

3528/19

I-3050/19

# भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 104906

*[Handwritten signature]*  
26/7/19

1277

Certified that this document is admitted to registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar  
Saidah

31 JUL 2019

26 JUL 2019

## DEVELOPMENT AGREEMENT

2-01/114/268/19

THIS DEVELOPMENT AGREEMENT made this 26<sup>th</sup> day of

July, Two Thousand Nineteen (2019);

BETWEEN

Sr No. 559 Date 14 JUN 2019

Value Rs. 50/-

Name A. Shom Das

Address Adm. Alipore police court  
Kol-27

Delta  
TAMAL DUTTA  
Stamp Vender  
Alipore Police Court, Kol-27



Pallab Bera  
Sl-0 - Nani Bera  
Alipore police court  
Kol-27

6  
A.D.S.R., SEALDAH  
26 JUL 2019  
Dist.-South 24 Parganas

A. Shom Das  
Adm.

(1) **SUBIR KUMAR DAS,(PAN AJJPD8106C)** son of Late Sudhir Kumar Das, by faith Hindu, by occupation retired, Nationality-Indian residing at 43/8A, Jheel Road, Police Station Kasba, Post Office Dhakuria, Kolkata-700031, (2) **SMT. UPAMA DAS,(PAN AEQPD1878K)** wife of Mr. B N Das, by faith Hindu, by Occupation Housewife, Nationality-Indian, residing at 375, Prince Anwar Shah Road, Flat 13G, Tower-III, Police station Jadavpur, Kolkata-700068, hereinafter called the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, legal representatives, and assigns) of the ONE PART

**AND**

**PENTARCH DESIGNS PRIVATE LIMITED,(PAN AAACP7215R)** a Private Limited Company incorporated under the Companies Act, 1956, having its registered office at 162/B/324, Lake Gardens, P.S Lake, Kolkata-700045, hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and assigns) of the **OTHER PART**. Being represented by one of its Director **SRI VINAY PURI (PAN AFWPP2859R)** son of Sri Vinod Puri residing at 162/B/324, Lake Gardens, Police Station - Lake, Kolkata-700045.

**WHEREAS** one Naba Krishna paul was the owner ALL THAT piece and parcel of land measuring about 72 Bighas more or less which was lying and situated at Collector 24, Parganas, B.O.I. touzi No. 18, under Mouza Dhakuria, Dag No 1701, Khatian No. 806, Police Station Kasba, Kolkata-700031 thereof.

**AND WHEREAS** Naba Krishna paul died intestate leaving behind surviving his five sons as the legal heirs, successors and representative of Late Naba Krishna paul and due to their residence they were suit



6  
A.D.S.R., SEALDAH  
26 JUL 2017  
Dist.-South 24 Parganas

filed before the learned 2<sup>nd</sup> Sub- Judge at Alipore, 24, Parganas being suit No. 79 of 1951 and received the final suit on dated 12<sup>th</sup> July 1951 and said Ganga Das allotted the land marked "R" in the said suit property thereof.

**AND WHEREAS** by the virtue of the Bengali Kobala which was registered at Sub- Registrar Alipore recorded in Book No. I, Volume No. 51, Pages No. 239 to 241, being No. 2745 for the year of 1958 said Ganga Das sold, convey and transfer his right, title and interest over **ALL THAT** piece and parcel of land measuring about 4 Cottah more or less in favour of Suniti Das which was lying and situated at Premises No. 43/8A, Jheel Road, Police station Kasba, Kolkata-700031, within the limits of the Kolkata Municipal Corporation under Ward No.092 thereof.

**AND WHEREAS** said Suniti Das died intestate and her husband Sudhir Kumar Das pre deceased leaving behind surviving their one son Subir kumar Das and one daughter Upama Das as the legal heirs, successor and representative of Late Suniti Das and Sudhir Kumar Das and become the joint owners and seized and possessed of land measuring about 4 Cottah more or less together with one storied old dilapidate building thereon lying and situated at Premises No. 43/8A, Jheel Road, Police station Kasba, Kolkata-700031, within the limits of the Kolkata municipal Corporation under Ward No.92, Assessee No: 210921302630 morefully described in the **Schedule-A** hereunder written.

**AND WHEREAS** the owners declare that the Schedule mentioned property free from all encumbrance, liens and lispendences and no requisition, acquisition and at any govt. or same Govt. and others and



A.D.S.R., SEALDAH  
26 JUL 2019  
Dist.-South 24 Parganas

they had not entered in any agreement for sale or other regarding the said property to any one.

**AND WHEREAS** to enjoy the said property the Owners have unanimously decided to develop their said property through a reputed Developer and after discussion had with the Developer herein the Owners confirmed the Developer to do the necessary arrangements for construction of the building thereon.

**AND WHEREAS** both the parties hereto have agreed to enter into this agreement on the following terms and conditions.

**NOW THIS AGREEMENT WITNESSETH** by and between the parties bind themselves as follows:-

**ARTICLE - I**

**DEFINITIONS :**

**IN THIS AGREEMENT UNLESS IT BE CONTRARY OR REPUGNANT TO THE CONTEXT :**

- 1.1 **OWNERS** shall mean (1) **SUBIR KUMAR DAS**, (2) **SMT. UPAMA DAS**, and their heirs, executors, administrators, legal representatives and assigns
- 1.2 **DEVELOPERS** shall mean **PENTARCH DESIGNS PRIVATE LIMITED**, a Private Ltd Company incorporated under the companies Act 1956 being represented by one of its Director **SRI VINAY PURI** and its successors in office and assign.
- 1.3 **LAND** shall mean the Sali land measuring about 4 Cottah more or less be the same or a little more or less together two storied old and dilapidate building now known as Premises No.11



ls

A.D.S.R., SEALDAH  
26 JUL 2019  
Dist. South 24 Parganas



Jheel Road now kolkata Municipal Premises No. 43/8A, Jheel Road, Police Station Kasba, under Assessee No. 210921302630, more fully described in the Schedule hereunder written.

- 1.4 **BUILDING** shall mean ground plus three storied building with proposed name "**RAJ SUNITI BHAVAN**" to be constructed by Developer at its own costs and/or with money of the intending Purchasers according to the FAR to be available as per sanctioned building plan by Kolkata Municipal Corporation upon the said land.
- 1.5 **COMMON AREA AND FACILITIES** shall mean all the common areas including corridors, staircase, stairways, lift passage ways, spaces for electric/meter, overhead reservoirs and underground reservoir, water pump and motor and other facilities which are intended or expressed for common use and enjoyment of the apartment / flat Owner of the building and required for the establishment, location, enjoyment, maintenance and / or management of the building.
- 1.6 **OWNERS' ALLOCATION** means the owners shall means the owners shall be entitled to get entire 1<sup>st</sup> floor consisting of two (2) flats one flat on the front side and one flat on the back side, and one flat on the front side of the 3<sup>rd</sup> floor and 50% of the sanctioned car parking area at the ground floor of the G+3 storied building at the said premises being 43/8A, Jheel Road, mailing address 11, Jheel Road, Police station Kasba, Kolkata-700031, together with undivided impartible proportionate share of land and right to use and enjoy the common areas, spaces, passages, parts, portions, amenities and facilities of the said Premises within the jurisdiction of the Kolkata Municipal



Handwritten signature

A.D.S.R., SEALDAH  
26 JUL 2019  
Dist.-South 24 Parganas

..Corporation, Ward No.092, in the District of South 24-Parganas, morefully described in the Schedule 'B' hereunder written.

1.7 **DEVELOPERS ALLOCATION** means the Developer shall means the owners shall be entitled to get 50% of the total sanction area of the G+III (three) storied building/optionally G+IV to be comprised in the entire 2<sup>nd</sup> floor consisting of two flats one flat on the front side and one flat back side and one flat on the back side of the 3<sup>rd</sup> floor and 50% of the sanctioned car parking area in the ground floor of the G+3 storied building. Appx. Built up area of each unit will be more or less 720 sft. as per KMC norms, together with undivided impartible proportionate share of land and right to use and enjoy the common areas, spaces, passages, parts, portions, amenities and facilities of the said Premises within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 92, in the District of South 24- Parganas, morefully described in the Schedule 'C' hereunder written.

- 1.8 **BUILDING PLAN** shall mean and include the plans, drawings and specification of the new building prepared by the architect sanctioned by the concerned authority including the Kolkata Municipal Corporation for construction of the G+ Three storied building on the land of the said Premises No. 43/8A, Jheel Road, mailing address 11, Jheel Road, Police station Kasba, Kolkata-700031 and shall include all sanctionable modifications and alternations that the architect may cause with the approval of the Kolkata Municipal Corporation from time to time.



ly

A.D.S.R., SEALDAH  
26 JUL 2019  
Dist.-South 24 Parganas

- 1.9 **ROOF** shall mean the roof of the ground plus three storied building and to be constructed in the said land according to the sanctioned building plan.
10. **TRANSFEEE** shall mean the person, the firm, limited Company, Association of persons who will acquire any self contained flat/apartments/other portion/space to be used for residential purpose only, of the said building to be constructed on the said premises according to FAR available as per sanction building plan beside the Owner's allocation mentioned in the Second Schedule hereunder written.
- 1.11 **BUILT UP AREA** includes carpet area, walls, proportionate area of staircase, half of the area of the common wall between the adjoining flats.

## ARTICLE II

### OWNER'S TITLE

- 2.1 The Owners hereby declares that they are the absolute Owners and fully seized and possessed of the said Bastu land free from all encumbrances, charges, liens, liabilities, mortgages etc. and wet land Act. And they have a good and marketable title to the said property and the Owner has no other co-sharers in respect of the property and they have absolute right to transfer the same.
- 2.2 The Owners have provided the Developer with copies of title deeds and relevant documents in respect at Premises No. 43/8A, Jheel Road, mailing address 11, Jheel Road, Police station Kasba, Kolkata-700031 The Owners shall show the Original copies of the title deeds/ Sanction Plan personally for taking loan from the bank for the respective buyers as and when it will be required.



by

A.D.S.R., SEALDAH

26 JUL 2019

Dist.-South 24 Parganas

- 2.3 The Owners declare and undertakes that they will not in any way encumber the said property or otherwise or dispose of the said property or any portion thereof except in the manner as expressly herein provided.

**ARTICLE III**

- 3.1 The Developer shall have the rights for rectification and modification of building plan with the mutual consent of the owner at the Developer cost from the Kolkata Municipal Corporation and in accordance with such sanctioned plan.
- 3.2 On receipt of the sanctioned plan from the KMC the Owners will give khas possession to the Developer, and the developer will demolish the two storied building and salvage value proceed to share Developer & owners equally. In lieu of which the Developer will arrange to get on rent for one family in a decent ground floor, accommodation till the completion certificate will be obtained from the KMC.
- 3.3 The materials to be used for construction of the building by the Developer shall be good qualities. The Developer also agrees that from time to time the owners and their authorized representative shall have the right of inspection of the construction of the proposed building without creating any obstruction to the construction work and the owners and their authorized representative shall have the right to point out any defect or to give any suggestions to the Developer and the same shall be adhered to.
- 3.4 The Developer shall try its best to construct the building/flat in conformity to be annexed specification in the Schedule "C" hereunder written.



A.D.S.R., SEALDAH  
26 JUL 2019  
Dist.-South 24 Parganas



- 3.5 The Developers declare and undertake that they will construct ground plus three storied building on the land mentioned on the Schedule "A" hereunder written at its own costs and in conformity with the sanctioned building plan.
- 3.6 The Owners hereby grant, subject to what has been provided herein, the right to the Developers to build construct erect and complete G+ three storied building as per sanctioned plan for such building from K.M.C. on the said land at Premises No. 43/8A, Jheel Road, mailing address 11, Jheel Road, Police station Kasba, Kolkata-700031 in accordance with the sanctioned building plan and to commercially exploit the same by entering into agreements for sale of their allocation and/or transfer the same and the Developer shall have the right to construct the building in accordance with the plan sanctioned in the name of the Owner by the Kolkata Municipal Corporation.
- 3.7 The Developers shall be entitled to enter into an agreement for sale with the intending Purchaser/ Purchasers of their choice for sale of the flats and/or car parking spaces together with undivided proportionate share of the said land out of its own allocation, as mentioned in the schedule hereunder in the said building project in its own name and/or constructed portion of its allocation as agents/contractors of the intending purchasers at a consideration and costs to be settled between the Developers and the intending Purchaser or Purchasers and to receive and collect all money in respect thereof and such money shall absolutely belong to the Developers.



16

A.D.S.R., SEALDAH  
26 JUL 2019  
Dist. South 24 Parganas

- 3.8 That after sanction of building plan from the KMC and taking possession of the said premises in vacant condition the Developer will demolish the building within three months and will complete the construction within 21 months, which may be extended up to another six months to get the Completion Certificate (CC) also.
- 3.9 The Developer shall at its own costs without creating any financial liability on the Owners, construct and complete the building including the common areas, facilities and amenities on the said land in accordance with the building plan sanctioned/approved by the Kolkata Municipal Corporation with good materials and with good workmanship manner. On completion of the building the Developer shall at his own cost and expense, procure the Completion Certificate from KMC and shall handover a copy to the owners.
- 3.11 The Developer shall provide in the said building electric room space as per KMC building sanction plan norms, underground water storage tank, overhead water reservoir, caretaker's room, common bath and privy and the Developer on signing of this agreement receive peaceful khas vacant possession of the said property from the Owners for construction.
- 3.12 The Developer is authorized as constituted attorney of the Owners, if necessary and shall apply for and obtain quotas, and/or entitlements in respect of materials such as cement, steel, bricks and other building materials as may be allotted for the construction of the said building and similarly shall apply for and obtain permanent connection of water, electricity, drainage connection, sewerage connection of the said building



A.D.S.R., SEALDAH  
26 JUL 2019  
Dist.-South 24 Parganas

and other amenities and facilities required for the construction and enjoyment of the said building.

- 3.13 All costs of charges and expenses including architect's fees for construction of the building and project shall be borne and discharged by the Developer.
- 3.14. The Developer shall enjoy all the profits of the projects/business for construction of the said building. The Developer shall not be liable to pay any share of profits of the business/projects to the Owners and the Owners will not claim any share of profits from the Developer.
- 3.15 the Developer shall bear KMC tax liabilities from the date of taking possession and the Owners will not be liable to pay any tax liabilities during construction of the building/project from the date of handing over possession for execution of the work. But the Owners will be liable to pay multistoried building's tax and other taxes in respect of their allocation as may be payable by them in law of possession their share of the flat.
- 3.16 That the Developer shall construct and complete the said building as per sanctioned plan and specification attached herewith at its own cost as already agreed upon and shall undertake full responsibility and the Owners shall not be responsible and shall be indemnified by the Developer for any incident or accident which may occur in the said premises due to its construction activities and for faulty and/or any other defect or default whatsoever and the Developer fully indemnified at all time against any loss or damages which may be caused to the owner or any one also due to any accident during construction or for any unauthorized construction in deviation of the plan and/or due to any other cause whatsoever.

**ARTICLE IV****RIGHTS DUTIES AND OBLIGATION OF THE OWNERS**

- 4.1 The Owners shall not in any way interfere or obstruct the Developer in construction of the said building.
- 4.2 The Owners will not pay Municipal rates and taxes in respect of the Schedule "A" from the date of giving khas possession of the property to the Developer of the Schedule "B" property hereunder written and any taxes due after signing of this agreement will be cleared by the Developer, and thereafter shall pay proportionate share of the Municipal rates and taxes in respect of the Owner's allocation mentioned in Schedule "B" hereunder written is apportioned and/or separately assessed in the record of the Kolkata Municipal Corporation in the name of the Owners.
- 4.3 The Owners shall execute Register the General Power of Attorney in favour of the Developer appointing, nominating and authorizing them to construct the said ground plus three storied building according to availability of the maximum FAR as per sanctioned building plan and to enter into agreement for sale of the Developer's allocation, and to appoint architects, engineers, contractors and to represent the Owner before the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Police Authority, Fire Brigade or any other Authority or Authorities and to sign any application or other writings on their behalf and to appear



Handwritten signature or initials in black ink.

A.D.S.R., SEALDAH  
26 JUL 2015  
Dist.-South 24 Parganas

before the authority or authorities and to undertake the construction of the building and the General Power of Attorney to be granted by the Owner shall remain operative till fulfillment of this agreement and the same shall be binding on the parties.

- 4.4. The owners shall execute necessary deed of conveyance in respect of proportionate share of land attributable to the Developer's allocation in the said G+3 storied building bearing Premises No. 43/8A, Jheel Road, mailing address 11, Jheel Road, Police station Kasba, Kolkata-700031 in favour of the intending Purchasers in terms of the Developers allocation after getting the Owners' allocation at the time of delivery of to Owners.

#### **ARTICLE - V**

#### **CONSIDERATION AND SPACE FOR ALLOCATION**

- 5.1 In consideration for permission to construct and building on the land of the Premises No. 43/8A, Jheel Road, mailing address 11, Jheel Road, Police station Kasba, Kolkata-700031 particularly described in the Schedule "A" hereunder written, the Developer shall, upon completion of the said building allot, deliver and handover possession to the Owners of their 50% of the total sanctioned area of the G+ Three storied building to be sanctioned by the Kolkata Municipal Corporation out of entire 1<sup>st</sup> floor consisting of two (2) flats one flat on the front side and one flat on the back side, and one flat on the front side of the 3<sup>rd</sup> floor and 50% of the sanctioned car parking area at the ground floor of the G+3 storied building.
- 5.2 The Developers will be entitled to the remaining entitled to 50% of the total sanctioned area of the G+ Three storied building to be sanctioned by the Kolkata Municipal Corporation out of

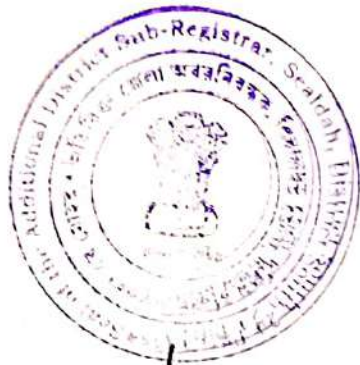




  
A.D.S.R., SEALDAH  
26 JUL 2019  
Dist. South 24 Parganas

which entire 2<sup>nd</sup> floor consisting of two flats one flat on the front side and one flat back side and one flat on the back side of the 3<sup>rd</sup> floor and 50% of the sanctioned car parking area of the G+3 storied building together with undivided impartible proportionate share of land and right to use and enjoy the common areas, spaces, passages, parts, portions, amenities and facilities of the said Premises being No. 43/8A, Jheel Road, mailing address 11, Jheel Road, Police station Kasba, Kolkata-700031 within the jurisdiction of the Kolkata Municipal Corporation, Ward No. 92, in the District of South 24-Parganas to be attached to the said ground plus three storied building to be constructed on the Schedule "A" property hereunder written according to the sanctioned building plan at the costs of the Developer together with undivided proportionate share in the said land save and except the Owners share and allocation particularly mentioned in the Schedule "B" hereunder written.

- 5.3 The Developer shall be entitled to enter into an agreement for sale and transfer or in any way deal with only for the developer allocation with right of user of common areas and facilities of the said building and without any right claim demand interest whatsoever and howsoever of the Owners and any person or persons lawfully claiming through them shall not in any way interfere with or disturb the quiet and peaceful use enjoyment and possession of the Developer allocation or any person or persons claiming through the Developer or nominee or nominees of the Developer.
- 5.4 The Owners will be entitled to transfer or dispose of their share and allocation in the said building without in any way disturbing/affecting the common areas and facilities situate



A.D.S.R., SEALDAH  
26 JUL 2019  
Dist.-South 24 Parganas

thereon and without any right, claim, damage, interference and whatsoever or howsoever of the Developer. The Developer will not interfere and disturb the quiet and peaceful possession of the Owner' allocation or any person or persons claiming through the Owners.

- 5.5 That the Owners shall be liable for payment of proportionate share of multistoried building tax or any other taxes in respect of their respective flats as may be imposed by the Authorities after completion of construction and getting possession of the said building.

**ARTICLE VI**  
**COMMON FACILITIES**

- 6.1 The Owners will not bear and pay any rates and taxes from date of handing over possession to developer to the date of possession outgoing in respect of the said land till their giving delivery of possession of the Schedule "B". The Developer will then pay Taxes till the completion of the Building.
- 6.2 As soon as the Owners allocation is delivered and handed over to the Owners after fully completion of construction of the building the Owners will be exclusively responsible for payments of the Municipal rates and taxes payable in respect of the Owners allocation and similarly from the said date the Developer shall be responsible for the rate and taxes payable in respect of its own allocation. The rates and taxes which will be levied on the whole building, till it is apportioned and separately assessed by the Kolkata Municipal Corporation, will be paid proportionately on pro-rata, After the Owner's allocation is separately assessed and apportioned in the record of the Kolkata Municipal Corporation, the Owners will bear and



Handwritten signature or initials.

A.D.S.R., SEALDAH  
26 JUL 2019  
Dist.-South 24 Parganas

pay the Municipal rates and taxes for the respective shares of their flat, after getting possession from the Developer.

- 6.3 The service charges for common facilities shall include insurance of the premises of the buildings, water fire, scavenging charges, rates and taxes, lights for common areas, sanction, operation, repairs, renewals, salary of guards if any, management of the common facilities, renovations, replacement, repairs and maintenance charge and expenses for the building and of all common lights, pipes, electrical and rights and Mechanical equipments, lift, switchgear, transformer, generator, if any, pumps, motors and other electrical and mechanical installations appliance and equipment's stair ways, corridors, passage ways and other common facilities whatsoever including creation of sinking fund after completion or building and delivery of possession of the Owners share and allocation, shall be borne and paid proportionately by the Owners and the Developer or their respective transferee or transferees in respect of their respective allocations.

**ARTICLES VII**  
**MISCELLANEOUS**

- 7.1 It is hereby agreed and declared that the Developer and the owners will form an association of the Apartment Owners with Owners and all the holders/Owner of flats/ apartment of the said building.
- 7.2 Each and every part, terms and conditions of this agreement shall be deemed to be consideration for the other.



ks

A.D.S.R., SEALDAH  
26 JUL 2019  
Dist.-South 24 Parganas

7.3 That the Developer shall complete the flats as well as building and deliver the Owner's allocation within 24 months, 3 months for demolition after taking vacant possession and 15 months for construction from the date of sanction of building plan and after taking vacant possession of the said premises the Developer complete the building in habitable condition and subsequently obtain completion certificate from the K.M.C. with an extension of 6 (six) months. If, however the Developer fails to complete the entire construction and deliver possession to the Owners within the stipulated time then the Developer shall be liable to pay a sum of Rs.5,000/- per month in addition to the rent being borne by the Developer till the said construction is completed and delivered possession to the owners.

**THE SCHEDULE "A" ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of land measuring about 4 Cottahs more or less together two storied 50 years old and dilapidate building measuring about 1220 sq.ft. each floor more or less at Premises No. 11, Jheel Road now kolkata Municipal Premises No. 43/8A, Jheel Road, Police Station Kasba, within the limits of the kolkata Municipal Corporation under Ward No. 092, Kolkata 700 031, Sub-Registry Office at Alipore, in the District of South 24- Parganas respectively and butted and bounded as follows:

**ON THE NORTH :** By Premises No.43/R/1, Jheel Road ↙

**ON THE SOUTH :** By 20.ft. wide Road ↙

**ON THE EAST :** By 12ft. wide Road; ↙

**ON THE WEST :** By Premises No.11/62,Jheel Road ↙





Handwritten signature in purple ink.

A.D.S.R., SEALDAH  
26 JUL 2019  
Dist.-South 24 Parganas

**THE SCHEDULE "B" ABOVE REFERRED TO:****(Owners Allocation)**

**ALL THAT** shall mean the owners shall be entitled to 50% of the total sanctioned area of the G+ Three storied building to be sanctioned by the Kolkata Municipal Corporation out of which entire 1<sup>st</sup> floor consisting of two (2) flats one flat on the front side and one flat on the back side, and one flat on the front side of the 3<sup>rd</sup> floor and 50% of the sanctioned car parking area at the ground floor of the G+3 storied building together with undivided impartible proportionate share of land and right to use and enjoy the common areas, spaces, passages, parts, portions, amenities and facilities of the said Premises being No. 11, Jheel Road now Kolkata Municipal Premises No. 43/8A, Jheel Road, Police Station Kasba, within the jurisdiction of the Kolkata Municipal Corporation, Ward No.092, in the District of South 24-Parganas.

**THE SCHEDULE "C" ABOVE REFERRED TO****SPECIFICATION ANNEXED HERETO****1. FOUNDATION :-**

The foundations shall be reinforced cement concrete as per computerized design.

Cement – Ambuja or equivalent brand.

**2. SUPER STRUCTURE :-**

The super structure of the building shall have reinforced cement concrete framed structure with reinforced cement concrete columns, beams and slabs.

**3. WALLS;-**



by

A.D.S.R., SEALDAH  
6 JUL 2019  
Dist.-South 24 Parganas

Walls of the building shall be 200mm thick brick walls on the external face and 75 Mm thick brick partition walls with cement sand mortar.

**4. FINISHES ;-**

All internal surfaces to be plaster with cement sand mortar and finished with plaster of paris. All external walls to be plaster with waterproof cement sand mortar and painted with weather resistant cement paint.

**5. FLOORING**

Flooring inside flats shall be vitrified tiles, staircases, lobbies shall be Marble tiles.(Rs. 40/ per Sqft).Toilet and kitchen shall have or anti skid tiles 12 inc x 12inc

**6. DOORS**

All door frames shall be of seasoned and treated hardwood. Shutter will be made of hot pressed factory made solid core phenol bounded flush doors. Main door – Solid wood panel  
Doors shall be 32 mm thick with oxidized steel hinges and tower bolts. Doors Stoppers shall be Godrej mortise lock.

**7. WINDOWS**

Windows Aluminum integrated grill.

**8. TOILET FITTINGS:-**

All toilets to have concealed plumbing for hot and cold water to include one European WC and one wash basin both in white and reputed make - PARRYWARE , fitting Will include (3 concealed stopcock,1 bibcock, with brass working harts 1 shower with arm all of Essco, Ceramic tile Kajaria dado on walls unto 6 ft. height to be provided.

**9. KITCHEN FITTING /FIXTURE;-**

R.C.C. preparation platform with Granite marble finish with stainless steel sink and ESSCO kitchen sink tap to be provided



Handwritten signature or mark.

**A.D.S.R., SEALDAH**  
**26 JUL 2019**  
Dist.-South 24 Parganas

along with floor washing arrangement - One ESSCO bibcock to be fitted together with concealed plumbing , kitchen shall have ceramic tile Kajaria dado of 2ft. above the counters, kitchen flooring shall be of ratified tiles (Rs. 45/-)

**10. ELECTRICAL INSTALLATIONS;-**

Concealed copper wiring using ISI marked wires ( Finolex / Havells) unto points, switch boards, switches (Crab tree / MK ) distribution boards and MCB (Havells) but excluding fans and light fittings.

**11. WATER ARRANGEMENTS;-**

Underground reservoir for K.M.C. water , one centrifugal pump for overhead water tank, land tube-well installation if permissible along with submersible pump, all interconnecting plumbing, valves and delivery pipe -lines to be installed.

**12. LIFT :-**

FIVE passengers lift of L .T. Elevators or equivalent will be provided by the Developer at its own cost. Permission for operation of passenger lift issued by Directorate of Electricity, Govt . of West Bengal to be furnished by vendor.

**13. AMENITIES & FACILITIES:-**

- (A) Generator if required at the extra cost of the unit owners of sufficient load capacity for operating lift, water pump, lighting the common areas.
- (B) Cable connection in each flat
- (C) One Telephone point in each flat.
- (D) Main line from CESC cost will be borne by the Developer or its nominee or nominees



by

A.D.S.R., SEALDAH  
26 JUL 2013  
Dist.-South 24 Parganas

(E) Drainage and Sewerage Piping to KMC Sewerage System  
IN WITNESSES WHEREOF the parties hereto have subscribed their  
respective hands on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

In the presence of

1. *Ashok Das*  
K.V.

2. *Pallab Bera*  
*Alipore police court*  
*Kol- 27*

*Upama Das*  
*Sudhir Kumar Sen.*

\_\_\_\_\_  
**SIGNATURE OF THE OWNERS**

PENTARCH DESIGNS PVT. LTD.

*Dinoy B.*  
\_\_\_\_\_  
Director

**SIGNATURE OF THE DEVELOPER**

*Drawn d by*  
*Ashok Das*

*Ashok Das*  
Advocate  
Alipore Police Court  
Kolkata-700027





Handwritten signature or initials in black ink.

A.D.S.R., SEALDAH  
26 JUL 2019  
Dist. South 24 Parganas

# SPECIMEN FORM FOR TEN FINGERPRINTS



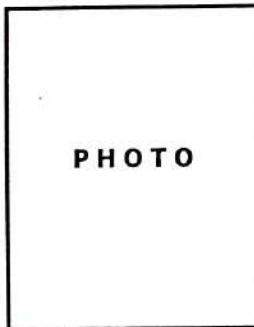
|                        |            |               |             |               |             |               |
|------------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Subir Kumar Das</i> | Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|                        | Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



|                  |            |               |             |               |             |               |
|------------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Upame Das</i> | Left Hand  | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|                  | Right Hand | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |



|                 |            |               |             |               |             |               |
|-----------------|------------|---------------|-------------|---------------|-------------|---------------|
| <i>Ujjay B.</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 |



Handwritten signature

A.D.S.R., SEALDAH  
26 JUL 2012  
Dist.-South 24 Parganas

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PENTARCH DESIGNS PRIVATE  
LIMITED



08/11/2007

Permanent Account Number

AAECP7215R

11072008

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :  
आयकर पैन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कम्पाउंड,  
एस. बी. मार्ग, लोअर परेल, मुम्बई - 400 013

*If this card is lost / someone's lost card is found,  
please inform / return to :*  
Income Tax PAN Services Unit, NSDL  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2495 4669, Fax: 91-22-2495 0664,  
e-mail: tininfo@itd.co.in



ভারত সরকার

Government of India



বিনয় পুরী  
Vinay Puri  
জন্মতারিখ / DOB : 26/04/1967  
পুরুষ / Male



2523 8586 5287

আমার আধার, আমার পরিচয়



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:  
এম/ও: বিনোদ পুরী,  
162/বী/324, লেক গার্ডেন্স,  
লেক গার্ডেন, কোলকাতা, লেক  
গার্ডেন্স, পশ্চিম বঙ্গ, 700045

Address:  
S/O: Vinod Puri, 162/B/324, LAKE  
GARDENS, Lake Gardens,  
Kolkata, Lake Gardens, West  
Bengal, 700045

2523 8586 5287



1947



help@uidai.gov.in

www

www.uidai.gov.in



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEQPD1878K



नाम /NAME

UPAMA DAS

पिता का नाम /FATHER'S NAME

SUDHIR DAS

जन्म तिथि /DATE OF BIRTH

15-07-1951

हस्ताक्षर /SIGNATURE

Upama Das

Shahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
घौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.



ভারত সরকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19616/13610

To  
সুবীর কুমার দাস  
SUBIR KUMAR DAS  
43/8A JHEEL ROAD  
DHAKURIA Dhakura S O  
Dhakura Kolkata  
West Bengal 700031

15728928



MN157289287DF



আপনার অধার সংখ্যা/ Your Aadhaar No. :

**2760 5293 7763**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সুবীর কুমার দাস  
SUBIR KUMAR DAS  
পিতা : সুবীর দাস  
Father : SUDHIR DAS  
জন্ম তারিখ : Year of Birth : 1989  
পুরুষ / Male

**2760 5293 7763**



- সাধারণ মানুষের অধিকার



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBIR KUMAR DAS

SUDHIR DAS

16/06/1949

Permanent Account Number

AJJP8106C



Subir Kumar Das  
Signature



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India

Government of India

স্বাক্ষরিত আই ডি / Enrollment No 1215/80008/13317

28/04/2015

To  
Upama Das  
উপমা দাস  
375  
PRINCE ANWAR SHAH ROAD  
Jodhpur Park  
Jodhpur Park, Kolkata,  
West Bengal - 700068  
9748265881



KH364787084FT

36478708



আপনার অধার সংখ্যা / Your Aadhaar No. :

**9085 5495 2807**

স্বাধীনতা - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

উপমা দাস

Upama Das

পিতা সুধীর কুমার দাস

Father: Sudhir Kumar Das

জন্মতারিখ / DOB: 15/07/1951

সংস্কার: Female



9085 5495 2807



স্বাধীনতা - সাধারণ মানুষের অধিকার

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-004874478-1

Payment Mode Online Payment

GRN Date: 26/07/2019 12:23:16

Bank : AXIS Bank

BRN : 305347454

BRN Date: 26/07/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16060001141268/8/2019

[Query No./Query Year]

Name : ad

Contact No. :

Mobile No. : +91 9836298108

E-mail :

Address : alopore

Applicant Name : Mr A Das

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 8

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description           | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|-----------------------------------|--------------------|------------|
| 1       | 16060001141268/8/2019 | Property Registration- Stamp duty | 0030-02-103-003-02 | 20000      |

In Words : Rupees Twenty Thousand only

Total

20000

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-004853854-1 Payment Mode Online Payment  
GRN Date: 26/07/2019 08:59:28 Bank : AXIS Bank  
BRN : 305341081 BRN Date: 26/07/2019 09:01:54

**DEPOSITOR'S DETAILS**

Id No. : 16060001141268/4/2019  
(Query No./Query Year)

Name : a das  
Contact No. : Mobile No. : +91 9836298108  
E-mail :  
Address : alipore  
Applicant Name : Mr A Das  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 4

**PAYMENT DETAILS**

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount[ ₹] |
|---------|-----------------------|--|--------------------|------------|
| 1       | 16060001141268/4/2019 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 20020      |
| 2       | 16060001141268/4/2019 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21         |

Total 20041

In Words : Rupees Twenty Thousand Forty One only



## Major Information of the Deed

|  |  |   |            |
|--|--|---|------------|
| Deed No :  | I-1606-03050/2019  | Date of Registration                          | 31/07/2019 |
| Query No / Year  | 1606-0001141268/2019   | Office where deed is registered               |            |
| Query Date   | 16/07/2019 9:15:30 AM  | A.D.S.R. SEALDAH, District. South 24-Parganas |            |
| Applicant Name, Address & Other Details                      | A Das<br>Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027,<br>Mobile No : 9836298108, Status : Advocate |   |            |
| Transaction  | Additional Transaction   |   |            |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]  |   |            |
| Set Forth value  | Market Value   |   |            |
| Rs. 10,000/-   | Rs. 1,52,35,249/-  |   |            |
| Stampduty Paid(SD)   | Registration Fee Paid  |   |            |
| Rs. 40,070/- (Article:48(g))                                 | Rs. 21/- (Article: E, E)   |   |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)   |   |            |

### Land Details :



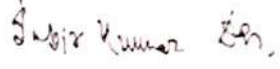


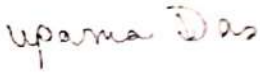
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jheel Road, , Premises No: 43/8A, , Ward No: 092 Pin Code : 700031

| Sch No               | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land  | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|----------------------|-------------|----------------|-----------------------|---------------|-------------------------|-----------------------|--------------------------------|
| L1                   |             |                | Bastu                 | 4 Katha       |                         | 1,39,99,999/-         | Width of Approach Road. 20 Ft. |
| <b>Grand Total :</b> |             |                |                       | <b>6.6Dec</b> | <b>0 /-</b>             | <b>139,99,999 /-</b>  |                                |

### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 2440 Sq Ft.       | 10,000/-                | 12,35,250/-           | Structure Type: Structure |
| Gr. Floor, Area of floor : 1220 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete   |                   |                   |                         |                       |                           |
| Floor No: 1, Area of floor : 1220 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>  |                   | <b>2440 sq ft</b> | <b>10,000 /-</b>        | <b>12,35,250 /-</b>   |                           |




**Land Lord Details :**

| SI No   | Name,Address,Photo,Finger print and Signature  |  |   |   |
|---|--|--|---|---|
| 1   | Name   | Photo  | Finger Print  | Signature   |
|   | <b>Mr SUBIR KUMAR Das</b><br><b>(Presentant )</b><br>Son of Late Sudhir Kumar Das<br>Executed by: Self, Date of Execution: 26/07/2019 , Admitted by: Self, Date of Admission: 26/07/2019 ,Place : Office | <br>26/07/2019  | <br>LTI<br>26/07/2019  | <br>26/07/2019 |
| 43/8A, Jheel Road, Police Station Kasba, Post Offi, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJJPD8106C, Status :Individual, Executed by: Self, Date of Execution: 26/07/2019 , Admitted by: Self, Date of Admission: 26/07/2019 ,Place : Office |  |  |   |   |
| 2   | Name   | Photo  | Finger Print  | Signature   |
|   | <b>Mrs UPAMA Das</b><br>Wife of Mr B N Das<br>Executed by: Self, Date of Execution: 26/07/2019 , Admitted by: Self, Date of Admission: 26/07/2019 ,Place : Office  | <br>26/07/2019 | <br>LTI<br>26/07/2019 | <br>26/07/2019 |
| 375, Prince Anwar Shah Road, Flat 13G, Tower-III,, P.O:- Jadavpur, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEQPD1878K, Status :Individual, Executed by: Self, Date of Execution: 26/07/2019 , Admitted by: Self, Date of Admission: 26/07/2019 ,Place : Office |  |  |   |   |

**Developer Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |  |  |  |
|-------|---|--|--|--|
| 1     | <b>PENTARCH DESIGNS PRIVATE LIMITED</b><br>162/B/324, Lake Gardens, P.S Lake, Kolkata-700045, P.O:- Lakegardens, P.S.- Lake, District -South 24-Parganas, West Bengal, India, PIN - 700045 , PAN No.:: AAECPT215R, Status :Organization, Executed by Representative |  |  |  |

**Representative Details :**

| SI No   | Name,Address,Photo,Finger print and Signature   |  |  |  |
|---|---|--|--|--|
| 1   | Name  | Photo  | Finger Print   | Signature  |
|   | <b>Mr Vinay Puri</b><br>Son of Mr Vinod Puri<br>Date of Execution - 26/07/2019, , Admitted by: Self, Date of Admission: 26/07/2019, Place of Admission of Execution: Office | <br><small>Jul 26 2019 2:22PM</small> | <br><small>LTI<br/>26/07/2019</small> | <br><small>26/07/2019</small> |
| 162/B/324, Lake Gardens, P.S Lake, Kolkata-700045, P.O:- Lakegardens, P.S:- Lake, District:-South 24 -Parganas, West Bengal, India, PIN - 700045, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFWPP2859R Status : Representative, Representative of : PENTARCH DESIGNS PRIVATE LIMITED (as director) |   |  |  |  |

**Identifier Details :**

| Name  | Photo   | Finger Print  | Signature  |
|---|---|---|--|
| <b>Mr Pallab Bera</b><br>Son of Nani Bera<br>Alipore Police Court, Cal, P.O:- Alipore, P S - Alipore, District -South 24-Parganas, West Bengal, India, PIN - 700027 | <br><small>26/07/2019</small> | <br><small>26/07/2019</small> | <br><small>26/07/2019</small> |
| Identifier Of Mr SUBIR KUMAR Das, Mrs UPAMA Das, Mr Vinay Puri  |   |   |  |

| Transfer of property for L1 |                    |  |
|-----------------------------|--------------------|--|
| SI.No                       | From               | To. with area (Name-Area)                            |
| 1                           | Mr SUBIR KUMAR Das | PENTARCH DESIGNS PRIVATE LIMITED-3.3 Dec             |
| 2                           | Mrs UPAMA Das      | PENTARCH DESIGNS PRIVATE LIMITED-3.3 Dec             |
| Transfer of property for S1 |                    |  |
| SI.No                       | From               | To. with area (Name-Area)                            |
| 1                           | Mr SUBIR KUMAR Das | PENTARCH DESIGNS PRIVATE LIMITED-1220.00000000 Sq Ft |
| 2                           | Mrs UPAMA Das      | PENTARCH DESIGNS PRIVATE LIMITED-1220.00000000 Sq Ft |

**Endorsement For Deed Number : I - 160603050 / 2019**

On 24-07-2019

**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 1,52,35,249/-



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

On 26-07-2019

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

Presented for registration at 12:13 hrs on 26-07-2019, at the Office of the A.D.S.R. SEALDAH by Mr SUBIR KUMAR Das, one of the Executants.

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

Execution is admitted on 26/07/2019 by 1. Mr SUBIR KUMAR Das, Son of Late Sudhir Kumar Das, 43/8A, Jheel Road, Police Station Kasba, Post Offi, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India. PIN - 700031, by caste Hindu, by Profession Retired Person, 2 Mrs UPAMA Das, Wife of Mr B N Das, 375, Prince Anwar Shah Road, Flat 13G, Tower-III,, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India. PIN - 700068, by caste Hindu, by Profession House wife

Indetified by Mr Pallab Bera, , , Son of Nani Bera, Alipore Police Court, Cal, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 26-07-2019 by Mr Vinay Puri, director, PENTARCH DESIGNS PRIVATE LIMITED (Private Limited Company), 162/B/324, Lake Gardens, P.S Lake, Kolkata-700045, P.O:- Lakegardens, P.S.- Lake, District.- South 24-Parganas, West Bengal, India, PIN - 700045

Indetified by Mr Pallab Bera, , , Son of Nani Bera, Alipore Police Court, Cal, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 26/07/2019 9:01AM with Govt. Ref. No: 192019200048538541 on 26-07-2019, Amount Rs. 21/-, Bank AXIS Bank ( UTIB0000005), Ref. No. 305341081 on 26-07-2019, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Rs. 40,000/- on 20/07/2019.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of MP: Online on 20/07/2019 @ 11:48 AM with Govt. Ref. No. 18201820190004144747 at 20/07/2019 Amount Rs. 40,000/- Bank A.K.S. Bank (UTIBS0000000), Ref. No. 201947474 at 20/07/2019 Head of Account 0001-00-112-000-00

Kaushik Ray  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BILHALSARI  
South Dehri, Patna, West Bengal

**On 21/07/2019**

**Certificate of Admissibility (Rate 45.00 B. Registration Rules 1987)**

Admission under rule 17 of West Bengal Registration Rules, 1987 duly entered under section 17, section number 40 (1) of West Bengal Act 1988.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs. 25,000/- + Rs. 25,000/- and Registration Fees paid by Cash Rs. 50,000/- on 20/07/2019.

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of MP: Online on 20/07/2019 @ 12:00 AM with Govt. Ref. No. 18201820190004144747 at 20/07/2019 Amount Rs. 50,000/- Bank A.K.S. Bank (UTIBS0000000), Ref. No. 201947474 at 20/07/2019 Head of Account

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Cash Rs. 40,000/- on 20/07/2019.

Description of Stamp  
1 Stamp Tax impressed Serial No. 005 Amount Rs. 40,000/- Date of Purchase 20/07/2019 Under Name Serial 005  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of MP: Online on 20/07/2019 @ 12:00 AM with Govt. Ref. No. 18201820190004144747 at 20/07/2019 Amount Rs. 40,000/- Bank A.K.S. Bank (UTIBS0000000), Ref. No. 201947474 at 20/07/2019 Head of Account 0001-00-112-000-00

Kaushik Ray  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BILHALSARI  
South Dehri, Patna, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2019, Page from 113857 to 113894

being No 160603050 for the year 2019.



Digitally signed by KAUSHIK ROY  
Date: 2019.08.01 15:07:23 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 01-08-2019 15:01:33  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)