

159609

SANJAY CHAKRABARTI
Advocate
Calcutta

High Court

NAME: _____
AEC: _____

22 DEC 2022

SURAJAM GUPTA
Licence Stamp Vendor
E. G. Court
2 & 3, 16 S. Roy Road, Kolt 1

22 DEC 2022



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Amir

Government of West Bengal

Office of the A.R.A. - IV KOLKATA, District: Kolkata

W.B. FORM NO. 1504

Query No / Year	19042000150824/2023	Serial No/Year	1904001249/2023
Transaction id	0000206566	Date of Receipt	25/01/2023 3:53PM
Deed No / Year	I - 190401339 / 2023		
Presentant Name	Mr Jagadish Ghosh		
Land Lord	Mr Ravi Chourasia		
Developer	J.N. TOWER		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Total Setforth Value	Rs. 2/-	Market Value	Rs. 2,27,35,554/-
Stamp Duty Paid	Rs. 5,000/-	Stamp Duty Articles	48(g)
Registration Fees Paid	Rs. 84/-	Fees Articles	B, E, I, M(a), M(b)
Standard User Charge	444/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Mukherjee	159609	22/12/2022	5,000/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		84/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		444/-
Requisition Form Fee		50/-



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



192022230267473088

GRN Details

GRN:	192022230267473088	Payment Mode:	SBI Epay
GRN Date:	25/01/2023 11:44:46	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7026932505027	BRN Date:	25/01/2023 11:46:27
Gateway Ref ID:	202302586292234	Method:	State Bank of India New PG CC
GRIPS Payment ID:	250120232026747307	Payment Init. Date:	25/01/2023 11:44:46
Payment Status:	Successful	Payment Ref. No:	2000150824/4/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr JAGADISH GHOSH
Address:	121A, BIDHAN SARANI,KOL-700074
Mobile:	8981763113
E-Mail:	bengal.new@gmail.com
Period From (dd/mm/yyyy):	25/01/2023
Period To (dd/mm/yyyy):	25/01/2023
Payment Ref ID:	2000150824/4/2023
Dept Ref ID/DRN:	2000150824/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000150824/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	35021
2	2000150824/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	20021
			Total	55042

IN WORDS: FIFTY FIVE THOUSAND FORTY TWO ONLY.

SRI RAVI CHOURASIA, PAN - AIWPC7627H, AADHAAR NO. 2650 6282 4304, son of Late Laxman Chourasia, by faith - Hindu, by occupation - business, by Nationality - Indian, residing at 6A, Tara Chand Dutta Street, Chittaranjan Avenue, P.O. and P.S. - Jorasanko, Kolkata - 700 073, hereinafter referred to and called the **LANDOWNER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include his heirs, executors, administrators, legal representatives nominees and assigns) of the **ONE PART**.

AND

J.N. TOWER, PAN - AAPFJ4917J, a Partnership Firm having its office and principal place of business at 121A, Bidhan Sarani, P.O. - Bagbazar, P.S. - Shyampukur, Kolkata - 700 004, the said Firm being represented by its Partners namely **(1) MR. JAGADISH GHOSH, PAN - ADYPG4011E, AADHAAR NO. 4217 5155 9518**, son of Late Makhanlal Ghosh, by faith - Hindu, by occupation - Business, residing at 1176, R.N. Tagore Road, P.O. - Bediapara, P.S. - Nager Bazar, Kolkata - 700 077 and **(2) MR. NARAYAN PAL, PAN - AJRPP8850D, AADHAAR NO. 8813 9839 2234**, son of Late Manoranjan Pal, by faith - Hindu, by occupation - Business, residing at AD-102, Sector-I, Salt Lake City, P.O. - Bidhannagar, P.S. - North Bidhannagar, Kolkata - 700 064, hereinafter referred to and called as the **DEVELOPER** (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean include their respective heirs, executors, administrators, legal representatives nominees and assigns of the **OTHER PART**).

WHEREAS One Rai Mathuranath Chawdhury, son of Late Srinath Chowdhury, resident of Premises No.3, Rai Mathuranath Chaudhury Street, P.O & P.S. — Baranagar, Kolkata - 700 036, District - North

24 Parganas & others were the owners and possession holder of the Land measuring about 06 (Six) Cottahas 01 (One) Chittack 07 (Seven) Square feet along with 3303 feet tile Shed Structure, situated at old Premises No.40, 40/1 thereafter 50, Chaulpatty Road and presently known as Premises No.53A, Ardhendu Sekhar Naskar Sarani, Police Station - Beliaghata, Kolkata - 700 010 and others land as Rayat comprised in Dihi Panchannya Gram, Old Touzi No.1298, Present Touzi No. 2833, Division-3, Sub Division-6, under the of Additional District Sub Registrar Sealdah, within the limitation of The Kolkata Municipal Corporation in the District South 24 Parganas by virtue of a Patta, registered before the Registry Office, 24 Parganas and recorded as Book No.1, Volume No.4, Pages from 67 to 69, being Deed No.164 for the year 1859.

AND WHEREAS after getting the said Land, by virtue of above said Patta, registered before the District Registrar Office, the then 24 Parganas and recorded in Book No. I, Volume No. 4, Pages from 67 to 69, Deed No. 164 for the year of 1859 and others property a Partition Suit being Suit No.212/1923 filed before the Learned 3rd Sub-Judge, Alipore.

AND WHEREAS by virtue of the Order & final decree dated 17.03.1930, passed by the Learned 3rd Sub-Judge, Alipore in Partition Suit No.212/1923, partition & Division was made.

AND WHEREAS by virtue of the said Order & final decree, dated 17.03.1930, passed by the Learned 3rd Sub-Judge, Alipore in Partition Suit No.212/1923; the land of Sura & Old Chinrighata Holdings including the Land, measuring about 6 (Six) Cottahs 1 (One) Chittak & 7 (Seven) Square feet along with the structure, situated at Premises No.40, 40/1, hereinafter renumbered 50, Chaulpatty Road and presently known and numbered as Premises No.53A, Ardhendu

Sekhar Naskar Sarani, P.S. -Beliaghata, Kolkata - 700 010 allotted in favour of Rai Dhirendranath Chowdhury, son of Late Rai Jatindranath Chowdury, who was the only son of Late Mathuranath Chowdhury of residing at Premises No.3, Rai Mathuranath Chaudhury Street, P.O. & P.S. - Baranagar, Kolkata - 700 036.

AND WHEREAS therefore, Rai Dhirendranath Chowdhury, son of Late Rai Jatindranath Chowdhury mutated his name with, Assessment Roll of the Kolkata Municipal Corporation against the Land, measuring about 6 (Six) Cottahs 1 (One) Chittaks & 7 (Seven) Square feet along with the structure, situated at Premises No.40, 40/A hereinafter renumbered 50, Chaulpatty Road and presently known and numbered as Premises No.53A, Ardhendu Sekhar Naskar Sarani, P.S. - Beliaghata, Kolkata -700010, and others Land as Rayat, under the jurisdiction of Additional District Sub Registrar Sealdah, within the Limitation of The Kolkata Municipal Corporation, being Assessee No.11-033-040-022-5 in the District South 24 Parganas by virtue of an order dated 17.03.1930, passed by the Learned 3rd Sub-Judge at Alipore in the Partition Suit being Suit No. 212 of 1923.

AND WHEREAS during peaceful possession & enjoyment of the said Land measuring about 6 (Six) Cottahas 1 (One) Chittak & 7 (Seven) Square feet along with the structure, situated at Premises No.40, 40/A hereinafter renumbered 50, Chaulpatty Road and presently known and numbered as Premises No.53A, Ardhendu Sekhar Naskar Sarani, P.S. - Beliaghata, Kolkata -700010 and others land the said Rai Dhirendra Nath Chaudhury, son of Late Rai Jatindranath Chowdhury died intestate on 03.09.1944 leaving behind his surviving wife namely Smt. Kamala Bala Chaudhurani, one son namely Rai Biswendra Nath Chaudhury and one daughter namely Smt. Gouri Bhoose nee Chaudhury, as heirs and representatives and none else.

AND WHEREAS that since demise of the said Rai Dharendra Nath Chaudhury, his wife Smt. Kamala Bala Chaudhurani and his only son named Rai Biswendra Nath Chaudhury became the joint owners of the aforesaid land measuring about 06 (Six) Cottahs 01 (One) Chittak and 07 (Seven) Square feet along with the with Tile Shed structure measuring about 3303 Square foot, comprised in Premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), P.S. - Beliaghata, Kolkata - 700 010 as the said Rai Dharendra Nath Chaudhury died intestate on 03.09.1944 i.e. prior to the introduction of Hindu Succession Act,1956.

AND WHEREAS therefore in the same ways the said Kamala Bala Chaudhurani died intestate an 03.05.1972 leaving behind her survivor one son namely Rai Biswendra Nath Chaudhury and one daughter namely Smt. Gouri Bose (nee - Chaudhury) as her only legal heirs, successors, who are became joint owners of the Land & structure, particularly described in the schedule of property herein below according the Hindu Succession Act, 1956. Therefore the son, namely Rai Biswendra Nath Chaudhury got the undivided $3/4^{\text{th}}$ share, the daughter named Smt. Gouri Bose nee Chaudhury got undivided $1/4^{\text{th}}$ share over the property, left by the said Rai Dharendra Nath Chaudhury.

AND WHEREAS thereafter the said Rai Biswendra Nath Chaudhury died intestate on 02.10.2003 leaving behind his surviving wife namely Smt. Jharna Chaudhury, two sons namely Sri Shamindra Chaudhury, Sri Atindra Chaudhury and one daughter namely Smt. Bidisha Guha, as his legal heirs and representatives who are became joint owners of undivided $3/4^{\text{th}}$ share and Gouri Bose (nee Chaudhury) with the said Gouri Bose (nee- Chaudhury) became joint owners of undivided $1/4^{\text{th}}$ share the Land, measuring about 6 (Six) Cottahas 1 (One) Chittak and 7 (Seven) Square feet along with the with Tile Shed structure

measuring about 3,303 Square feet, situated at Premises No 53A, Ardhendu Sekher Naskar Sarani (Previously known as Chaulpatty Road), Police Station - Beliaghata, Kolkata - 700 010, particularly described in the schedule below according the Succession Act, 1956 and mutated their names in the Assessment Roll of the Kolkata Municipal Corporation and used to pay Taxes regularly to the Kolkata Municipal Corporation.

AND WHEREAS it may be mentioned here that some Biman Sen & 41 Others filed a Title Suit No.65 of 2018 (Biman Sen & Others - Versus Smt. Jharna Chowdhury & Others) before Sri Lilamoy Mondal, Learned Civil Judge, Senior Division, Sealdah for Declaration and for Permanent injunction and for Recovery of khas possession of the homestead Land, measuring about 6 (Six) Cottahs 1 (One) Chittak and 7 (Seven) Square feet along with the with Tile Shed structure measuring about 3303 Square feet lying and situated at Premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station -Beliaghata, Kolkata - 700 010, within Ward No.033 of The Kolkata Municipal Corporation, particularly described in the Schedule of the property herein below and also mentioned as Suit Property whereby the Learned Court had allowed the petition for ad-interim injunction made by One Biman Sen and Others against One Jharna Chowdhury & and others.

AND WHEREAS said Jharna Chowdhury & Others preferred an appeal being Misc. Appeal No.18 of 2018 (Smt. Jharna Chowdhury & Others. -Vs- Sri Biman Sen & and others) before Learned Court of the Additional District & Session Judge, Fast Track II, Sealdah, South 24 Parganas.

AND WHEREAS whereby the Sri Ajayendra Nath Bhattacharya, the Ld. Judge of the Additional District & Session Judge, Fast Track II,

Sealdah, South 24 Parganas passed FINAL order on 17th day of October, 2020 in the following manner :

"----- The Appeal preferred by the appellants has sufficient merit and calls for a positive response. The Memo of Appeal is properly stamped. Hence, it is ordered -----

THAT that the instant Misc. Appeal No.18 of 2018 is hereby allowed on contest against the respondent No.1-42 and exparte against the proforma respondent no.1-6 but without any order as to costs. The impugned order no.2 dated 18-05-2018 passed by Ld. Civil judge, Senior Division, Sealdah, in Title Suit No.65 of 2018 is hereby set aside"

AND WHEREAS thereafter the said Land, measuring about 6 (Six) Cottahas 1 (One) Chittack 7 (Seven) Square feet together with dilapidated structure, situated at Premises No. 53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station - Beliaghata, Kolkata - 700010, under the jurisdiction of Additional District Sub-Registrar Sealdah Office within the Limitation of the Kolkata Municipal Corporation is free from any mortgage, claims, demands, attachment, suits, injunction, acquisition, requisition, or under any Development Scheme of Government, Semi-Government, Local Authority or of any Statutory authority or authorities and the 'SAID LAND' is free from all encumbrances whatsoever and there is no legal impediment to transfer the "Said Land" by the said (1) SMT. JHARNA CHAUDHURY, (2) SRI SHAMINDRA CHAUDHURY alias BRHAMACHARY PABITRA CHAITANYA, (3) SRI ATINDRA CHAUDHURY, (4) SMT. BIDISHA GUHA and (5) SMT. GOURI BHOSE being the joint owners of the said property.

AND WHEREAS while enjoying and possessing the said property, by a Deed of Sale dated 23rd day of October, 2021, the said (1) SMT. JHARNA CHAUDHURY, (2) SRI SHAMINDRA CHAUDHURY alias BRHAMACHARY PABITRA CHAITANYA, (3) SRI ATINDRA CHAUDHURY, (4) SMT. BIDISHA GUHA and (5) SMT. GOURI BHOSE jointly described therein as Vendors of the First Part sold, conveyed and/or transferred the said property lying and situated at and under Municipal Premises No. 53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station - Beliaghata, Kolkata - 700 010, unto and in favour of SRI RAVI CHOURASIA, being the Landowner herein described therein as Purchaser of the Other Part which was duly registered with the office of Additional Registrar of Assurances-IV, Kolkata and recorded therein as Book No. I, Volume No. 1904-2021, page from 618921 to 618969, being No. 190412202 for the year 2021 for valuable consideration mentioned therein.

AND WHEREAS thereafter the Plaintiffs of the said suit being Title Suit No. 65 of 2018 had filed one application under Order 23 Rule 1 read with Section 151 of the Code of Civil Procedure inter alia prayed for dismissal of the suit against the defendants as withdrawn as the disputes between the plaintiffs and defendants had amicably settled out of Court. That the Ld. Civil Judge, Senior Division, Sealdah vide its order dated 15.12.2021 dismissed the said suit as Non Prosecution without liberty to file afresh.

AND WHEREAS in the premises aforesaid said RAVI CHAURASIA being the Landowner herein became the absolute owner with respect to the said premises and building thereon and are seized and possessed of and/or otherwise well and sufficiently entitled to the same free from all encumbrances duly mutated his name with the local Kolkata Municipal Corporation under Municipal Premises No. 53A, Ardhendu Sekhar Naskar Sarani (previously known as

Chaulpatty Road), Police Station - Beliaghata, Kolkata - 700 010 under Assessee No. 11-033-040-022-5.

AND WHEREAS the First Party herein is very much desirous to construct a multi storied building upon the said plot of land and upon knowledge of such desire the Second Party herein has inspected the site approached the First Party to undertake the construction of building according to sanctioned plan.

AND WHEREAS but the land Owner unable to construct building due insufficient of fund and lack of experience for construction work of multi storied building, so the Land Owner desired developed of the land with Developer and entered into this JOINT VENTURE AGREEMENT with the developer herein in following terms and conditions.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the parties hereto have agreed for development and for constructing a residential cum commercial building on the said plot of land and it is hereby agreed to and declared by and between the parties hereto as follows :-

ARTICLE NO. I ; DEFINITIONS : Unless the context or subject otherwise, requires, words or expression contained in this agreement shall have the following meaning.

OWNER : shall mean the Owner named above including his legal heirs, legal heiresses, legal representatives, executors, administrators and assigns.

DEVELOPER/BUILDER : shall mean the Developer named above and include its respective successors.

PURCHASER : shall mean and include any intending person, persons individual, company, partnership firm etc. interested in occupying unit or units in the proposed new building at the said premises, together with their legal heirs, executors, administrators, successors, nominees and assigns.

THE SAID PROPERTY/PREMISES : shall mean and include **ALL THAT** piece and parcel of Homestead Land, measuring about **06 (Six) Cottahs 01 (One) Chittack 07 (Seven) Square feet** be the same a little more or less TOGETHER WITH 3303 Square feet Tile Shed Structure, lying and situated at Municipal Premises No.53A, Ardhendu Sekhar Naskar Sarani (previously known as Chaulpatty Road), Police Station - Beliaghata, Kolkata -700 010, within the Limit of Ward No.33 of The Kolkata Municipal Corporation, being Municipal Assessee No. 11-033-040-022-5, and within the jurisdiction of Additional District Sub Registrar of Sealdah, District Registry Office - Alipore in the District of South 24 Parganas together with all lights, rights, advantages, benefits, privileges, liberties, appendages, easements and appurtenances attached thereto or appurtenant therewith, together with the right of ingress and egress from the Municipal Road comprised of, contained in, lying and situated under Additional District Sub-Registration Office at Sealdah, District : South 24 Parganas, morefully described in the **First Schedule** hereunder written.

THE NEW BUILDING : shall mean and include the new proposed residential multi storied building or as per sanctioned building plan as permissible by Kolkata Municipal Corporation including Revised Plan, consisting of spaces and/or flats, units and other structures to be constructed on the said property according to the building plan to be sanctioned by the Kolkata Municipal Corporation Building

Department after demolition of the existing structure standing thereon.

SANCTIONED BUILDING PLAN : shall mean and include the plan for construction of the proposed new multi-storied building or as per sanctioned building plan as permissible by Kolkata Municipal Corporation including Revised Plan and/or other structures as may be sanctioned by the Kolkata Municipal Corporation and/or other appropriate authority or authorities on the maximum possible floor area ratio available under the building rules and laws of the said authority including all or any amendments thereto and/or modification, elevations, designs, maps, drawing and other specification thereof as may be made from time to time for construction of the proposed multi-storied building.

COMMON PARTS /COMMON FACILITIES : shall mean and include the entrance, corridors, lobbies, landings, stair cases, lift, roof/terrace users right of the building, electric meter room, water pump room, underground and overhead water reservoir, passage and air way, and all open spaces including other common areas, covered spaces etc. whatsoever of the building as may be required for the beneficial use and enjoyment and maintenance of the new building and part thereof of the unit holders at the said building.

FLAT/UNIT : shall mean any self-contained space/unit/ apartment in the premises including all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed.

MEASUREMENT OF FLAT AREAS : shall according to its context mean the plinth area or outer walls of the flats in the building including the balconies and open spaces, if any, adjacent to the said flats and also the thickness of the peripheral walls, internal walls and

pillars and also the proportionate share or area in the staircase and lobbies and also proportionate share of lift of the building.

THE SALEABLE SPACE : The Saleable space shall mean the space in the building available for independent use and occupation along with proportionate share of common areas defined hereinbefore.

SUPER BUILT UP AREA : shall mean the covered area of the said flat/unit/apartment together with the portion of common area and such proportionate share of stair case, landing, lobby, lift and in the common parts as shall be determined by the Developer in its absolute discretion and to be certified by the Architect.

ROOF : shall mean and include the entire open space of the ultimate roof and/or top of the building excluding the space required for the installation of the overhead water tank, T.V. antenna, pump room, stair case and other facilities, user right and easement right over the roof by all unit holders.

PROPORTIONATE/ PROPORTIONATE SHARE : shall mean the proportion in which the covered area of the Flat be to the total covered area of the premises, **PROVIDED THAT** where it refers to share of any municipal rates and/or taxes amongst the common expenses, then such share of whole, shall be determined on the basis of which such rates and/or taxes are being respectively levied i.e. in case the basis of any levy be area, rental, income or user, then the same shall be shared on the basis of area, rents, income or user respectively of the respective flats.

COMMON EXPENSES : All costs of maintenance, operation, replacing, white washing, painting, rebuilding, reconstruction,

decorating, re-decorating and lighting the common parts, etc. salaries of all persons employed, insurance premium, electricity bills etc.

ARCHITECT : shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper, requisite and valid license as Building Architect from the Kolkata Municipal Corporation to be appointed and/or nominated by the Developer as the Architect or Architects of the proposed building to be constructed on the said premises.

CO-OWNERS : shall mean all persons who have agreed to own units/ flats/ apartments in the proposed building in the said premises including the Owners for un-acquired units till acquired.

LAND OWNER'S ALLOCATION : Land Owner shall get and allot :

- (i) **ENTIRE FIRST FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.
- (ii) **ENTIRE FOURTH FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.
- (iii) **50%** of the proposed **COMMERCIAL SPACE** on the **GROUND FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan.
- (iv) **50%** of the proposed **CAR PARKING SPACE** on the **GROUND FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan.

(v) **50%** constructed area on the **FIFTH FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.

(vi) Beside the above, the Landowner herein will also get an interest free refundable security deposit of **Rs.70,00,000/- (Rupees Seventy Lakh) only** from the Developer herein out of which Rs.20,00,000/- (Rupees Twenty Lakh) only at the time of execution and registration of this Joint Venture Agreement and balance Rs.50,00,000/- (Rupees Fifty Lakh) only within one month from the date of execution and registration of this Joint Venture Agreement. The Landowner herein should return the said interest free security deposit to the Developer herein positively within **01 (ONE) YEAR** from the date of execution and registration of this Joint Venture Agreement without any delay cause whatever may be.

No other consideration save and except above mentioned will be allotted as Owner's allocation in the new building.

DEVELOPER'S ALLOCATION : Developer shall get and allot :

(i) **ENTIRE SECOND FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.

(ii) **ENTIRE THIRD FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.

(iii) **50%** of the proposed **COMMERCIAL SPACE** on the **GROUND FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan.

(iv) **50%** of the proposed **CAR PARKING SPACE** on **THE GROUND FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan

(v) **50%** constructed area on the **FIFTH FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.

INTERPRETATION : Any reference to statute shall include any statutory extension or modification and its enactment of such statute and the rules regulations or orders made therein. Any covenant, by the Developer and/or the Owner not to do or commit any act, deed or thing shall mean and include her obligations not to permit such act or thing to be done or committed.

ASSOCIATION : shall mean the Association to be promoted by the Developer and/or Owner with the Co-OWNERS for the common purposes.

DATE OF POSSESSION : shall mean the near exact date when possession of the Owners' Allocation shall be delivered to the Owner in the newly constructed building i.e. in short within **18 (Eighteen) months** from the date of sanction plan of the newly proposed multi storied building. However additional **06 (Six) months** time will be added for completion of the said project by the Developer after completion of above mentioned time schedule.

SINGULAR : shall mean and include plural and vice versa.

MASCULINE : shall mean and include feminine and vice versa.

ARTICLE II : COMMENCEMENT

This agreement shall be deemed to have commenced on and from and with effect from the date of execution of these presents.

ARTICLE III : OWNER'S REPRESENTATIONS ON TITLE

The Owner is seized and possessed of and/or otherwise well and sufficiently entitled to as absolute owner in respect of the said property more fully described in the schedule hereunder written and **he** has not deposited the title deed in respect of the said property with any person with an intention to create equitable mortgage or as security for performance of any act or payment of any money and **he** has not entered into any agreement for sale and/or development in respect of the said property with any person or company whosoever and also after execution of this agreement, **he** shall not in any manner encumber, mortgage, sell, transfer, let out, demise or otherwise deal with or dispose of the said property except in the manner as hereinafter expressly provided.

ARTICLE IV : DEVELOPER'S REPRESENTATION :

(a) The Developer having inspected the said property as also the copy of title deed and other documents and papers concerning or relating to the said property has duly satisfied itself with regard to the right, title and interest of the Owner. However, in case of any defect relating to the right, title and interest being found, the Owner shall rectify and/or cause such defects to be rectified to make the title perfect at his own cost i.e. the OWNER costs and expenses.

(b) The Developer has sufficient knowledge and experience in the matter of development of immovable properties and construction of new building and also has sufficient means of necessary finance as may be required for carrying out the development of the said property and construction of the said building.

(c) The Developer shall carry out the development in respect of the said property and/or construction of the said building by causing demolition of the existing structure on the said land and the Developer shall take all the materials and debris of the said existing structure. The Owner shall not claim and / or demand anything from the materials and debris of the existing structure. The Owner herein shall however, handover the possession of the said property in favour of the Developer simultaneous within seven days from the date of requisition made by the Developer for the same.

(d) That the Developer shall apply and obtain Occupancy Certificate and/or Completion Certificate from the competent authority of Kolkata Municipal Corporation after completion of the said building at its own costs and expenses and shall handover a copy of the said Certificate to the Owner herein.

ARTICLE V : OWNER'S & DEVELOPER'S JOINT OBLIGATION

A. That original deeds of this property and other original papers relating to this property shall be handed over to the Developer by the land owner against receipt and the Developer shall return the Original papers to the Landowner or Owners' association after all the allocation at Developer's Allocation have been sold.

B. That the Owner doth hereby agree that all the building materials should stock within the said land by the Developer and the Developer shall take all steps for protection of the same.

C. That the Developer shall bear all costs for drawing and sanctioning of plan, revised plan, etc. and payment of fees to the concerned Corporation.

D. That on the building plan being sanctioned by the Kolkata Municipal Corporation the Developer shall forthwith start construction of the said building according to the direction and specification and shall complete the building with fixture and fittings within **18 (Eighteen) months** from the date of sanction plan for the proposed new multi storied building with a further grace period of **06 (Six) months** thereafter.

E. That the Developer shall be at liberty to enter into agreement with prospective buyers of the several flats, excepting the OWNER'S portion at the proposed building with proportionate undivided share or interest in the land over which the proposed building will be constructed by the Developer, to receive all the sale proceeds thereof and owner shall not have any claim whatsoever on the same or any part thereof. In any circumstances the Owner's allocation is fixed and final and binding upon the Owner herein.

F. If any dispute regarding to the development of the said property arises between the landowners and the developer herein, the same will be dealt with by amicable settlement between the parties. If amicably settlement is not reached then the dispute shall be referred to two Arbitrators one each to be appointed by each side and the findings of the Arbitrators in the proceeding/teference are final and all the parties should obey the same and/or, the findings of the Arbitrator are

binding upon all the parties hereto. The appointment of such Arbitrator and proceedings of such arbitration shall abide by the provisions of Act, 1996.

G. The Landowner shall execute and register a Deed of Development Power of Attorney after registered JOINT VENTURE AGREEMENT in favour of the Developer on the date of this agreement to facilitate the formalities of construction, as well as to raise further funds by way of booking the flats, loan from financial institutions etc. in respect of the Developer's Allocation. However, any sorts of repayment of loan entirely are Developer's responsibility.

H. The Developer shall give possession and shall execute and register the requisite deed of conveyance or conveyances in favour each of the intending Purchasers as per agreement for sale which has been entered earlier or which is to be entered into between the Developer and the intending Purchaser or Purchasers and the land Owner shall be debarred from demand or claiming for any consideration money or value in respect of the land for anything attached thereto from the Developer and/or from the intending flat Purchasers.

I. The Landowner shall pay all outstanding arrears of Municipal Taxes and other out goings if any in respect of the said land. The Developer shall pay the Municipal and other Government rents and taxes from the date of handing over possession of the said plot of land by the Landowner and the Landowner shall be liable for proportionate taxes and rents to the Government only in respect of his share as mentioned above as Owner's Allocation upon getting possession of his shares of allocation of the building.

J. The Developer shall be at liberty to negotiate for and finalise sale/lease/mortgage/transfer on or in any manner of the total area excluding the reserved areas for the Landowner with any prospective buyer or buyers or financier before or in course of construction or after the construction together with undivided proportionate share of land on which the said multistoried building will be constructed and common passage, space and all other common facilities and amenities of such consideration and on such terms and conditions and with such person or persons as the developer shall think fit and proper. It is clearly agreed and declared that consideration money for such transfer as aforesaid including earnest money or initial payments or part payments, full payment thereof shall be received by and belong absolutely to the Developer and the Owner shall not be entitled to any portion thereof.

K. The Developer shall be entitled to put it is sign boards on the said land stating the name of the developer, address and other particulars as may be required from the date of execution of this agreement till completion of the entire project. The Developer have the sole right to advertise in the land in daily news papers, magazines, radio, T.V. or any manner whatsoever in the name of the firm or self for publicity and sale of flats or shops which shall within the Developers allocation.

L. The Landowner shall have no right or power to terminate this agreement within the stipulated period provided the Developer would not violate any of the terms and conditions contained in this agreement.

M. Be it specifically mentioned herein that the legal heirs and successors of the present Owner and his heirs, executors, administrators, legal representatives shall remain bound to abide by

all the terms and conditions mentioned in this agreement if the Owner expire during this stipulated period.

N. It is further specifically agreed that a notice addressed to either party by a registered post with A/D. shall be deemed to be a valid notice duly served upon the parties.

ARTICLE VI - FORCE MAJEURE

1. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force majeure.

2. Force Majeure shall mean flood, earthquake, riot, war, storm, civil commotion, strikes or from other acts beyond the control of the parties hereto.

3. Force Majeure shall include local affairs, Kolkata Municipal Corporation affairs or any other Govt. Office or officers and also The Kolkata Municipal Corporation Act and/or Government Act if published after execution of this Agreement and in this regard the construction is held up, then the time of this agreement will be extended automatically.

ARTICLE VII - JURISDICTION

Only Courts in the competent jurisdiction in the District of Kolkata shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

THE FIRST SCHEDULE REFERRED ABOVE**(Description of Land)**

ALL THAT piece and parcel of Homestead Land, measuring about **06 (Six) Cottahs 01 (One) Chittack 07 (Seven) Square feet** be the same a little more or less TOGETHER WITH 3303 Square feet Tile Shed cement floor Structure, lying and situated at Municipal Premises No.53A, Ardhendu Sekhar Naskar Sarani ^(Gagan Sarkar Rd to Reshmani Bazar rd) (previously known as Chaulpatty Road), Police Station - Beleaghata, Kolkata -700 010, within the Limit of Ward No.033 of The Kolkata Municipal Corporation, being Municipal Assessee No. 11-033-040-022-5, and within the jurisdiction of Additional District Sub Registrar of Sealdah, District Registry Office - Alipore in the District of South 24 Parganas and the said premises is butted and bounded as follows :-

- On the North** : By 53B, Ardhendu Sekhar Naskar Sarani.
- On the South** : By Ardhendu Sekhar Naskar Sarani.
- On the East** : By 53B, Ardhendu Sekhar Naskar Sarani.
- On the West** : By 6 feet wide common passage and thereafter 52/H/10, Ardhendu Sekhar Naskar Sarani (Chaulpatty Road).

Ravi Choudhary

THE SECOND SCHEDULE REFERRED ABOVE

(Owner's Allocation)

LAND OWNER'S ALLOCATION : Land Owner shall get and allot :

- (i) **ENTIRE FIRST FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.
- (ii) **ENTIRE FOURTH FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.
- (iii) **50%** of the proposed **COMMERCIAL SPACE** on the **GROUND FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan.
- (iv) **50%** of the proposed **CAR PARKING SPACE** on the **GROUND FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan.
- (v) **50%** constructed area on the **FIFTH FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.
- (vi) Beside the above, the Landowner herein will also get an interest free refundable security deposit of **Rs.70,00,000/- (Rupees Seventy Lakh) only** from the Developer herein out of which Rs.20,00,000/- (Rupees Twenty Lakh) only at the time of execution and registration of this Joint Venture Agreement and balance Rs.50,00,000/- (Rupees Fifty Lakh) only within one month from the date of execution and registration of this Joint Venture Agreement. The Landowner herein should return the said interest free security deposit to the Developer

herein positively within **01 (ONE) YEAR** from the date of execution and registration of this Joint Venture Agreement without any delay cause whatever may be.

No other consideration save and except above mentioned will be allotted as Owner's allocation in the new building.

THE THIRD SCHEDULE ABOVE REFERRED

(Developer's Allocation)

DEVELOPER'S ALLOCATION : Developer shall get and allot :

- (i) **ENTIRE SECOND FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.

- (ii) **ENTIRE THIRD FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.

- (iii) **50%** of the proposed **COMMERCIAL SPACE** on the **GROUND FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan.

- (iv) **50%** of the proposed **CAR PARKING SPACE** on **THE GROUND FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan

- (v) **50%** constructed area on the **FIFTH FLOOR** of the proposed multi storied building over the said plot of land to be constructed as per sanctioned building construction plan with habitable condition.

TIME FOR COMPLETION

The construction, development, erection, promotion and building of the Unit/s, Residential/s, and the properties appurtenant thereto and the actual physical possession and allotment thereof shall be completed within the period of **18 (Eighteen) months** from the date of sanction plan for the proposed newly multi storied building with a further grace period of **06 (Six) months** thereafter. If the developer fails to hand over the portion of the Landowner's allocation after that; then the developer shall pay an amount of Rs.5,000/- per month until the developer hand over the Landowner's allocation in habitable condition.

SPECIFICATION OF WORK

1. The partition wall of the said flat will be 5" (five) inches in depth and the outside partition wall of the said flat will be 8" (eight) inches in depth.
2. All floors will be finished with marble/ vitrified tiles of good quality including the 4" skirting in all areas.
3. All door frames are of sal wood and doors are water proof flush type ply wood made and P.V.C. / sintex toilet door. Has-bolt and peep hole on main entrance door. All window frames are aluminum panel and covered by glass with 2/3/4 track with M.S. grill fitted from outside.
4. All the inside walls and partition walls will be covered by putty including the ceiling with smooth finish.
5. Glazed tiles in bathroom of standard brand up to 6' on the walls with wash basin.

6. Cooking platform and sink with tap will be of black stone, 2' height glazed standard tiles above the platform to protect the oil spot.
7. One toilet of Western type / white commode of standard brand with standard P.V.C. cistern. All fittings are in standard type. One wash hand basin of standard brand is in dining space of the flat.
8. Toilet concealed wiring of water supply system.
9. All electric wiring will be concealed in the said flat.
10. Full concealed wiring. The switches of the electrical goods are Standard Quality. The electrical points will be installed as follows:-

1.	Bed Room	Two light point, one 1.5 Ton A.C. point, one 5 amp. plug point, one fan point.
2.	Living/Dining room	Two light points, one fan point, one 5 amp. plug point, one 15 amp. plug point (as per required location).
3.	Kitchen	One light point, one exhaust fan point, one 15 amp. plug point.
4.	Toilet	One light points and one exhaust fan point, one gyser point.
5.	Verandah	One light point and one 5 amp. plug point.
6.	Main entrance	One light point and one calling bell point.

IN WITNESS WHEREOF both the parties hereunto put their respective hands on this the day, month and year first above written.

SIGNED, SEALED AND DELIVER

IN PRESENCE OF :
WITNESSES

1) Krishna Sankar Roy
9/16 Roy Park Road
Kolkata - 700030

Ravi Choudhary

**SIGNATURE OF THE
LAND OWNER**

J. N. TOWER

2) Sanjay Chakrabarti Jagadish Ghosh
Advocate Partner
High Court, Calcutta

J. N. TOWER

Narayan Pal
Partner

**SIGNATURE OF THE
DEVELOPER**

Drafted by:

Sanjay Chakrabarti

SANJAY CHAKRABARTI

Advocate:

High Court, Calcutta

WS - 21/6/97.

MEMO OF CONSIDERATION

RECEIVED of and from the within named Developer the within mentioned sum of **Rs.20,00,000/- (Rupees Twenty Lakh)** only as consideration money as per memo below,

MEMO OF CONSIDERATION

Date	Cheque no	Bank	Amount
08.01.2023	RTGS	UTIB0000870	5,00,000.00
		JSFBR520230103 50405773	
29.12.2022	RTGS	UTIB0000870	15,00,000.00
		JSFBR5202212295 0402645	
		Total	20,00,000.00

Witnesses :-

1. Krishna Sankar Roy
9/16 Roy Pura Road
Kolkata - 70050

Ravi Choudhary

SIGNATURE OF THE LANDOWNER

2. *Smita Chakrabarti*
Advocate
High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Ravi Chaurasia</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Namun pd.</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Jagdish Ghosh</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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

Major Information of the Deed

Deed No :	I-1904-01339/2023	Date of Registration	25/01/2023
Query No / Year	1904-2000150824/2023	Office where deed is registered	
Query Date	18/01/2023 12:09:16 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S Chakrabarti High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8617291825, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,27,35,554/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 20,105/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Bellaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ardhendu Sekhar Naskar Sarani, Road Zone : (Gagan Sarkar Road – Rashmoni Bz. Road) , , Premises No: 53A, , Ward No: 033 Pin Code : 700010

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	6 Katha 1 Chatak 7 Sq Ft	1/-	2,21,33,582/-	Property is on Road
Grand Total :				10.0192Dec	1 /-	221,33,582 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3303 Sq Ft.	1/-	6,01,972/-	Structure Type: Structure
Gr. Floor, Area of floor : 3303 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		3303 sq ft	1 /-	6,01,972 /-	



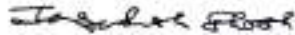
Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ravi Chourasia Son of Late Laxman Chourasia Executed by: Self, Date of Execution: 25/01/2023 , Admitted by: Self, Date of Admission: 25/01/2023 ,Place : Office	 25/01/2023	 LTI 25/01/2023	 25/01/2023
6A, Tara Chand Dutta Street, City:- , P.O:- Jorasanko, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aixxxxxx7h, Aadhaar No: 26xxxxxxxx4304, Status :Individual, Executed by: Self, Date of Execution: 25/01/2023 , Admitted by: Self, Date of Admission: 25/01/2023 ,Place : Office				

Developer Details :



Sl No	Name,Address,Photo,Finger print and Signature			
1	J.N. TOWER 121, Bidhar Sarani, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.:: AAxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Jagadish Ghosh (Presentant) Son of Late Makhan Lal Ghosh Date of Execution - 25/01/2023 , Admitted by: Self, Date of Admission: 25/01/2023, Place of Admission of Execution: Office	 Jan 25 2023 3:26PM	 LTI 25/01/2023	 25/01/2023
1176, R. N. Tagore Road, City:- , P.O:- Bediapara, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx1e, Aadhaar No: 42xxxxxxxx9518 Status : Representative, Representative of : J.N. TOWER (as Partner)				

Name	Photo	Finger Print	Signature
Mr Narayan Pal Son of Late Manoranjan Pal Date of Execution - 25/01/2023, , Admitted by: Self, Date of Admission: 25/01/2023, Place of Admission of Execution: Office	 <small>Jan 25 2023 3:27PM</small>	 <small>LTI 25/01/2023</small>	 <small>25/01/2023</small>
AD-102, Sector-I, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ajxxxxxx0d, Aadhaar No: 88xxxxxxxx2234 Status : Representative, Representative of : J.N. TOWER (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Krishna Sankar Roy Son of Late S. C. Roy 9/1G, Roy Para Road, City:- , P.O:- Sinthi, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	 <small>25/01/2023</small>	 <small>25/01/2023</small>	 <small>25/01/2023</small>
Identifier Of Mr Ravi Chourasia, Mr Jagadish Ghosh, Mr Narayan Pal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ravi Chourasia	J.N. TOWER-10.0192 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Ravi Chourasia	J.N. TOWER-3303.00000000 Sq Ft

Endorsement For Deed Number : I - 190401339 / 2023

On 25-01-2023

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 14:42 hrs on 25-01-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Jagadish Ghosh .

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs, 2,27,35,554/-

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

Execution is admitted on 25/01/2023 by Mr Ravi Chourasia, Son of Late Laxman Chourasia, 6A, Tara Chand Dutta Street, P.O: Jorasanko, Thana: Jorasanko, , Kolkata, WEST BENGAL, India, PIN - 700073, by caste Hindu, by Profession Business

Identified by Mr Krishna Sankar Roy, , Son of Late S. C. Roy, 9/1G, Roy Para Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

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

Execution is admitted on 25-01-2023 by Mr Jagadish Ghosh, Partner, J.N. TOWER (Partnership Firm), 121, Bidhar Sarani, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Mr Krishna Sankar Roy, , Son of Late S. C. Roy, 9/1G, Roy Para Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

Execution is admitted on 25-01-2023 by Mr Narayan Pal, Partner, J.N. TOWER (Partnership Firm), 121, Bidhar Sarani, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Identified by Mr Krishna Sankar Roy, , Son of Late S. C. Roy, 9/1G, Roy Para Road, P.O: Sinthi, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,105.00/- (B = Rs 20,000.00/- , E = Rs 21.00/- , 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 20,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2023 11:46AM with Govt. Ref. No: 192022230267473088 on 25-01-2023, Amount Rs: 20,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7026932505027 on 25-01-2023, Head of Account 0030-03-104-001-16


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 159609, Amount: Rs.5,000.00/-, Date of Purchase: 22/12/2022, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/01/2023 11:46AM with Govt. Ref. No: 192022230267473088 on 25-01-2023, Amount Rs: 35,021/-, Bank: SBI EPay (SBlePay), Ref. No. 7026932505027 on 25-01-2023, 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 96942 to 96980

being No 190401339 for the year 2023.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.01.28 11:17:50 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/01/28 11:17:50 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)