

2745/2023

2902/2023



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

K 282943



Certified that the Document is admitted for Registration. The Signature Sheet and Endorsement sheets attached to this Document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

23 FEB 2023

15/2  
2/180322/23  
02/02/23  
M=1836000/-  
Additional Registrar of Assurances-IV, Kolkata

**DEVELOPMENT AGREEMENT CUM**  
**DEVELOPMENT POWER OF ATTORNEY**

**THIS MEMORANDUM OF AGREEMENT** is made on this 23<sup>rd</sup> day of February in the year of 2023 (Two Thousand Twenty Three) of the Christian Era,

**BETWEEN**

273435

No. Satyajit Sahoo, Adv

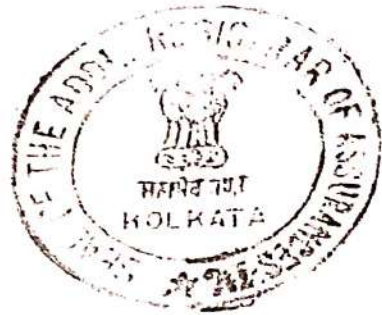
NAME Satyajit Sahoo, Adv

Address Himmat Nagar, Cal.

RO. 5000  
Kolkata Collectorate  
11, Netaji Subhas Rd.,  
Kolkata-1

Date 22 FEB 2023

Amal Kr. Saha  
Licensed Stamp  
Vendor



ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLKATA  
23 FEB 2023

Satyajit Sahoo  
(Advocate)  
High Courts, Calcutta



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



GRN Details

GRN:	192022230307430828	Payment Mode:	SBI Epay
GRN Date:	22/02/2023 20:20:37	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0846817132135	BRN Date:	22/02/2023 20:21:04
Gateway Ref ID:	CHL8368252	Method:	State Bank of India NB
GRIPS Payment ID:	220220232030743081	Payment Init. Date:	22/02/2023 20:20:37
Payment Status:	Successful	Payment Ref. No:	2000480329/1/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	Mr SATYAJIT SAHOO
Address:	94, South Sinthee Road
Mobile:	9830341066
Period From (dd/mm/yyyy):	22/02/2023
Period To (dd/mm/yyyy):	22/02/2023
Payment Ref ID:	2000480329/1/2023
Dept Ref ID/DRN:	2000480329/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000480329/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	71
2	2000480329/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	128
			<b>Total</b>	<b>199</b>

IN WORDS: ONE HUNDRED NINETY NINE ONLY.

(2)

MR. BABUL BISWAS (PAN -ACYPB3834B and Aadhaar No. 335666196300) son of Late Manmohan Biswas, by Religion Hindu, by Nationality – Indian, by Occupation– Retired Person, residing at Anandaloke 1<sup>st</sup> Lane, R. Gopalpur, Kolkata – 700 136, District 24 Parganas (North), hereinafter called and referred to as the “OWNER/ PRINCIPAL / EXECUTANT” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors administrators, legal representatives and assigns) of the ONE PART.

AND

MR. SHYAMAL KUMAR GANGULY (PAN -ADXPG1379G and Aadhaar No. 701896427308), son of Late Shankar Ganguly, by faith Hindu, by Nationality Indian, by occupation - Business, residing at 22/A Raja Bagan Lane, Police Station Sinthee, P.O. Ghughudanga, Kolkata-700030, hereinafter called and referred to as the “DEVELOPER / PROMOTER / ATTORNEY” (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS One Sankar Ali Mondal was the original recorded owner of land measuring an area of 61 Satak more or less lying and situated at Mouza – Gopalpur, P.S. Rajarhat, C.S. Dag No. 3801, R.S. Dag No. 2817, C.S. Khatian No. 1678, R.S. Khatian No. 3302 & 1830, in the District 24 Parganas.

AND WHEREAS after while seizing and possessing the said property, said Sankar Ali Mondal died intestate leaving behind him surviving his son Abdul Latif Mondal and two wife namely Mosammat Rahimannesha Bibi and Mosammat Keyammatnecha Bibi as his only legal heirs and successors to inherit the property left by him as per Muslim Faraz.

AND WHEREAS by virtue of inheritance said Abdul Latif Mondal become the sole and absolute owner of 10 annas share of the said property and Mosammat Rahimannesha Bibi and Mosammat Keyammatnecha Bibi jointly owners of each 2 annas share of the said property as per Muslim Faraz.

(3)

**AND WHEREAS** said Abdul Latif Mondal executed a registered Deed of Mourasi Mokarari Patta which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 135, Pages 173 to 179, Being No. 9752 in respect of his share of land measuring about 54 Sataks more or less lying and situated at Mouza – Gopalpur, P.S. Rajarhat, C.S. Dag No. 3801, R.S. Dag No. 2817, C.S. Khatian No. 1678, R.S. Khatian No. 3302 & 1830, in the District 24 Parganas in favour of Badsha Gazi.

**AND WHEREAS** said Badsha Gazi executed a registered Deed of Conveyance dated 08.06.1955 which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 53, Pages 173 to 176, Being No. 5403 for the year 1955 sold, transferred and conveyed the said land measuring about 54 Sataks more or less to Sri Pradip Kumar Das, Sri Sudhangshu Kumar Das.

**AND WHEREAS** said Mosammat Rahimannesha Bibi and Mosammat Keyammatnecha Bibi jointly executed a registered Deed of Conveyance dated 01.07.1956 which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 102, Pages 128 to 129, Being No. 6709 for the year 1956 sold, transferred and conveyed their land measuring about 7 Satak more or less to Sri Ratikanta Hazra.

**AND WHEREAS** by virtue of aforesaid two numbers deed of conveyance the said Sri Pradip Kumar Das, Sri Sudhangshu Kumar Das, Sri Ratikanta Hazra jointly owners of total land measuring about 61 Satak more or less lying and situated at Mouza–Gopalpur, P.S. Rajarhat, C.S. Dag No. 3801, R.S. Dag No. 2817, C.S. Khatian No. 1678, R.S. Khatian No. 3302 & 1830.

**AND WHEREAS** said Sri Pradip Kumar Das and others jointly executed a registered Deed of Conveyance dated 20.09.1983 which was duly registered at the office of Registrar of Assurances, Calcutta, recorded in Book No. 1, Being No. 9580 for the year 1983 sold, transferred and conveyed of land measuring an area of 18 Cottahs 10 Chittacks more or less lying and situated at Mouza–Gopalpur, P.S. Rajarhat now Airport, Dag No. 2817, C.S. Khatian No. 1678, R.S. Khatian No. 3302 & 1830, in the District 24 Parganas to Sri Swapan Kumar Mondal and Sri Rupchand Ghosh.

(4)

**AND WHEREAS** said Sri Swapan Kumar Mondal and Sri Rupchand Ghosh jointly executed a registered Deed of Conveyance dated 27<sup>th</sup> January 1984 which was duly registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Being No. 700 for the year 1984 sold, transferred and conveyed of land measuring an area of 5 Cottahs 5 Chittaeks more or less lying and situated at Mouza – Gopalpur, P.S. Rajarhat now Airport , Dag No. 2817, C.S. Khatian No. 1678, R.S. Khatian No. 3302 & 1830, in the District 24 Parganas to Sri Bhabani Prasanna Biswas.

**AND WHEREAS** said Sri Bhabani Prasanna Biswas executed a registered Deed of Conveyance in Bengali language dated 24<sup>th</sup> October 1989 which was duly registered at the office of Additional District Sub Registrar Bidhannagar (Salt Lake City), recorded in Book No. 1, Volume No. 169, Pages 435 to 444, Being No. 7942 for the year 1989 sold, transferred and conveyed of land measuring an area of 2 Cottahs more or less lying and situated at Mouza-Gopalpur, P.S. Rajarhat now Airport, R.S. Dag No. 2817, C.S. Khatian No. 1678, R.S. Khatian Nos. 3302 & 1830, in the District 24 Parganas North to Sri Satyendra Lal Maitra.

**AND WHEREAS** after while seizing and possessing the said property, said Satyendra Lal Maitra died intestate leaving behind him surviving his daughters and sons namely Smt. Rita Biswas, Sri Mihir Kumar Maitra, Sri Sudhir Kumar Maitra, Sri Tulu Maitra, Iiti Maitra, Smt. Subhra Bhattacharjee as his only legal heirs and successors to inherit the property left by him.

**AND WHEREAS** by virtue of inheritance said Smt. Rita Biswas, Sri Mihir Kumar Maitra, Sri Sudhir Kumar Maitra, Sri Tulu Maitra, Iiti Maitra, Smt. Subhra Bhattacharjee jointly owners of said property.

**AND WHEREAS** said Smt. Rita Biswas, Sri Mihir Kumar Maitra, Sri Sudhir Kumar Maitra, Sri Tulu Maitra, Iiti Maitra, Smt. Subhra Bhattacharjee jointly executed a registered Deed of Conveyance in Bengali language dated 3<sup>rd</sup> May 1996 which was duly registered at the office of Additional District Sub Registrar Bidhannagar (Salt

(5)

Lake City), recorded in Book No. 1, Volume No. 81, Pages 257 to 264, Being No. 3552 for the year 1996 sold, transferred and conveyed of land measuring an area of 2 Cottahs more or less lying and situated at Mouza-Gopalpur, P.S. Rajarhat now Airport, R.S. Dag No. 2817, C.S. Khatian No. 1678, R.S. Khatian Nos. 3302 & 1830, in the District 24 Parganas North to Sri Babul Biswas.

**AND WHEREAS** after such purchase the said Sri Babul Biswas became the sole and absolute Owner of aforesaid property and she mutated his name in the records of Rajarhat Gopalpur Municipality at present Bidhannagar Municipal Corporation and B.L. & L.R. office and paying rents and taxes regularly and punctually as an absolute and indefeasible estate in the fee simple free from all encumbrances whatsoever.

**AND WHEREAS** said Sri Babul Biswas the Owner herein ALL THAT piece and parcel of land measuring an area of 2 Cottahs more or lying and situated at Mouza – Gopalpur, P.S. Rajarhat now Airport, R.S. Dag No. 2817, C.S. Khatian No. 1678, R.S. Khatian No. 3302 & 1830, at present Khatian No. 23473, under Bidhannagar Municipal Corporation, being Municipal Holding No. 149, at Block No. B, 149, Gopalpur, Ward No. 04, in the District 24 Parganas (North), morefully described in the Schedule hereunder written and hereinafter called the said property free from all sorts of encumbrances.

**AND WHEREAS** Owner is desirous to develop the said property and to construct a multi storied building on the said property but could not do it himself and the Developer knowing the intention of the Owner and approached the said Owner to authorize him to develop the said property and to construct a multi storied building on the said property to which the Owner agree.

As a consideration of the said property the Owner shall get one 3BHK Flat on the First floor together with common parts and portions together with undivided proportionate share of land along with a cash consideration of Rs.10,000/- (Rupees Ten Thousand) only which is forfeited money hereinafter called the Owner's allocation.

The Developer with the execution of this agreement has paid a sum of Rs.10,000/- (Rupees Ten Thousand) only to the Owner, the receipt of the Owner admits and acknowledge.

(6)

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

**ARTICLE : I : DEFINATIONS**

- (1) **OWNER** Shall mean the Sri Babul Biswas his heirs, legal representatives, executors, administrators and assigns.
- (2) **DEVELOPER** shall mean **SHYAMAL KUMAR GANGULY** and his heirs, successors, executors and assigns.
- (3) **PREMISES** shall mean ALL THAT piece and parcel of land measuring an area of 2 Cottahs more or lying and situated at Mouza – Gopalpur, P.S. Rajarhat now Airport, R.S. Dag No. 2817, C.S. Khatian No. 1678, R.S. Khatian No. 3302 & 1830, at present Khatian No. 23473, under Bidhannagar Municipal Corporation, being Municipal Holding No. 149, at Block No. B. 149, Gopalpur, Ward No. 04, in the District 24 Parganas (North), morefully and particularly described in the Schedule hereunder written.
- (4) **THE BUILDING** shall mean the multi storied building to be constructed on the said property and/or amalgamated property in accordance with the building plan to be sanctioned by the authority of Bidhannagar Municipal Corporation at the cost of the Developer .
- (5) **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making the provisions for common facilities and spaces required.
- (6) **OWNER'S ALLOCATION :-** As a consideration of the said property the Owner shall get one 3BHK Flat on the First floor together with common parts and portions together with undivided proportionate share of land along with a cash consideration of Rs.10,000/- (Rupees Ten Thousand) only which is forfeited money hereinafter called the Owner's allocation.



(7)

- (7) **DEVELOPER'S ALLOCATION** shall mean remaining constructed areas of the said proposed building save and except the Owner's Allocation herein above part recited together with the proportionate right, title, interest in the land in common facilities and amenities including the roof proportionately right in the said premises upon construction of the said building belongs to the Developer only.
- (8) **ARCHITECT:** shall mean the person or persons who may be appointed by the Developer for designing and planning of the said building with the approval of the Owner.
- (9) **BUILDING PLAN** shall mean the plan to be sanctioned by the appropriate authorities with such alteration or modification as may be required to be made by the developer.
- (10) **TRANSFeree** shall mean the person / firm / limited company/ association of persons to whom any space in the building has been transferred.
- (11) **WORDS IMPARTING** singular shall include plural vice-versa.
- (12) **WORDS IMPARTING** masculine gender shall include feminine and neuter genders likewise words imparting feminine genders shall include masculine and neuter genders and similarly words imparting neuter gender shall include masculine and feminine genders.

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

This Agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement as mentioned above.

#### **ARTICLE - III: OWNER ' REPRESENTATIONS**

1. The Owner is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said premises free from all encumbrances attachments and liens whatsoever, which the Developer admits and acknowledges upon inspection of the title of the Owner.

(8)

2. The said premises is not vested under the Urban Land (Ceiling and Regulation) Act. 1976.
3. During the period of construction work, if any dispute arise then the Developer shall solve the problems and Owner shall have no responsibility and /or liability thereof.
4. It is further mentioned that the Developer shall make some Roads and drains in the said premises at its own costs and the Land Owner shall use the said Road with other flat Owner and / or occupiers of the said premises.

**ARTICLE -IV: DEVELOPER'S RIGHTS**

1. The Owner hereby grant subject to what has been hercinafter provided the exclusive right to the developer to built construct erect and complete the said building comprising the various sizes of flats, garages and / or units in order to sell the said flats, garages and/ or units to the member of the public for his residential / car parking purpose by entering into agreement for sale and or transfer and/or construction in respect of the Developer's Allocated portion in accordance with plan to be sanctioned by the appropriate authorities with or without amendment and or modification made or caused by the developer with the approval of the Owner .
2. The developer shall be entitled to prepare modify or alter the plan with approval of the Owner and to submit the same to the appropriate authorities in the name of the Owner at her own costs and Developer shall pay and bear all the expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities as required for construction of the building at the said premises provided however that the developer shall be exclusively entitled to all refund of any or all payment and/or deposits By the DEVELOPER.
3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the Owner of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive license to the Developer to sell the flats of the said premises in terms thereof and to deal with the Developer allocation only in the building to be constructed thereon in the manner and subject to the terms thereafter stated.

**SCHEDULE- V; APARTMENT CONSIDERATION**

In consideration of the Owner having agreed to permit the develop or to sell the flats, garages and / or units of the said premises and construct erect and complete the building on the said premises the Developer agrees .

- A) At its own costs shall obtain all necessary permissions and or approvals and / or Consents.
- B) To bear all costs charges and expenses for construction of the building at the said Premises.
- C) The building to be constructed at the said premises within **30 (Thirty)** months from the date of foundation work of the proposed new building.
- D) The Developer shall handover The Developer's Allocation of the said building at its Intending Purchaser and/or Purchasers and the Owner shall have no objection for the same.
- E) From the handing over of the land in favour of Developer the remaining electric bill or tax will be paid by the Developer at its own costs and expenses.

**SCHEDULE VI: OWNER 'S ALLOCATION**

As a consideration of the said property the Owner shall get one 3BHK Flat on the First floor together with common parts and portions together with undivided proportionate share of land along with a cash consideration of Rs.10,000/- (Rupees Ten Thousand) only which is forfeited money hereinafter called the Owner's allocation.

**ARTICLE -VII- DEVELOPER'S ALLOCATION**

In consideration of the above the Developer shall entitled to get remaining constructed areas / spaces of the said building apart from Owner's Allocation as mentioned above as Developer's Allocation together with the proportionate undivided share in the said land and also together with proportionate undivided share in the common facilities and amenities including the right to use thereof to be available at the premises upon construction of the said building and the Developer shall be entitled to enter into

Agreement for Sale and Transfer its own name with any transferees for their residential and commercial purpose and to receive and collect all money in respect thereof which shall absolutely belong to the Developer and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such Agreement it shall not be obligatory on part of the Developer to obtain any further consent of the Owner and this is a comment by itself shall be treated as consent by the Owner provided however the Developer will be entitled to deliver possession of Developer's Allocation to any of its transferees at its own discretion and the Owner shall have no Objection thereof.

**ARTICLE - VIII : PROCEDURE**

The Owner shall grant to the Developer and /or nominee or nominees a Power of Attorney as may be required for the purpose of obtaining the sanctions from different authorities in connection with the construction of the building and also for pursuing and following up the matter with the appropriate authority or authorities after sanction of the building plan.

That the Owner undertake to execute the registered Development power of Attorney in favour of the Developer and the land Owner will give the Developer all the powers required for the purpose of making such construction at his own risk and costs and to negotiate for sale and enter into agreement for sale and make registered Deed, documents for registration whatsoever required for his portion.

**ARTICLE- IX :CONSTRUCTION**

The Developer shall be solely and exclusively responsible for construction of the said building and all its faults if there be any in the said construction work and shall be liable for all costs and consequences thereto.

**ARTICLE - X: SPACE ALLOCATION**

1. After completion of the building the Developer shall be entitled to get the entire constructed areas of the said proposed building save and except Owner's Allocation of the proposed building.

(11)

2. The Developer shall be entitled to transfer or otherwise deal with the Developer's Allocation of the said building without any claim whatsoever of the Owner .

3. The Developer shall be exclusively entitled to the Developer's Allocation of the said building with and deal with or dispose of the same without any right, claim or interest therein whatsoever of the Owner and the Owner shall not in any way interfere with or disturb the quite and peaceful possession of the Developer's Allocation of the said building.

#### ARTICLE – XI : BUILDING

1 The Developer shall at its own costs construct erect and complete the building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the Architect from time to time such construction of the building shall be completed entirely by the Developer within **30 (Thirty)** months from the date of foundation work of the proposed new building.

2. Subject as aforesaid the decision of the Architects of both side regarding the quality of the materials shall be final and the Developer shall be responsible for the same.

3 The Developer shall erect in the said building at its own costs as per specification and drawings provided by the Architect, pump, tubewell, water storage tanks, overhead reservoirs, electrifications, permanent electric connections and until permanent electric connection is obtain, temporary electric connection shall be provided and other facilities as are required to be provided as residential building in a self contained apartment and constructed spaces for sell and/or residential flats and/or constructed spaces therein on Ownership basis.

4 The Developer shall be authorized in the names of the Owner in so far as the necessary to lawfully apply and obtain quotas entitlements and other allocations of or for cement, steel, bricks and other building materials allocable to the Owner for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and/or gas to the building and other imputes and facilities required for the construction of enjoyment of the building for which purpose the Owner shall execute in favour of the Developer a registered Power of Attorney at the time of signing of this Agreement.

5. The Developer shall at its own costs and expenses and without creating any financial or other liability on the Owner construct and complete with building and various units and/or apartments herein in accordance with the said building plan and amendment thereto or modification thereof made or caused to be made by the Developer without the consent of the Owner in writings.

6. All costs charges and expenses including architect fees shall be paid discharged and borne by the Developer and the Owner shall have no liability in this context.

7. The Developer shall provide at its own costs electricity wiring water pipe, pipe lines, sewerage Connection.

#### **ARTICLE XII: COMMON FACILITIES**

The Developer shall pay and bear the property taxes and other dues and outgoings from the date of agreement with the Owner till as provided hereafter.

#### **ARTICLE -XIII : LEGAL PROCEEDINGS**

1. It is hereby expressly agreed by and between the parties herein that it shall be the responsibility of the Developer as constituted Attorney of the Owner defend all actions, suits and proceedings which may arise in respect of the development of the said premises and all costs, charges and expenses incurred for that purpose (with the approval of the Owner shall be borne and paid by the Developer specific may be required to be done by the Developer and for which the Developer may need the authority of the Owner applications and other documents may be required to be signed or made by the Owner relative to which specific provisions may not have been mentioned herein). But the Developer shall not demand any money from the Owner . The Owner hereby agree to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matters and the Owner shall execute any such additional power of attorney and /or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign and execute as such additional application and other documents as the case may be provided that as such acts, deeds and things do not in any way infringe of the rights of the Owner and / or go against the sprit of this Agreement.

2. Any notice required to be given by the Developer shall without prejudice to any other mode of service available demand to have been served on the Owner, if delivered by hand and duly acknowledgement due to the residence of the Owner shall likewise be deemed to be have been served on the Developer if delivered by hand or send by pre-paid registered post. Similarly notice to be given by the Owner to the Developer and the said will be served likewise and / or by courier service to her residence or to his recorded office address in the instant Agreement.

3. Both the Developer and the Owner shall frame a scheme for the management and administration of the said building or buildings and / or common parts thereof the Owner hereof and the transferees of the Developer's Allocation of the said building shall abide by all the rules and regulations as such management society / as occasion / holding organization do hereby give her consent to abide by the same

4. The name of the building shall be given by the Developer solely .

5. Nothing in these presents shall be construed as demise of assignment or conveyance in by the Owner of the premises or any part thereof to the Developer or any creating any right title or interest in respect thereof to commercially exploit the same in terms thereof provided however the Developer shall be entitled to borrow money from any Banks and it is being expressly agree and understood that in the event the Owner or any of his estate shall not be responsible and / or made liable for payment of any dues of such banks and for that purpose the Developer shall keep the Owner indemnify against all actions suits proceedings and costs charges and expenses in respect thereof as will be asked for by the Owner.

6. There is no existing agreement regarding the Development or sell of the said premises and that all other Agreement if any prior to this Agreement have been cancelled and are being suppressed by this Agreement and the Owner agree to indemnify and keep indemnified the developer against any or any claims made by any third party in respect of the said premises vice versa.

7. The Owner undertake and agree to execute and register all conveyance and transfer in favour of the persons with whom the developer may enter into agreement as and when required by the Developer (the stamp duty or registration fees and all other expenses towards the registration will be borne by the Purchaser)

8. The Developer shall demolish the existing structure at its own costs and expenses and shall appropriate the salvages and building materials.

9. It is agreed by the Developer will have the right to amalgamate the adjacent plot / plots for construction of multistoried building.

#### **ARTICLE - XIV: FORCE MAJURE**

1. The Developer shall not be considered to be liable to and obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of the force majeure and shall be suspended the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

2. Force majeure shall mean flood, earth quake, riot, storm tempest civil commotion strike and / or any other or further permission beyond the reasonable control of the Developer.

#### **ARTICLE - XV: ARBITRATION**

If at any time any dispute shall arise between the parties hereto regarding the obstruction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability of any of the parties under this Agreement the same shall be referred to the Arbitration into the parties agree to the case otherwise to two Arbitrators one be appointed by each by each of the parties in dispute and same be deemed to be reference within the meaning of Arbitration act, 1940 and / or modification as a Cancellation Act, 1996 or any statutory modification there under force.



**ARTICLE-XVII: DELEGATION OF POWER**

AND WHEREAS in tune with the terms and conditions of this present the as stated hereinabove "PRINCIPAL" herein, executing this **DEVELOPMENT POWER OF ATTORNEY** in favor of **SRI SHYAMAL KUMAR GANGULY** son of Late Shankar Ganguly, by faith Hindu, by Nationality Indian, by occupation - Business, residing at 22/A Raja Bagan Lane, Police Station Sinthee, P.O. Ghughudanga, Kolkata-700030, the "**DEVELOPER / ATTORNEY**" herein, as and for the purpose relating to the "**SAID PROPERTY**" and the development thereof and other purposes hereinafter contained.

**NOW KNOW YE BY THESE PRESENTS I, SRI BABUL BISWAS** son of Late Manmohan Biswas, by Religion Hindu, by Nationality-Indian, by Occupation-Retired Person, residing at Anandaloke 1<sup>st</sup> Lane, R. Gopalpur, Kolkata-700 136, District 24 Parganas (North), the "**OWNER / PRINCIPAL**" herein, do hereby nominate, constitute and appoint **SRI SHYAMAL KUMAR GANGULY** son of Late Shankar Ganguly, by faith Hindu, by Nationality Indian, by occupation - Business, residing at 22/A Raja Bagan Lane, Police Station Sinthee, P.O. Ghughudanga, Kolkata-700030, as true and lawful attorney to do, exercise, execute and perform all or any of the following deeds, matters and things in respect of the "**SAID PROPERTY**" that is to say :

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after said and to control all the areas for the Development of said land and construction of a Multi-storied building thereon as per sanctioned Plan which to be approved by the Bidhannagar Municipal Corporation.
2. To sign, execute and submit all development Plans, amalgamation, others documents, statements, B.L & L.R.O. papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Bidhannagar Municipal Corporation and other appropriate authorities.

3. To appear and represent the "PRINCIPAL" before any necessary Authorities including the Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary Authorities as to expedient for sanction, modification and/or alterations of Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary Authorities and to appoint Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
6. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as my said Attorney shall think fit and proper.
7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

8. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.
10. To appear and represent me before all Authorities for fixation and/or finalization of the normal Valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
11. To negotiate with others for sale of the Flat/Flats, Floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for me as per agreement deed at any terms and conditions as the said Attorney shall think fit and proper.
12. To advertise in different newspapers and display hoarding in different places, engage Agency or Agencies for selling of flats/along with the proportionate share of land in out/by them as the said Attorney shall think fit and proper.
13. To transfer, flats of the proposed buildings along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by Attorney at "PRINCIPAL " premises or any part thereof on such terms and conditions as Attorney shall think fit and proper.

14. To enter in to an Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on "**PRINCIPAL**" behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation.
15. To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as "**PRINCIPAL**" lawful representatives.
16. To present any deed or deeds of sale conveyance, Or conveyances of other documents for registration and when executed by them in "**PRINCIPAL**" names and on "**PRINCIPAL**" behalf the Addl. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have them registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which "**PRINCIPAL**" said Attorney shall consider necessary for the transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as **PRINCIPAL** could do the same.

17. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
18. To file and defend suits, case, appeals and applications of whatsoever nature for and on "PRINCIPAL" behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
19. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications therefore.
20. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama, warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
21. To effect mutation and amalgamation of other premises beside to the said plot in the office of the collector and/or Municipal records and to do all acts on "PRINCIPAL" behalf in respect of the Schedule mentioned property herein below.
22. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised Site/building plan from the Authority and to obtain the completion Certificate from the concerned Authority.
23. To withdraw and receive documents or money from any court office either in execution of decree or otherwise any to do all acts that may necessary in connection with any of such cases. To borrow money by mortgaging the said property from financial Authorities or any person.

24. To ask, demand, sue for, recover, realize and collect all monies, earnest monies, considerations, construction cost, extras, deposits, charges for maintenance and or facilities provided in the **"SAID PROPERTY"**, advances ,compensations , interests, damages, statutory levies and/or duties, payments whatsoever etc, which are or may be due, payable or recoverable from any person or persons ,firm or firms, organization or authority or authorities on any account whatsoever in the name as expressly agreed in this said **"DEVELOPMENT AGREEMENT CUM DEVELOPMENT POWER OF ATTORNEY"** and to give effectual receipts and discharges for the same.
25. To amalgamate other adjacent property or properties for the better commercial exploitation of the **"SAID PROPERTY"** .
26. To mortgage the **"SAID PROPERTY"** of any part thereof to any bank and/or financial institution in accordance with their choice.

**AND GENERALLY** to do all acts, deeds and things for better exercise of the authorities herein contained relating to the **"SAID PROPERTY"** or any part thereof which the **"PRINCIPAL "** themselves could have lawfully done under it's own hand and seal, if personally present.

**AND** the **"PRINCIPAL "** doth hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Development Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole Deed/ Transaction as per the said Agreement . .

**AND** it is clarified that the said Attorney shall be entitled to execute and register agreement for sale or Deeds of Conveyance/Transfer in respect of any transferable area from the Developer's allocation in favor of intending purchaser/ transferees as the constituted attorney of the **"PRINCIPAL"**. .

(21)

AND it is clarified that while exercising the powers and authorities hereby conferred on the said attorney, he shall not do any act, deed or thing which would go against the express provisions of or the spirit of this present and also that by executing this indenture, the "PRINCIPAL" shall not be absolved of any of it's obligations to be fulfilled by it under this indenture nor shall effect or prejudice any right or remedy of the Developer under this indenture which, but for the execution hereof is or would be available to the DEVELOPER.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of bastu land measuring an area of 2 Cottahs more or less together with R.T. shed structure measuring about 200 Sq. ft. more or less with cemented flooring lying and situated at Mouza-Gopalpur, P.S. Rajarhat now Airport, R.S. Dag No. 2817, C.S. Khatian No. 1678, R.S. Khatian No. 3302 & 1830, at present Khatian No. 23473, J.L. No. 2, R.S. No. 140, Touzi No. 125, within the local limits of Bidhannagar Municipal Corporation, being Municipal Holding No. 149, at Block No. B, 149, Gopalpur, Ward No. 04, Kolkata 700136, under Additional District Sub Registrar at Bidhannagar (Salt Lake) City, in the District 24 Parganas (North), together with all easement right all rights appertaining thereto which is butted and bounded in the manner following :-

- ON THE NORTH : By Other's property, land of Dag No. 2815.
- ON THE SOUTH : By 4' ft wide passage and partly other's property.
- ON THE EAST : By property of Durga Rani Dey.
- ON THE WEST : By Other's property, land of Dag No. 2817.

**(Owner's Allocation)**

As a consideration of the said property the Owner shall get one 3BHK Flat on the first floor together with common parts and portions together with undivided proportionate share of land along with a cash consideration of Rs.10,000/- (Rupees Ten Thousand) only which is forfeited money hereinafter called the Owner's allocation.

The Developer with the execution of this agreement has paid a sum of Rs.10,000/- (Rupees Ten Thousand) only to the Owner.

It is further mentioned that in case if any local problem, disputes or any other litigation arise in future regarding the constructional work of the schedule mentioned property in that event the developer and land Owner jointly shall settle the dispute .

It is further mentioned that the Owner have not any other claim in any part of the building or from the sale proceeds of any other part of the building except the Owner's allocation .

**( Developer's Allocation)**

That after providing land owner's allocation the remaining constructed area in the said newly constructed multi storied building is to be allotted to the Developer as Developer's allocation together with undivided impartable proportionate share of land whereof the said building is to be erected and the rights of use common areas and facilities of the said building to be constructed and the Developer shall every right to sell, convey and transfer its allocation to any intending purchaser or purchaser as the Developer shall think fit and proper and in that event Owner shall have no right to create any objection thereto .

**:- [Common Parts of the Building] :-**

- ❖ The foundation, columns, beams, supports, fire escapes, entrances and exists.
- ❖ Common passage, drive ways and the pathways of the proposed building.



- ❖ Water-pump, water tanks of water-pipes, and common plumbing installations.
- ❖ Transformer, electrical sub-station, electrical wiring, meters and fittings [Excluding those as are installed for any particular unit/Flat]
- ❖ Drainage, sewerage and rain water pipes.
- ❖ Boundary walls including outer side of the walls of the said Building and main gate.
- ❖ Such other common parts, areas, equipments installations, fixtures, fittings, covered and open spaces in or about the said building as are necessary for passage to or user and occupancy of the unit/flat or units/ flats in common and as are easements of necessary of the building.
- ❖ Staircase, stair case landings and ultimate roof of the said building.
- ❖ Lift and lift well

#### SPECIFICATION OF CONSTRUCTION WORK

1. **STRUCUTRE** : Building designed with R.C.C framed structure of foundation .
2. **BRICK WORKS** : All brick works are with conventional bricks as 5" or 3" thick wherever necessary .
3. **FLOORING** : All floor Marble / Tiles .
4. **KITCHEN** : Marble / Tiles flooring cooking platform with a black stone sink stainless steel and glazed tiles upto 3'-0" above cooking plat form taps etc. complete with exhaust fan hole .

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[Excluding those as are installed for any particular unit/Flat]
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4. **KITCHEN** : Marble / Tiles flooring cooking platform with a black stone sink stainless steel and glazed tiles upto 3'-0" above cooking plat form taps etc. complete with exhaust fan hole .

5. **TOILET** : Floor Marble/Repol with wall dado of Glazed tiles upto 6'-0" height with standard fittings and concealed plumbing system with 1/2" PVC pipes with PVC door.
6. **DOORS** : The all doors are flush door all frames will be good quality wood.
7. **WINDOW** : All windows are Aluminum sliding with grill.
8. **ELECTRICAL** : All wiring will be concerned with Fenolex wire .
  - a) Bed Rooms : One Tube light point, Two light point, one fan point, one 5 amp plug point on switchboard .
  - b) Living / Dining: Two light points, Two fan points and two 5 Amp plug point on switchboard and one 15 Amp plug point for freeze.
  - c) Kitchen : One light point, one exhaust point, one 5 Amp plug point.
  - d) Toilets : One light point, one geyser point, one Exhaust fan point .
  - e) Balcony : one light point.
9. **WALL PAINTING** : Interior wall finished with plaster of Paris and out side will finished with paint .
10. **WATER SUIPLY**: Water supply to the flat shall be round the clock by deep tube well with submersible pump.
11. **EXTRA WORK** :- Any extra work other than my standard specification shall be charged extra as decided by my authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additional alteration work have to be given in writing before starting of brickwork. Thereafter no request shall be entertained .

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

**SIGNED, SEALED AND DELIVERED**

In the presence of

**WITNESSES**

1. *Supriya Kund*  
5704 - St. Mye Lane  
K1 - Jm 30 -

2. *Mohan Banerjee*  
8/4 B.T. Road  
KOL - 2

3. *Kulokon Bhowm*

*A.m. 1 St. Lane*  
*KOL - 736*

**Drafted by :-**

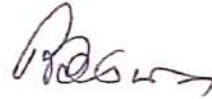
*Satyajit Sahoo*  
**Satyajit Sahoo**  
Advocate

**High Court, Calcutta.**

F/1039/1342/11

+919830341066

Email:satyajitsahoo1983@gmail.com



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**SIGNATURE OF THE OWNER/  
PRINCIPAL / EXECUTANT**

*Susamaal Kumar Samsul*

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**SIGNATURE OF THE DEVELOPER/  
ATTORNEY**

(26)

**RECEIPT**

RECEIVED of and from the within named Developer within mentioned sum of Rs.10,000/- (Rupees Ten Thousand) only as per memo given below :

**MEMO**

Paid by Cash

Rs.10,000/-

Total      Rs.10,000/-

(Rupees Ten Thousand) only.

**WITNESSES**

1. *Supurnand*

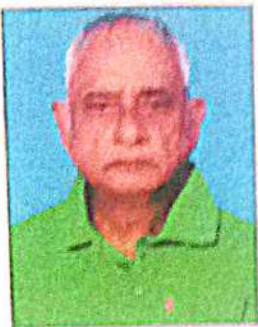












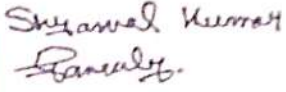












**SIGNATURE OF THE OWNER/  
PRINCIPAL / EXECUTANT**

2 *Mohan Bai*  
*B/4 B.T. D col*  
*KOL-2*

3. *Kho Kon Bisnes.*

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 	Little	Ring	Middle	Fore	Little
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
	 	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

### Major Information of the Deed

Deed No :	I-1904-02902/2023	
Query No / Year	1904-2000480329/2023	Date of Registration
Query Date	21/02/2023 9:22:30 PM	23/02/2023
Applicant Name, Address & Other Details	Office where deed is registered	
Transaction	A.R.A. - IV KOLKATA, District: Kolkata	
[0110] Sale, Development Agreement or Construction agreement	SATYAJIT SAHOO 94, South Sinthee Road, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9830341066, Status : Advocate	
Set Forth value	Additional Transaction	
Stampduty Paid(SD)	[4002] Power of Attorney, General Power of Attorney [Rs : 70/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,000/-]	
Rs. 5,071/- (Article:48(g))	Market Value	
Remarks	Rs. 18,36,000/-	
	Registration Fee Paid	
	Rs. 212/- (Article:E, E, E,)	
	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)	

#### Land Details :



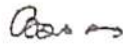
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Gopalpur Road, Mouza: Gopalpur, , Ward No: 004, Holding No:15 JI No: 2, Pin Code : 700126

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2817 (RS :- )	LR-23473	Bastu	Bastu	2 Katha		17,82,000/-	Width of Approach Road: 6 Ft.,
<b>Grand Total :</b>					3.3Dec	0 /-	17,82,000 /-	



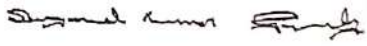
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	0 /-	54,000 /-	



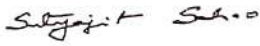
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BABUL BISWAS</b> Son of Late Manmohan Biswas Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office			
	23/02/2023	LTI 23/02/2023		23/02/2023
Anandaloke First Lane, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx4b, Aadhaar No: 33xxxxxxxx6300, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SHYAMAL KUMAR GANGULY (Presentant )</b> Son of Mr Shankar Ganguly Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office			
	23/02/2023	LTI 23/02/2023		23/02/2023
Son of Mr Shankar Ganguly 22/A, Raja Bagan Lane, City:- , P.O:- Ghughudanga, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx9g, Aadhaar No: 70xxxxxxxx7308, Status :Individual, Executed by: Self, Date of Execution: 23/02/2023 , Admitted by: Self, Date of Admission: 23/02/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SATYAJIT SAHOO</b> Son of Mr Sanat Kumar Sahoo 94, South Sinthee Road, City:- , P.O:- Ghughudanga, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700030			
	23/02/2023	23/02/2023	23/02/2023
Identifier Of Mr SHYAMAL KUMAR GANGULY, Mr BABUL BISWAS			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr BABUL BISWAS	Mr SHYAMAL KUMAR GANGULY-3.3 Dec

Sl.No	From	To. with area (Name-Area)
1	Mr BABUL BISWAS	Mr SHYAMAL KUMAR GANGULY-200.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Gopalpur Road, Mouza: Gopalpur, , Ward No: 004, Holding No:15 JI No: 2, Pin Code : 700126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2817, LR Khatian No:- 23473		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190402902 / 2023

On 23-02-2023

**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 15:03 hrs on 23-02-2023, at the Office of the A.R.A. - IV KOLKATA by Mr SHYAMAL KUMAR GANGULY ,Claimant.

**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 18,36,000/-

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

Execution is admitted on 23/02/2023 by 1. Mr SHYAMAL KUMAR GANGULY, Son of Mr Shankar Ganguly, 22/A, Raja Bagan Lane, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Business, 2. Mr BABUL BISWAS, Son of Late Manmohan Biswas, Anandaloke First Lane, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Retired Person

Indetified by Mr SATYAJIT SAHOO, , Son of Mr Sanat Kumar Sahoo, 94, South Sinthee Road, P.O: Ghughudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 212.00/- ( B = Rs 100.00/- ,E = Rs 28.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 128/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/02/2023 8:21PM with Govt. Ref. No: 192022230307430828 on 22-02-2023, Amount Rs: 128/-, Bank: SBI EPay ( SBlePay), Ref. No. 0846817132135 on 22-02-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,071/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 71/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 273435, Amount: Rs.5,000.00/-, Date of Purchase: 22/02/2023, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/02/2023 8:21PM with Govt. Ref. No: 192022230307430828 on 22-02-2023, Amount Rs: 71/-, Bank: SBI EPay ( SBlePay), Ref. No. 0846817132135 on 22-02-2023, 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 60 and Rule 69.  
Registered in Book - I  
Volume number 1904-2023, Page from 171479 to 171515  
being No 190402902 for the year 2023.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.03.06 15:35:32 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/03/06 03:35:32 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

**(This document is digitally signed.)**