution of the Project.

- 6.3.6 **Encumbrances:** Not, in any manner, deal with, charge, encumber or induct any person in occupation of the Property and/or in any portion thereof or enter into any agreement relating thereto until the completion of the Project.
- 6.3.7 **Powers and authorities:** Grant to the Developer and/or the authorized nominated persons of the Developer all such powers and authorities that will be required by the Developer for execution of the Project and/or to enable the Developer to exclusively deal, sale, transfer and/or lease out the Units/ construction to be made and to receive all receipts there from and to distribute the receipts in the manner agreed under this agreement.
- 6.3.8 **Taxes:** Pay all rates, taxes and fees that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto.
- 6.3.9 **Execution:** Execute and admit registration of the Units, (if required by the Developer or when needed) before the concerned Registrar, as also sign and execute such forms and other documents as may be required for the Project however the costs and expenses for these will not be borne by the Owner.
- 6.3.10 **Indemnity:** Indemnify and keep the Developer, saved, harmless and indemnified in respect of all actions, proceedings, fines, penalties or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual, prior to the Possession Date.
- 6.4 **Entitlement of the Owner :**The Owner shall be entitled to 50% of the sale proceeds of Units and other spaces to be built by the Developer on the Property. (the "Owner's Allocation") shares of Revenue. It is clarified that the Owner allocation shall include undivided, impartiable and proportionate share in the common portions.
- 6.5 **Entitlement of the Developer:** The Developer shall be entitled to the remainder 50% of the sale proceeds and/or revenue of the Units and/or the entire remaining built-up areas of the Property. It is clarified that the Developers allocation shall include undivided, impartiable and proportionate share in the common portions. (the "Developers Allocation").
- 6.6 **Rates and Taxes and utilities:** All rates and taxes, whatever payable to the authorities under the relevant law(s) and also outgoings if any, in respect of the Property shall be borne and paid by the Owner up to the date hereof and by the Developer on and from the date hereof or Developer will pay on behalf of Owner.
7. **Tax Liabilities on development:**
- All applicable tax liabilities both present and future in relation to the development on the Property shall be borne and paid by the Developer.

8. Miscellaneous:

- 8.1. **Documentation:** All documents and agreements of every nature related to the Project (the "Documents") shall be as drawn by the Advocates as appointed by the Developer and the same shall be final and binding on such Parties.
- 8.2. **Name of the Project:** The name of the Project shall be decided by the Developer.

9. Default:

- 9.1.1. In case the Owner is unable to fulfill any of its Obligations or in case any liability or encumbrance is found relating to the Property Owner fails to remove the same within 30 days from receiving notice from the Developer to do so, then the Developer, at its discretion, may incur the cost of removing such liability or encumbrance, as the case may be. In such an event, the Owner shall forthwith reimburse the costs so incurred by the Developer but if the Owner fails to do so, then the Developer, after giving 30 days notice to the Owner shall become entitled to withhold such portion or the entirety of the revenue/sale proceeds of the Owner's Allocation, as may be necessary and till the time such reimbursement is received by the Developer, so much of the sale proceeds of the Owner's Allocation or the entirety of such allocation, as the case may be, as be sufficient for realizing such costs and notified by the Developer to the Owner, shall remain charged with the Developer and the Owner shall not be entitled to receive such sale proceeds/Owner's Allocation.
- 9.1.2. In case, however, the default or breach be such which cannot be remedied from the expected sale proceeds from the sale of entirety of the Owners' Allocation, then, and in such event, the Developer shall (besides being entitled to sell the entirety of the Owners Allocation to realise its dues) be also entitled to recover its remaining dues by filing money suit and/or by such other legal process as the Developer may be so advised.
- 9.1.3. If the Developer delays or fails to pay the Owner' Allocation to the Owner within the Completion Date or such other time, as agreed, in spite of each of the Owner fulfilling all its Obligations the Owner shall be entitled, to take possession of the Property in the state it may be at that time without any demur or protest and shall also be entitled to sue the Developer for damages.

9.1.4. None of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to force majeure or circumstances beyond its control including, but not limited to, tempest, earthquake, fire, shortage of power, civil commotion, riot, strike, labour unrest or any political or communal unrest.

9.1 **Breach of Contract:** In case of breach of any of the provisions herein, the party in breach shall be liable to pay such damages as determined by the Tribunal mentioned in Clause 6.11, but no party shall be entitled to terminate this Agreement without the consent of the other parties in writing.

9.2 **Arbitration:** All disputes between the Parties relating to this Agreement or its interpretation shall be referred to the Arbitration of such persons as mutually agreed (the "Tribunal"). In case no agreement can be reached in selecting such persons, the Tribunal shall consist of three arbitrators one each to be appointed by the Parties and the third to be appointed by the two arbitrators so appointed. The Tribunal shall proceed summarily, need not give any reason for its Award and may give interim Awards and/or directions. The Tribunal may avoid such rules, procedures and/or evidence which can be lawfully avoided by the mutual consent or directions of the Parties, such consent or direction will be deemed to have been hereby given. The language of the Tribunal shall be English and its proceedings will be held in Kolkata unless otherwise agreed. The award of the Tribunal shall be final and binding upon the Parties.

9.3 **Rules of Interpretation:** The words used in bold in the headings of the Clauses and any Sub-Clauses have the meaning assigned to them in such Clauses or Sub-Clauses and the words put in bold in brackets define the word, phrase or expression immediately preceding.

THE SCHEDULE ABOVE REFERRED TO

(THE SAID PROPERTY)

ALL THAT the piece and parcel of Land measuring an area of 1Bigha, 5cottahs, 8Chittacks and 40sqft =25 Cottahs 8 chittaks 40 sq.ft. = 1709Sqmt more or less at Premises No. 109, Netaji Subhas Chandra Bose Road, Kolkata - 700040, Post Office & Police Station: Regent Park, Ward No. 97, Borough X, within the limits of Kolkata Municipal Corporation District : 24 parganas (South) butted and bounded as follows:

ON THE NORTH	:	Netaji Subhas Chandra Bose Road (formerly known as Regent Park Road)
ON THE SOUTH	:	Premises no. 114/2, NSC Bose Road, Premises No. 118/2, NSC Bose Road.
ON THE EAST	:	Premises no. 107 NSC Bose Road
ON THE WEST	:	Premises no. 111, NSC Bose Road

6. Execution: In witness whereof the Parties have executed these presents at Kolkata on the Date.

Signed, executed and delivered by the Owner in the presence of:

Anand Kumar Patra
11, Crooked Lane Kolkata - 700069

Babu Girish
11, Crooked Lane,
Kolkata - 700069.

SAC FINANCE COMPANY PVT. LTD


Director

Signed, executed and delivered by the Developer in the presence of:

Anand Kumar Patra

Babu Girish

MOON RAKER CONSTRUCTION PVT. LTD.


Director

Drafted by me as per
declaration for document
by the parties.

H. C. Karanaker
Advocate
High Court Calcutta
WB/867/83.

SPECIMEN FORM FOR TEN FINGERPRINTS

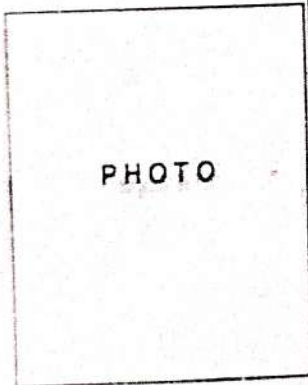


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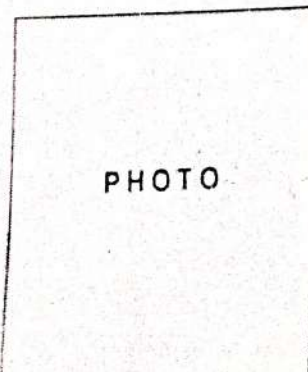
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

Deed No :	I-1904-13578/2023	Date of Registration	20/09/2023
Query No / Year	1904-2002317661/2023	Office where deed is registered	
Query Date	12/09/2023 8:01:02 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUJIT ROY 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9875340936, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 5,06,51,767/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,030/- (Article:48(g))	Rs. 101/- (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:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 97 & 95 – Ward No. 97 & 95) , , Premises No: 109, , Ward No: 097 Pin Code : 700040

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	1 Bigha 5 Katha 8 Chatak 40 Sq Ft		5,06,51,767/-	Property is on Road
Grand Total :				42.1667Dec	0 /-	506,51,767 /-	










Land Lord Details :










SI No	Name,Address,Photo,Finger print and Signature
1	SAC FINANCE COMPANY PRIVATE LIMITED 11C CROOKED LANE, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MOONRAKER CONSTRUCTION PVT LTD 11,CROOKED LANE, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069 , PAN No.:: AAxxxxx1H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr HARSH VARDHAN KAJARIA (Presentant) Son of Mr ARUN KUMAR KAJARIA Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admission: 20/09/2023, Place of Admission of Execution: Office </td> <td>  Sep 20 2023 5:12PM </td> <td>  LTI 20/09/2023 </td> <td>  20/09/2023 </td> </tr> </tbody> </table> <p>114,REGENT PARK, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx8N, Aadhaar No: 47xxxxxxxx3220 Status : Representative, Representative of : SAC FINANCE COMPANY PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr HARSH VARDHAN KAJARIA (Presentant) Son of Mr ARUN KUMAR KAJARIA Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admission: 20/09/2023, Place of Admission of Execution: Office	 Sep 20 2023 5:12PM	 LTI 20/09/2023	 20/09/2023
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJAY KUMAR GANERIWAL Son of Late GIRIDHARILAL GANERIWAL 493/C/A,G.T.ROAD, City:- Not Specified, P.O:- SHIBPUR, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102	 20/09/2023	 20/09/2023	 20/09/2023

Identifier Of Mr HARSH VARDHAN KAJARIA, Mr HARSH VARDHAN KAJARIA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SAC FINANCE COMPANY PRIVATE LIMITED	MOONRAKER CONSTRUCTION PVT LTD-42.1667 Dec

Endorsement For Deed Number : I - 190413578 / 2023

On 20-09-2023

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

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

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

Presented for registration at 15:06 hrs on 20-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr HARSH VARDHAN KAJARIA ,

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 5,06,51,767/-

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

Execution is admitted on 20-09-2023 by Mr HARSH VARDHAN KAJARIA, DIRECTOR, SAC FINANCE COMPANY PRIVATE LIMITED, 11C CROOKED LANE, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Indetified by Mr SANJAY KUMAR GANERIWAL, , Son of Late GIRIDHARILAL GANERIWAL, 493/C/A,G.T.ROAD, P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

Execution is admitted on 20-09-2023 by Mr HARSH VARDHAN KAJARIA, DIRECTOR, MOONRAKER CONSTRUCTION PVT LTD, 11,CROOKED LANE, City:- Kolkata, P.O:- ESPLANADE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700069

Indetified by Mr SANJAY KUMAR GANERIWAL, , Son of Late GIRIDHARILAL GANERIWAL, 493/C/A,G.T.ROAD, P.O: SHIBPUR, Thana: Shibpur, , Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 80.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2023 2:17PM with Govt. Ref. No: 192023240227831721 on 20-09-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY0488089 on 20-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 75,020/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 191722, Amount: Rs.10.00/-, Date of Purchase: 13/09/2023, Vendor name: I CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2023 2:17PM with Govt. Ref. No: 192023240227831721 on 20-09-2023, Amount Rs: 75,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY0488089 on 20-09-2023, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 00 and Rule 00.
Registered in Book - I
Volume number 1904-2023, Page from 703003 to 703082
being No 190413578 for the year 2023.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.03 12:21:16 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 03/10/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.