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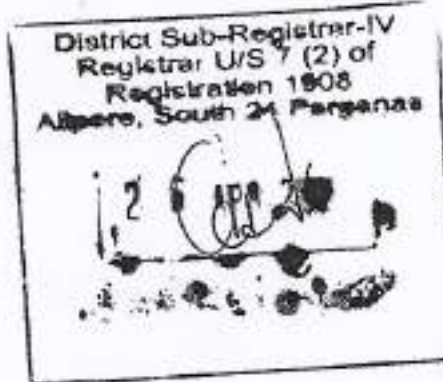
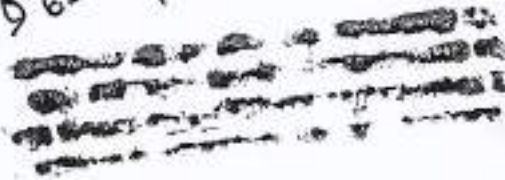


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

65AB 956149

26/04/2022

D-2001049657/2022



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 26<sup>th</sup> day of April 2022  
BETWEEN 1) SMT. RINA HAZRA (PAN- AAPP7489B) (AADHAAR No. 4068 4610  
5088) wife of Sri Pratap Hazra , by faith Hindu, by occupation retired, by nationality Indian,  
residing at P-39, Golf Club Road, P.O Tollygunge, P.S.- Jadavpur now Golf Green,  
Kolkata – 700 033 , 2) SRI SUNIL KUMAR MITRA ( PAN- AEIPM4951L ) (AADHAAR  
No. 8682 1584 7998) son of Late Madan Gopal Mitra , by faith Hindu, by occupation retired,  
by nationality Indian, residing at P-39, Golf Club Road, P.O Tollygunge, P.S.- Jadavpur

SL. NO. 57634 Dt. 22/4/2022

NAME Samir DEY Adv.

ADDRESS AliPore Judges Court. Kol-27,

RS 10/-

TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27



Repton Bhowmick,  
S/O Ratam Bhowmick,  
12/26 Padma Mukher  
Road. Kol-92.

P.S. Jadarpur.  
P.O. Regent Estate.  
Service.

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 2022



now Golf Green, Kolkata – 700 033 , 3) SRI AMITABHA MITRA ( PAN- AIEPM1082G ) (AADHAAR No. 2325 1606 1253) son of Late Bimal Kumar Mitra alias Late Bimal Chandra Mitra, by faith Hindu, by occupation business, by nationality Indian and 4) SMT. RUMA DEY ( PAN- BBEPD9705E ) (AADHAAR No. 9168 4975 9754) wife of Sri Ashok Dey, daughter of Late Bimal Kumar Mitra , by faith Hindu, by occupation housewife , by nationality Indian, both are residing at P-39, Golf Club Road, P.O Tollygunge, P.S.- Jadavpur now Golf Green, Kolkata – 700 033 hereinafter called and referred to as the 'OWNERS' ( which expression shall unless and excluded by or repugnant to the context shall mean and include their respective legal heirs, executors, administrators , representatives and assigns ) of the ONE PART.

A N D

SRI SWAPAN KUMAR BISWAS ( PAN- ASDPB3585C ) (AADHAAR No. 4426 2511 9242) son of Late Nil Ratan Biswas , by faith Hindu, by occupation business, by nationality Indian, of P-36, Golf Club Road, P.O Tollygunge, P.S.- Jadavpur now Golf Green, Kolkata – 700 033 hereinafter called and referred to as the 'DEVELOPER' ( which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal executors, administrators , representatives and assigns) of the OTHER PART.

WHEREAS one Smt. Renuka Mitra was the rightful absolute owner of all that piece and parcel of land measuring about 3 cottahs 13 chittacks 22 sq. ft. more or less being Plot No. 39 together with structure standing thereon lying and situated at District 24 Parganas now South 24 Parganas , Sub Registry office - Alipore , P.S.- previously Tollygunge , then



4  
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 2021

Jadavpur now Golf Green, Pargana- Khaspur, Mouza – Chandpur, J.L. No. 41, Touzi No.56, Khatian No. 446 , Dag No. 599, being Municipal holding No. 31/45, Golf Club Road , within the limits of previously Tollygunge Municipality at present Kolkata Municipal Corporation , Ward No. 94, which is butted and bounded as follows:- on the North :- 106, Uday Sankar Sarani, ( P-39A), on the South :- 20 ft. wide K.M.C. road, on the East :- 63, Uday Sankar Sarani, ( P-39B) and on the West :- 20 ft. wide K.M.C. road which is more fully described in the schedule 'A' hereunder written and hereunder referred to as the 'said property' by way of purchase for valuable consideration from the rightful owner Messrs Mugneeram Bangur and Company , a registered co- partnership firm, carrying on business as dealers in stocks and shares and also as dealers in landed properties at the premises No. 7, Lyons Range in the town of Calcutta which was registered at the office of Sub-Registrar Alipore , recorded in Book No, 1, Volume No. 18, Pages 33 to 39, Being No. 965 for the year 1939 .

AND WHEREAS on 21/8/1939 Smt. Renuka Mitra mortgaged the 'said property' which is more fully described in the schedule 'A' hereunder written to Messrs Mugneeram Bangur and Company , a registered co- partnership firm, carrying on business as dealers in stocks and shares and also as dealers in landed properties at the premises No. 7, Lyons Range in the town of Calcutta by registered Deed of Mortgage mortgaged which was registered at the office of Sub-Registrar Alipore , recorded in Book No, 1, Volume No. 18, Pages 19 to 25, Being No. 944 for the year 1939 .

AND WHEREAS on 11/12/1946 Smt. Renuka Mitra released the 'said property' which is more fully described in the schedule 'A' hereunder written from Messrs Mugneeram Bangur and Company , a registered co- partnership firm, carrying on business as



District Sub-Registrar-IV  
Registrar U/S (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 2017



Renuka Mitra , her above named legal heirs have /had become the owners of the 'said property' being premises No. P-39, Golf Club Road , Calcutta-700033 which is more fully described in the schedule 'A' hereunder written by way of inheritance, having undivided 1/8th share each .

AND WHEREAS on 9/12/1974 Smt. Latika Ghosh, Smt. Mira Mitra, Smt. Bela Roy and Smt. Leela Ghosh jointly gifted / donated their undivided  $\frac{1}{2}$  share in respect of the property being premises No. P-39, Golf Club Road , Calcutta-700033 which is more fully described in the schedule 'A' hereunder written to their brother Sri Subal Chandra Mitra by registered Deed of Gift which was registered at the office of Registrar of Assurances- Calcutta , recorded in Book No, 1, Volume No. 277, Pages 218 to 225, Being No. 7200 for the year 1974.

AND WHEREAS on 21/11/1977 Sri Kamal Kumar Mitra sold, transferred and conveyed his undivided 1/8th share in respect of the property being premises No. P-39, Golf Club Road , Calcutta-700033 which is more fully described in the schedule 'A' hereunder written to his brothers Sri Bimal Kumar Mitra and Sri Sunil Kumar Mitra by registered Deed of Sale which was registered at the office of Sub Registrar of Alipore at Alipore , recorded in Book No, 1, Volume No. 94, Pages 205 to 213, Being No. 3462 for the year 1977.

AND WHEREAS on 21/11/1977 Sri Subal Chandra Mitra gifted / donated his undivided 1/8th share in respect of the property being premises No. P-39, Golf Club Road ,



1  
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 2000



dealers in stocks and shares and also as dealers in landed properties at the premises No. 7, Lyons Range in the town of Calcutta by registered Deed of Release which was registered at the office of Joint Sub-Registrar Alipore , recorded in Book No, 1, Volume No. 59 , Pages 114 to 119, Being No. 3102 for the year 1946.

AND WHEREAS after becoming the owner of the 'said property' which is more fully described in the schedule 'A' hereunder written , Smt. Renuka Mitra recorded her name with Tollygunge Municipality on payment of taxes and said property has been numbered as Holding No. P-39, Golf Club Road , Calcutta-700033 . And thereafter when the said property has come within the jurisdiction of Calcutta Municipal Corporation under Ward No. 94, she also recorded her name with Calcutta Municipal Corporation and said property has been numbered as premises No. P-39, Golf Club Road , Calcutta-700033.

AND WHEREAS a 3 storied residential building had been constructed on the 'said property' being premises No. P-39, Golf Club Road , Calcutta-700033 which is more fully described in the schedule 'A' hereunder written , Smt. Renuka Mitra with her family members had been enjoying and enjoying the said property free from all encumbrances on payment of taxes.

AND WHEREAS Smt. Renuka Mitra died intestate on 15/11/1973 leaving behind her 4 sons namely Sri Subal Chandra Mitra, Sri Bimal Kumar Mitra, Sri Kamal Kumar Mitra and Sri Sunil Kumar Mitra and 4 married daughters namely Smt. Latika Ghosh, Smt. Mira Mitra, Smt. Bela Roy and Smt. Leela Ghosh as her only legal heirs and after demise of Smt.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Algora, South 24 Parganas

26 APR 2007

Calcutta-700033 which is more fully described in the schedule 'A' hereunder written to his brothers Sri Bimal Kumar Mitra and Sri Sunil Kumar Mitra by registered Deed of Gift which was registered at the office of Sub Registrar of Alipore at Alipore , recorded in Book No. 1, Volume No. 105, Pages 169 to 177, Being No. 3463 for the year 1977.

AND WHEREAS by way of inheritance and by the aforesaid deeds ,Sri Subal Chandra Mitra had become the owner of undivided  $\frac{1}{2}$  share in respect of the property being premises No. P-39, Golf Club Road , Calcutta-700033 which is more fully described in the schedule 'A' hereunder written.

AND WHEREAS by way of inheritance and by the aforesaid deeds , Sri Bimal Kumar Mitra had become the owner of undivided  $\frac{1}{4}$ th share in respect of the property being premises No. P-39, Golf Club Road , Calcutta-700033 which is more fully described in the schedule 'A' hereunder written.

AND WHEREAS by way of inheritance and by the aforesaid deeds , Sri Sunil Kumar Mitra had become the owner of undivided  $\frac{1}{4}$ th share in respect of the property being premises No. P-39, Golf Club Road , Calcutta-700033 which is more fully described in the schedule 'A' hereunder written.

AND WHEREAS Sri Subal Chandra Mitra died on 23/1/1996 and during his lifetime he had made a Will Dt. 15/4/1990 and bequeathed his undivided  $\frac{1}{2}$  share in respect of the





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 2007

property being premises No. previously P-39, Golf Club Road , Calcutta-700033 now 64, Golf Club Road , Calcutta-700033 in favour of Smt. Rina Hazra , After demise of Sri Subal Chandra Mitra, Pratap Kumar Hazra executor of the aforesaid Will applied for Probate before the Hon'ble High Court at Calcutta which was registered as PLA No. 82 of 1997 and Hon'ble High Court at Calcutta was pleased to grant probate of the aforesaid Will vide order dated 21/5/1997. And by the aforesaid Will , Smt. Rina Hazra has become the owner of the undivided  $\frac{1}{2}$  share in respect of the property being premises No. previously P-39, Golf Club Road , Calcutta-700033 now 64, Golf Club Road , Calcutta-700033.

AND WHEREAS Sri Bimal Kumar Mitra died intestate on 22/1/2009 leaving behind his wife Smt. Madhabi Mitra, one son namely Sri Amitabha Mitra and one married daughter namely Smt. Ruma Dey as his only legal heirs and after demise of Sri Bimal Kumar Mitra, his above named legal heirs have /had become the owners of the undivided  $\frac{1}{4}$ th share in respect of the property being premises No. previously P-39, Golf Club Road, Kolkata – 700 033 , now 64, Uday Sankar Sarani, Kolkata – 700 033 which is more fully described in the schedule 'A' hereunder written left by Sri Bimal Kumar Mitra by way of inheritance.

AND WHEREAS Smt. Rina Hazra, Sri Sunil Kumar Mitra, Smt. Madhabi Mitra, Amitabha Mitra and Smt. Ruma Dey have / had become the owners of all that piece and parcel of land measuring about 3 cottahs 13 chittacks 22 sq. ft. more or less being Plot No. 39, together with 3 storied building standing thereon lying and situated at District South 24 Parganas , A.D.S.R.O. - Alipore, P.S.- previously Tollygunge , then Jadavpur now Golf



5  
District Sub-Registrar-IV  
Registrar (S/2) of  
Registration 1908  
Alipore, South 24 Parganas  
26 APR 2022



Green, Pargana- Khaspur, Mouza – Chandpur, J.L. No. 41, Touzi No.56, Khatian No. 446 , Dag No. 599, within the limits of Kolkata Municipal Corporation , Ward No. 94, being premises No. 64, Uday Sankar Sarani, Kolkata – 700 033 , mailing address P-39, Golf Club Road, Kolkata – 700 033 which is butted and bounded as follows:- on the North :- 106, Uday Sankar Sarani, ( P-39A), on the South :- 20 ft. wide K.M.C. road, on the East: - 63, Uday Sankar Sarani, ( P-39B) and on the West :- 20 ft. wide K.M.C. road which is more fully described in the schedule 'A' hereunder written.

AND WHEREAS for better enjoyment , Smt. Rina Hazra, Sri Sunil Kumar Mitra, Smt. Madhabi Mitra, Amitabha Mitra and Smt. Ruma Dey being the owners of the property being premises No. 64, Uday Sankar Sarani, Kolkata – 700 033 , mailing address P-39, Golf Club Road, Kolkata – 700 033 which is more fully described in the schedule 'A' hereunder written made partition the said property among themselves by registered Deed of Partition which was registered at the office of District Sub Registrar –I, Alipore , recorded in Book No, 1, CD Volume No. 6, Pages 1153 to 1173, Being No. 01190 for the year 2013.

AND WHEREAS by the aforesaid Deed of Partition Being No. 01190 for the year 2013, Smt. Rina Hazra has become the absolute owner of all that piece and parcel of the entire 2nd floor of the 3 storied building , measuring about 1059 sq.f. super builtup area , consisting of 3 rooms, 1 dining room, 1 verandah, 1 corridor and 2 bath and privy along with roof right , together with demarcated 444.5 sq.ft. courtyard out of 889 sq.ft. courtyard along with all common facilities and amenities attached therein e.g. common right over the main entrance, stair case landing , water reservoir, overhead tank, pump room, drainage , sewerage



5  
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Allpore, South 24 Parganas

26 APR 2022

linem rain water line, meter space and common light points together undivided proportionate share of the land of the premises being premises No. 64, Uday Sankar Sarani, P.S.- previously Tollygunge , then Jadavpur, now Golf Green , Kolkata – 700 033 , mailing address P-39, Golf Club Road, Kolkata – 700 033 . And she has recorded her name with the Kolkata Municipal Corporation in respect of her portion , the Assessee No. 210940301464.

AND WHEREAS by the aforesaid Deed of Partition Being No. 01190 for the year 2013, Sri Sunil Kumar Mitra has become the absolute owner of all that piece and parcel of the entire 1st floor of the 3 storied building, measuring about 1059 sq.f. super built up area , consisting of 4 rooms, 1 dining room, 1 verandah, 1 corridor and 2 bath and privy , together with demarcated 222.25 sq.ft. courtyard out of 889 sq.ft. courtyard along with all common facilities and amenities attached therein e.g. common right over the main entrance, stair case landing , water reservoir, overhead tank, pump room, drainage , sewerage linem rain water line, meter space and common light points together undivided proportionate share of the land of the premises being premises No. 64, Uday Sankar Sarani, P.S.- previously Tollygunge , then Jadavpur, now Golf Green , Kolkata – 700 033 , mailing address P-39, Golf Club Road, Kolkata – 700 033 . And he has recorded his name with the Kolkata Municipal Corporation in respect of his portion , the Assessee No. 210940307363.

AND WHEREAS by the aforesaid Deed of Partition Being No. 01190 for the year 2013, Smt. Madhabi Mitra, Amitabha Mitra and Smt. Ruma Dey have /had become the absolute owners of all that piece and parcel of the entire ground floor of the 3 storied building , measuring about 885 sq.f. super built up area , consisting of 3 rooms, 1 dining





5  
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 2022

room, 1 corridor and 2 bath and privy , together with demarcated 222.25 sq.ft. courtyard out of 889 sq.ft. courtyard along with all common facilities and amenities attached therein e.g. common right over the main entrance, stair case landing , water reservoir, overhead tank, pump room, drainage , sewerage line rain water line, meter space and common light points together undivided proportionate share of the land of the premises being premises No. 64, Uday Sankar Sarani, P.S.- previously Tollygunge , then Jadavpur, now Golf Green , Kolkata – 700 033 , mailing address P-39, Golf Club Road, Kolkata – 700 033 . And they have recorded their names with the Kolkata Municipal Corporation in respect of their portion , the Assessee No. 210940307351.

AND WHEREAS Smt. Madhabi Mitra died intestate on 12/12/2017 leaving her 1 son and 1 daughter namely Sri Amitabha Mitra and Smt. Ruma Dey as her only legal heirs and after demise Smt. Madhabi Mitra, her son and daughter namely Sri Amitabha Mitra and Smt. Ruma Dey have become the absolute owners of all that piece and parcel of the entire ground floor of the 3 storied building , measuring about 885 sq.f. super builtup area , consisting of 3 rooms, 1 dining room, 1 corridor and 2 bath and privy , together with demarcated 222.25 sq.ft. courtyard out of 889 sq.ft. courtyard along with all common facilities and amenities attached therein e.g. common right over the main entrance, stair case landing , water reservoir, overhead tank, pump room, drainage , sewerage line rain water line, meter space and common light points together undivided proportionate share of the land of the premises being premises No. 64, Uday Sankar Sarani, P.S.- previously Tollygunge , then Jadavpur, now Golf Green , Kolkata – 700 033 , mailing address P-39, Golf Club Road, Kolkata – 700 033 .



5

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 2007



AND WHEREAS on 10/1/2022 Smt. Rina Hazra, Sri Sunil Kumar Mitra, Amitabha Mitra and Smt. Ruma Dey by a registered deed of amalgamation amalgamated their respective units in the building at premises No. 64, Uday Sankar Sarani, Kolkata – 700 033 , mailing address P-39, Golf Club Road, Kolkata – 700 033 into one which was registered at the office of D.S.R.-I, Alipore , recorded in Book No. I, Volume No. 1601-2022, Pages- 4371 to 4408., Being No. 160100064 for the year 2022.

AND WHEREAS after becoming the owners of the property being premises No. 64, Uday Sankar Sarani, Kolkata – 700 033 , mailing address P-39, Golf Club Road, Kolkata – 700 033 which is more fully described in the schedule 'A' hereunder written , Smt. Rina Hazra, Sri Sunil Kumar Mitra, Amitabha Mitra and Smt. Ruma Dey have recorded their names with the Kolkata Municipal Corporation on payment of taxes.

AND WHEREAS Smt. Rina Hazra, Sri Sunil Kumar Mitra, Sri Amitabha Mitra and Smt. Ruma Dey , the Owners herein have decided to develop the aforesaid property being premises No. 64, Uday Sankar Sarani, Kolkata – 700 033 , mailing address P-39, Golf Club Road, Kolkata – 700 033 which is more fully described in the schedule 'A' hereunder written by constructing a multi storied building thereon as per sanctioned building plan duly sanctioned by Kolkata Municipal Corporation.

AND WHEREAS Smt. Rina Hazra, Sri Sunil Kumar Mitra, Sri Amitabha Mitra and Smt. Ruma Dey , the Owners herein are not equipped with funds and manpower to implement the said Scheme of development on the said property being premises No. 64,



5  
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 2022

Uday Sankar Sarani, Kolkata – 700 033 , mailing address P-39, Golf Club Road, Kolkata – 700 033 which is more fully described in the schedule 'A' hereunder written, so, they have decided to appoint a Developer who will be in a position to develop the said property more fully described in the schedule " A" hereunder written by constructing a multistoried building thereon with his men, materials and resources.

AND WHEREAS the developer herein is a well-established and reputed building contractor having practical knowledge and experience of construction of multi-storied building, and sound financial position to build multi-storied building having self-sufficient and/or self-contained residential flats/apartments.

AND WHEREAS having come to know such intention of the Owners herein, the Developer herein approached the Owners to engage him as the Developer for constructing a multistoried residential building on the said property being premises No. 64, Uday Sankar Sarani, Kolkata – 700 033 , mailing address P-39, Golf Club Road, Kolkata – 700 033 which is more fully described in the schedule 'A' hereunder written. The Owners will get the entire 3rd floor, consisting of 2 flats , one flat is measuring about 1020 sq.ft. super built up area more or less on the South East side and the other flat is measuring about 1048 sq.ft. super built up area more or less on the South West side of the building and 1 car parking space measuring about 135 sq.ft. more or less on the ground floor of the proposed multistoried building which will be called as Owners' share or Owners' allocation . The Developer will also pay Rs. 97,00,000/- (Rupees Ninety seven Lakh ) only to the owners as forfeited money and the said amount will be paid after execution of this Agreement. And the





District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 1977

rest portion of the building will be treated as Developer's share or Developer's allocation and the Developer will be entitled to deal with the developer's share or Developer's allocation in the proposed building in any manner he likes. The Owners herein have accepted the proposal.

NOW THIS AGREEMENT/ INDENTURE WITNESSETH as follows :-

1. The Developer will construct a multi storied building with lift facility on the said property which is more fully described in the Schedule 'A' hereunder written as per sanctioned building plan approved by Kolkata Municipal Corporation .

2. The Owners have agreed to appoint the party of the other part as Developer for execution of the work of development on the said property which is more fully described in the Schedule 'A' hereunder written with his men and materials and resources and the costs and expenses of all the related work in connection with the construction of the said proposed building including the portion allocable to owner shall be borne by the Developer exclusively . And the Owners shall not have any responsibility whatsoever in this respect.

3. The Owners' Allocation:- The Owners will get the entire 3rd floor, consisting of 2 flats , one flat is measuring about 1020 sq.ft. super built up area more or less on the South-East side and the other flat is measuring about 1048 sq.ft. super built up area more or less on the South West side of the building and 1 car parking space measuring



District Sub-Registrar-IV  
Registrar US 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR



about 135 sq.ft. more or less on the ground floor of the proposed multistoried building along with all common facilities attached therein which will be called as Owners' share or Owners' allocation . The Developer will also pay Rs. 97,00,000/- (Rupees Ninety seven Lakh ) only to the owners as forfeited money and the said amount will be paid after execution of this Agreement.

4. The Developer's Allocation:- The Developer will get the entire the rest portion of the building except the owners' allocation as mentioned in clause No. 3 in the proposed building together with undivided proportionate share of land of the premises along with all common facilities attached therein and the Developer will be entitled to deal with the developer's share or Developer's allocation in the proposed building in any manner he likes.

5. That the Developer will construct a multistoried building on the said property which is more fully described in the Schedule 'A' hereunder written as per sanctioned building plan duly approved by Kolkata Municipal Corporation . And if necessary , the Developer can modify the sanctioned building plan as per K.M.C. Building rules.

6. The Developer will construct the multi storied building on the said property which is more fully described in the Schedule 'A' hereunder written as per sanctioned building plan and building specification more fully described in the Schedule 'B' hereunder written.



District Sub-Registrar-IV  
Registrar WS 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 2022

7. The Developer shall at its own cost and expenses complete the construction of the said proposed multi storied building with lift facility as per specification of material as contained in the Schedule "B" hereunder written within 24 months from the date of obtaining the sanctioned building plan and another 6 months may be required for obtaining "Completion Certificate" from the Kolkata Municipal Corporation . The developer herein shall construct the building as per Municipal building rules .

8. It is clearly understood that the Owners will not be liable for any deviation from the sanctioned building plan or defective workmanship or the measuring ( regarding owner's allocation ) committed by the Developer. The Developer shall be solely responsible to the Kolkata Municipal Corporation and other authorities and/ or to the purchasers affected by such construction.

9. The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers in respect of flats , car parking spaces and other saleable spaces of said building belonging to the developer's share or allocation and shall settle the terms with the prospective buyers of the flats , car parking spaces and other saleable spaces etc. and the Owners will join in the said agreement as confirming party agreeing to transfer the same flats, car parking spaces and other spaces together with proportionate share of land of the premises to the said purchaser/s and the Developer shall also receive the consideration money from the said purchaser/s.

10. The Land Owners will execute and register a Development Power of Attorney in favour of the Developer for performing all the works and other deeds and things for





District Sub-Registrar  
Registrar US 7 (2) of  
Registration 1906  
Alipore, South 24 Parganas

26 APR 2022

constructing the proposed building and selling Developer's share and /or allocation to the intending purchaser or purchasers and to facilitate the formalities of construction, as well as, to raise funds by way of booking flats, car parking spaces and other saleable spaces, loan from financial institutions with respect to developer's allocation only without making any liability on the owners, to execute and register the requisite Deed of Conveyance in favour of the intending flats , car parking spaces and other saleable spaces purchaser/s in respect of the Developer's share and/or allocation .The Developer will bear all the cost and expenses for registration of the Development Power of Attorney.

11. The Developer on completion of construction of the building will deliver up undisputed, undisturbed, peaceful and habitable possession of the Owners' allocation to the owners herein together with all rights to use and enjoy in common, the common areas and facilities of the said building .

12. Any expenses in relating to the premises in question by way of applying for and to obtain the permanent connection of Electricity and Meter ( excluding any personal meter) , Water, Drainage, Sewerage and/or other facilities charges, if any, required and any other statutory charges including Municipal taxes and other taxes and rents (if any) from the date of handing over the vacant possession of the said property by the Owners till the date of completion of the proposed building and handing over the allotted portion to the owners will be borne by the Developer.

13. That the legal heirs and successors of the present owners will remain bound and shall abide by all the terms and conditions mentioned in this agreement in absence of the



5

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipour, South 24 Perganahs  
26 APR 2022



present Owners during this stipulated period. Be it specifically mentioned herein that in the absence of the present Owners during construction, the legal heirs of the said owner including the other owners shall be bound to execute a fresh Supplementary Development Agreement and Development Power of Attorney under the same terms and conditions and in the absence of the Developer during the construction period, the owners shall be bound to execute a fresh Supplementary Development Agreement and Development Power of Attorney under the same terms and conditions in favour of the legal heirs of the developer. without demanding anything whatsoever.

14. That the developer will obtain the 'Completion Certificate' from Kolkata Municipal Corporation in respect of the building to be constructed at its own cost and one extract copy of the same will be supplied to the owners free of cost by the developer and also issue Possession Letter in respect of the owners' allocation in the building at the time of delivery of possession to the owners.

15. That the owners will hand over all the original documents relating to the property to the developer at the time of execution of this agreement. After completion of the building and handing over peaceful possession of the owners' allocation to the Owners as well as the Developer's allocation in the building to the intending purchasers, all the original documents relating to the property will be given back to the owners by the Developer. And for this the developer may issue a acknowledge letter of the same.

16. The developer shall abide by all laws, bye laws, rules and regulations of the government, statutory bodies and/or Local bodies as the case may be and shall attend to and



5  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration 1909  
Alipore, South 24 Parganas

26 APR '11

answer and assume responsibility for any deviation violation and/or breach of said laws, bye laws and regulations.

17. The Developer herein shall give the name of the building to be constructed and the Developer shall be entitled to frame scheme for management, maintenance and administration of the building upon completion or construction thereof. The Owners hereby agrees to abide by all such rules or regulations of such Schemes, which shall in no way, be unjust or contrary to the interest of the Owners.

18. That the Developer will demolish the existing structure at the premises and will realize the money by selling all materials.

19. That the Developer will arrange alternative accommodation for the owner No. 1 in the nearby place of their present locality and pay all rents till delivery of possession of the owners' allocation in the proposed building. The Developer will co operate the owner No. 1 during shifting to the new accommodation.

20. That the Developer shall be entitled to prepare a building plan through his architect on behalf of the owners and put his signature as an constituted attorney on behalf of the owners.

21. Force majeure reason which are govt. declared riot, war , natural calamity , etc. and non-availability of building materials shall also be the reason not to complete the



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 2022



building within the stipulated period as mentioned before and for those reasons the time for completion of the building may be extended and for which no supplementary development agreement will be required.

22. That all disputes and differences between the parties shall be adjudicated by the arbitrator mutually appointed by the parties herein in accordance with the Arbitration and Conciliation Act, 1996 and in case of their disagreement, same shall be referred to an umpire to be appointed by the said arbitrators of both the parties or both the parties will have liberty to move before the competent court of law.

THE SCHEDULE -A - ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about 3 cottahs 13 chittacks 22 sq. ft. more or less being Plot No. 39, together with a 3 storied building measuring about 3003 sq.ft. super built up area ( the ground floor is measuring about 885 sq.ft. super built up area, the 1st floor is measuring about 1059 sq.ft. super built up area and the 2nd floor is measuring about 1059 sq.ft. super built up area) standing thereon along with 889 sq.ft. courtyard (vacant land) , lying and situated at District South 24 Parganas , A.D.S.R.O. - Alipore, P.S.- previously Tollygunge , then Jadavpur, now Golf Green , Pargana- Khaspur, Mouza - Chandpur, J.L.No. 41, Touzi No.56, Khatian No. 446 , Dag No. 599, within the limits of Kolkata Municipal Corporation , Ward No. 94, being premises No. 64, Uday Sankar Sarani, Kolkata - 700 033 , mailing address P-39, Golf Club Road, Kolkata - 700 033 which is butted and bounded as follows:-

On the North :- 106, Uday Sankar Sarani, ( P-39A),



5  
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alpers, South 24 Parganas

26 APR 2008

On the South :- 20 ft. wide K.M.C. road,

On the East: - 63, Uday Sankar Sarani, ( P-39B)

On the West :- 20 ft. wide K.M.C. road.

SCHEDULE " B " ABOVE REFERRED TO :

(The Schedule of detailed specification of the building )

1. Multistoried building with lift.
2. R.C.C. Framed structure .
3. Outside wall & Ceiling finished with cement plaster.
4. All the floors should be finished with vitrified floor tiles.
5. Doors, wooden frame with flush door shutter.
6. Windows fully glazed aluminium window with grills
7. Inside wall and ceiling finished with Putty.
8. Outside wall finished with cement based paint ( weather coat).
9. Toilet floor should be finished with vitrified / anti screed floor tiles and the side wall upto 6'-6" – 0 "height finished with glaze tiles .
10. Electrification – Concealed wiring with copper wire, with standard brand switches .(ISI Brand)
11. Bed Room – 2 Nos. light point, 1 No. fan point ,2 No. plug point and 1No. AC Point.
12. Drawing / Dining – 3 Nos. light point, 2 Nos. fan point, 1No. AC Point,



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 1977



Plug point along with concealed cable connection.

13. Toilet - 1 No. light point with 15 amp geyser connection & 1 plug point, 1 No. Exhaust fan point.(with a proper Exhaust Fan hole)
- Verandah - 1 No. light point, 1 No. plug point.
- Kitchen - 1 No. light point and 1 No. Exhaust fan point with 15 AMP Plug point, 1 No. plug point for Aquaguard.
- Stair Room - 1 No. light point for every landing .

14. Plumbing works :

- a. Municipal water connection with underground reservoir and pump- motor- pump for lifting water on the overhead tank.
- b. Overhead tank .
- c. toilet – 2 Nos. C.P Tap (ISI brand) and 1 No. shower point,
- d. Kitchen – 1 No. C.P. tap ( ISI brand) point.

15. Separate Electric meter connection is to be provided for each flat owner and each flat owner will pay the expenses for the same .

16. Sanitary works :

- a) Septic tank .
- b) Toilet – commode with low level P.V.C. cistern (ISI brand )
- c) Waste water connection to surface drain.

17. Stair-room ( ground floor) opening covered with M.S. Steel gate .



4  
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 1959

18. Kitchen : Granite stone cooking slab, steel sink and 2'-0" height glazed tiles over the cooking slab fitting.
19. Stair case with landing would be marble / vitrified floor tiles

IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hand and seals on the day month and year first above written .

SIGNED, SEALED & DELIVERED

In presence of :-

WITNESSES

1. Pradyot K. Das  
P-39, Golf Club Road,  
Tollygunge, Kolkata  
700033

2. Debashish Ganguly  
30 Kt. Roy Lane  
Kolkata-33

1. Ania Hazra
2. Sunil Kumar Mishra
3. Anilabha Mishra
4. Ruma Dey

SIG. OF THE OWNERS

Strafan K. Bhowmik  
SIG. OF THE DEVELOPER.

Drafted and prepared by me

*Samir Dey Adv*

Samir Dey, Advocate, WB-942/1993  
Alipore Judges' Court,  
Kolkata -700027



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 APR 2009



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name RINA PANDA

Signature Rina Panda



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUNIL KUMAR MITRA

Signature Sunil Kumar Mitra



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name AMITABHA MITRA

Signature Amitabha Mitra



J. W. H. S. Sub-Registration  
Registration LIS 7 1/2  
Registration 1908  
Albany. South 28 2/3

2 6 100 70



Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



Ruma Dey

WRITE RUMA DEY

Signature Ruma Dey

left hand					
right hand					

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



Swapan Kumar Bhanu

NAME SWAPAN KUMAR BHANU

Signature Swapan Kumar Bhanu

left hand					
right hand					

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name .....

Signature .....



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

GRN Details

GRN: 192022230014871661 Payment Mode: Online Payment  
GRN Date: 26/04/2022 12:51:46 Bank/Gateway: State Bank of India  
BRN : IK0BQQOBH6 BRN Date: 26/04/2022 12:54:16  
Payment Status: Successful Payment Ref. No: 2001049657/7/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SWAPAN KUMAR BISWAS  
Address: P-36, GOLF CLUB ROAD PIN 700033  
Mobile: 9836509674  
Depositor Status: Others  
Query No: 2001049657  
Applicant's Name: Mr AVIJIT RAHA  
Address: D.S.R. - IV SOUTH 24-PARGANAS  
Office Name: D.S.R. - IV SOUTH 24-PARGANAS  
Identification No: 2001049657/7/2022  
Remarks: Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001049657/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2001049657/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	97032
			<b>Total</b>	<b>97033</b>

IN WORDS: NINETY SEVEN THOUSAND THIRTY THREE ONLY.





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

GRN Details

GRN: 192022230005746022  
GRN Date: 11/04/2022 12:24:35  
BRN : 120420220204273  
Payment Status: Successful

Payment Mode: Counter Payment  
Bank/Gateway: UCO Bank  
BRN Date: 12/04/2022 00:04:00  
Payment Ref. No: 2001049657/3/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Swapan Kumar Biswas  
Address: P-36, Golf Club Road Pin- 700033  
Mobile: 9836509674  
Depositor Status: Others  
Query No: 2001049657  
Applicant's Name: Mr AVIJIT RAHA  
Identification No: 2001049657/3/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001049657/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	20020
2	2001049657/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>20041</b>

IN WORDS: TWENTY THOUSAND FORTY ONE ONLY.



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2001049657/2022	Office where deed will be registered
Query Date	04/04/2022 1:55:51 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	AVIJIT RAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, 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 : 97,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,35,27,372/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,021/- (Article:48(g))	Rs. 97,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, P.S.- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Uday Shankar Sarani, Premises No: 64, Ward No: 094 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS -)		Bastu	3 Katha 13 Chatak 22 Sq Ft	1/-	1,15,00,347/-	Width of Approach Road: 20 Ft.
Grand Total :				6.341Dec	1/-	115,00,347/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3003 Sq Ft.	1/-	20,27,025/-	Structure Type: Structure

Gr. Floor, Area of floor : 885 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No. 1, Area of floor : 1059 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 1059 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total : 3003 sq ft | 1/- | 20,27,025/-

AS- 1 of 4





Stamp 1301

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2001049657/2022	Office where deed will be registered
Query Date	04/04/2022 1:55:51 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	AVIJIT RAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2] ১২ নম্বর ১	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,35,27,372/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 20,020/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Uday Shankar Sarani, Premises No: 64, Ward No: 094, Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :				6.341Dec	1/-	115,00,347/-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3003 Sq Ft.	1/-	20,27,025/-	Structure Type: Structure
Gr. Floor, Area of floor : 885 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1059 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1059 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3003 sq ft	1/-	20,27,025/-	





**Land Lord Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Smt RINA HAZRA Wife of Shri PRATAP HAZRA,P-39, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AAxxxxxx9B, Aadhaar No.: 40xxxxxxx5088,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri SUNIL KUMAR MITRA Son of Late MADAN GOPAL MITRA,P-39, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AExxxxxx1L, Aadhaar No.: 86xxxxxxx7998,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Shri AMITABHA MITRA Son of Late BIMAL KUMAR MITRA,P-39, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxxx2G, Aadhaar No.: 23xxxxxxx1253,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt RUMA DEY Wife of Shri ASHOK DEY,P-39, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BBxxxxxx5E, Aadhaar No.: 91xxxxxxx9754,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Shri SWAPAN KUMAR BISWAS Son of Late NIL RATAN BISWAS,P-36, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ASxxxxxx5C, Aadhaar No.: 44xxxxxxx9242,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Identifier Details :**

Name & address
Mr DEEPTEN BHOWMICK Son of Mr RATAN BHOWMICK 12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Smt RINA HAZRA, Shri SUNIL KUMAR MITRA, Shri AMITABHA MITRA, Smt RUMA DEY, Shri SWAPAN KUMAR BISWAS





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt RINA HAZRA	Shri SWAPAN KUMAR BISWAS-1.58526 Dec
2	Shri SUNIL KUMAR MITRA	Shri SWAPAN KUMAR BISWAS-1.58526 Dec
3	Shri AMITABHA MITRA	Shri SWAPAN KUMAR BISWAS-1.58526 Dec
4	Smt RUMA DEY	Shri SWAPAN KUMAR BISWAS-1.58526 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt RINA HAZRA	Shri SWAPAN KUMAR BISWAS-750.75 Sq Ft
2	Shri SUNIL KUMAR MITRA	Shri SWAPAN KUMAR BISWAS-750.75 Sq Ft
3	Shri AMITABHA MITRA	Shri SWAPAN KUMAR BISWAS-750.75 Sq Ft
4	Smt RUMA DEY	Shri SWAPAN KUMAR BISWAS-750.75 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-05-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 04-05-2022)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. ALIPORE, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA







आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

RINA HAZRA  
SUBAL CHANDRA MITRA

24/03/1959  
Permanent Account No. AAPPH7489B



In case this card is lost, please contact the  
Income Tax PAN Section, Delhi, India, or  
Pan Card Section, CED, Bangalore  
Call Number: 400 614

यदि यह कार्ड खो जाए, तो कृपया  
आयकर विभाग, दिल्ली, भारत या  
पैन कार्ड सेक्शन, सी. ई. डी., बंगलूर  
को कॉल करें।  
संख्या: 400 614

Rina Hazra



भारत सरकार  
GOVERNMENT OF INDIA



রীনা হাজরা  
RINA HAZRA  
পিতা : সুবল চন্দ্র মিত্র  
Father : SUBAL CHANDRA MITRA  
জন্ম বর্ষ : Year of Birth : 1959  
মহিলা / Female



4068 4610 5088

आधार - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা  
বি ১৩ রেনুকা গোল্ফ ক্লাব রোড,  
টোলীগঞ্জ, কোলকাতা, পশ্চিমবঙ্গ  
৭০০১১১

Address  
P-39 RENUKA GOLF CLUB  
ROAD, Tollygunge H.O,  
Tollygunge, Kolkata, West  
Bengal, 700033

*Rina Hazra*



PO Box No. 1547  
Kolkata-700 007



इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।  
संबंधित अधिकार आयुक्त (प्रणाली एवं तकनीकी),  
पी-7,  
खैरतपुर,  
दिल्ली - 700 089.

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

*Sunil Kumar Mitra*

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEIPM4951L



नाम / NAME

SUNIL KUMAR MITRA

पिता का नाम / FATHER'S NAME

MADAN GOPAL MITRA

जन्म तिथि / DATE OF BIRTH

10-01-1944

हस्ताक्षर / SIGNATURE

*Sunil K*

*K. Das*

आयकर आयुक्त, प.नं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



भारत सरकार  
GOVERNMENT OF INDIA

सुनील कुमार मित्र

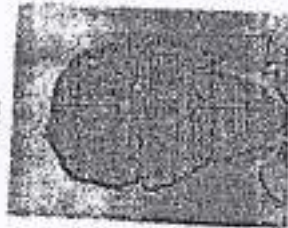
Sunil Kumar Mitra

पिता : मदन गोपाल मित्र

Father : MADAN GOPAL MITRA

जन्म वर्ष / Year of Birth : 1944

पुंलिंग / Male



8682 1584 7998

आधार - साधारण মানুষের অধিকার

Printed by Smita



Sunil Kumar Mitra



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMITABHA MITRA

BIMAL CHANDRA MITRA

18/11/1961

Permanent Account Number

AIEPM1082G

*Amitabha Mitra*  
Signature



*Amitabha Mitra*

इस कार्ड के खोने / पाने पर कृपया सूचित करें। सीटर्स:  
आयकर सेल सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मन्त्री स्टार्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मोडल कॉलोनी, नज़्द डीप बंगला चौक के पास,  
दिल्ली - 411 016

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please inform / return to:*  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Starling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bangalow Chowk,  
Delhi - 411 016.

Tel: 91-20-2721 8090, Fax: 91-20-2721 8061  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)



ভারত সরকার

Unique Identification Authority of India



Government of India

অধিভুক্তির আইডি / Enrollment No. : 2730/00379/02525

07/11/2012

To  
Amitabha Mitra  
অমিতভ মিত্র  
S/O Bimal Chandra Mitra  
P-39 RENUKA  
GOLF CLUB ROAD  
Tollygunge  
Tollygunge, Circus Avenue, Kolkata,  
West Bengal - 700033  
8007600363



KA550136614FH

55013661



আপনার আধার সংখ্যা / Your Aadhaar No. :

2325 1606 1253

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



অমিতভ মিত্র  
Amitabha Mitra  
পিতা : বিমল মিত্র  
Father: BIMAL MITRA

জন্মতারিখ / DOB: 13/11/1961

পুংস / Male

2325 1606 1253



আমার আধার, আমার পরিচয়

Amitabha Mitra



आयकर विभाग  
 INCOME TAX DEPARTMENT  
 रुमा देव  
 BIMAL CHANDRA MITRA  
 25/2/1957  
 Permanent Account Number  
 BBFPD9705E  
 भारत सरकार  
 GOVT. OF INDIA





In case of any complaint, for any reason, please contact us  
 Income Tax PAN Services Unit, IITSI  
 Plot No. 3, Sector 44, CBD, East of India Gate  
 New Mumbai - 400 614  
 भारतीय आयकर विभाग पर आपका शिकायत  
 आयकर सेवाएँ, IITSI  
 प्लॉट नंबर 3, सेक्टर 44, CBD, ईस्ट ऑफ इंडिया गेट  
 न्यू मुंबई - 400 614

Ruma Dey



# ভারত সরকার

Ministry of Identification, Authority of India  
**Government of India**

অধিঃসংস্থার আই সি / Enrollment No. : 1490150003710884

To  
শ্রীমতী  
RUMA DEY  
11/8 RAJANATH KAVIRAJ LANE  
Bowbazar  
Kolkata  
370002016  
370002016  
Circus Avenue Kolkata  
West Bengal 700012  
5039419294  
5039419294  
MM528557659FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9168 4975 9754**

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



শ্রীমতী  
RUMA DEY  
পিতা : শ্রীমতী সুনী  
Father : SHAMU CHANDRA MITRA  
সংস্কার/ DOB : 08/12/1987  
শ্রীমতী / Female

9168 4975 9754

আমার আধার, আমার পরিচয়

Ruma Dey



গরিবের প্রাণ, নাগরিকের প্রাণ নয়।  
গরিবের প্রাণ অসংখ্য প্রতীকরণ করা নাও  
করুন।

## INFORMATION

- Aadhaar is proof of Identity, not of citizenship.
- To establish identity, authenticate online.

■ আধার সাক্ষ্য কেবল সাক্ষ্য।  
■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা  
প্রাপ্তি সহায়ক হবে।  
■ Aadhaar is valid throughout the country.  
■ Aadhaar will be helpful in availing Government  
and Non-Government services in future.



ভারতের সর্বমুখ্য পরিচয় সংস্থার  
Unique Identification Authority of India

ঠিকানা:  
১১/নি, রাজানথ কবিরাজ লেন,  
বোম্বাজার, কোলকাতা, পশ্চিমবঙ্গ,  
৭০০০১২  
Address:  
11/8, RAJANATH KAVIRAJ  
LANE, Bowbazar, Kolkata,  
West Bengal, 700012

9168 4975 9754



1122



सिंधिया निधि  
INCOME TAX DEPARTMENT  
SWAPAN KUMAR BISWAS  
NIL RATAN BISWAS  
011221960  
PAN Card Number  
ASDPH3495C

सिंधिया निधि  
GOVT. OF INDIA  
NIL RATAN BISWAS



Signature



ভারতীয় বিদ্যুৎ পরিচালনা আয়োগ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভবনিকাকার আই ডি / Enrollment No.: 1040/21164/00727

To  
2511/2013  
স্বপন কুমার বিহার  
SWAPAN KR. BISWAS  
3/78 MAHENDRA BANERJEE ROAD  
Panasree Pally  
Panasree pally  
Circus Avenue Kolkata  
West Bengal 700060

79353416



MN793534168FT



আপনার সংখ্যা / Your No. :

4426 2511 9242

- সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



স্বপন কুমার বিহার  
SWAPAN KR. BISWAS  
পিতা : শ্রী রতন বিহার  
Father : Shri Ratan Biswas  
জন্মতারিখ / DOB : 01/12/1960  
বৃত্ত / Male

4426 2511 9242

- সাধারণ মানুষের অধিকার





### Major Information of the Deed

Deed No :	I-1604-04257/2022	Date of Registration : 25/04/2022
Query No / Year	1604-2001049657/2022	Office where deed is registered
Query Date	04/04/2022 1:55:51 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	AVIJIT RAHA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836509674, 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 : 97,00,000/-]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 1,35,27,372/-	
Stampduty Paid(SD)	Registration Fee Paid	
Rs. 20,031/- (Article:48(g))	Rs. 97,053/- (Article:E, E, B)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urbar area)	

#### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Uday Shankar Sarani, , Premises No: 64, , Ward No: 094 Pin Code : 700033

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	3 Katha 13 Chatak 22 Sq Ft	1/-	1,15,00,347/-	Width of Approach Road: 20 Ft.,
Grand Total :				6.341Dec	1/-	115,00,347/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	- On Land L1	3003 Sq Ft.	1/-	20,27,025/-	Structure Type: Structure

Gr. Floor, Area of floor : 885 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



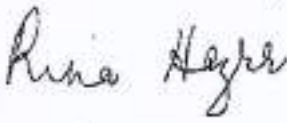





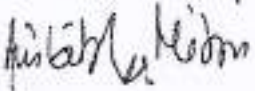
Floor No: 1, Area of floor : 1059 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor : 1059 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



Total :	3003 sq ft	1/-	20,27,025/-	
---------	------------	-----	-------------	--









**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt RINA HAZRA</b> Wife of Shri PRATAP HAZRA Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office	<b>Photo</b>  26/04/2022	<b>Finger Print</b>  LTI 26/04/2022	<b>Signature</b>  26/04/2022
	P-39, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAxxxxxx9B, Aadhaar No: 40xxxxxxxx5088, Status :Individual, Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office			
2	<b>Name</b> <b>Shri SUNIL KUMAR MITRA</b> Son of Late MADAN GOPAL MITRA Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office	<b>Photo</b>  26/04/2022	<b>Finger Print</b>  LTI 26/04/2022	<b>Signature</b>  26/04/2022
	P-39, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx1L, Aadhaar No: 86xxxxxxxx7998, Status :Individual, Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office			
3	<b>Name</b> <b>Shri AMITABHA MITRA</b> Son of Late BIMAL KUMAR MITRA Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office	<b>Photo</b>  26/04/2022	<b>Finger Print</b>  LTI 26/04/2022	<b>Signature</b>  26/04/2022
	P-39, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700003 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx2G, Aadhaar No: 23xxxxxxxx1253, Status :Individual, Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office			





Name	Photo	Finger Print	Signature
<b>Smt RUMA DEY</b> Wife of Shri ASHOK DEY Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office			<i>Ruma Dey</i>
26/04/2022	LTI 26/04/2022	26/04/2022	
P-39, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx5E, Aadhaar No: 91xxxxxxxx9754, Status :Individual, Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office			

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature																
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri SWAPAN KUMAR BISWAS (Presentant )</b>            Son of Late NIL RATAN BISWAS            Executed by: Self, Date of Execution: 26/04/2022            , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office         </td> <td></td> <td></td> <td><i>Swapan Kumar Biswas</i></td> </tr> <tr> <td>26/04/2022</td> <td>LTI 26/04/2022</td> <td>26/04/2022</td> <td></td> </tr> <tr> <td colspan="4">           Son of Late NIL RATAN BISWAS P-36, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx5C, Aadhaar No: 44xxxxxxxx9242, Status :Individual, Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri SWAPAN KUMAR BISWAS (Presentant )</b> Son of Late NIL RATAN BISWAS Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office			<i>Swapan Kumar Biswas</i>	26/04/2022	LTI 26/04/2022	26/04/2022		Son of Late NIL RATAN BISWAS P-36, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx5C, Aadhaar No: 44xxxxxxxx9242, Status :Individual, Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office			
Name	Photo	Finger Print	Signature														
<b>Shri SWAPAN KUMAR BISWAS (Presentant )</b> Son of Late NIL RATAN BISWAS Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office			<i>Swapan Kumar Biswas</i>														
26/04/2022	LTI 26/04/2022	26/04/2022															
Son of Late NIL RATAN BISWAS P-36, GOLF CLUB ROAD, City:- , P.O:- TOLLYGUNGE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx5C, Aadhaar No: 44xxxxxxxx9242, Status :Individual, Executed by: Self, Date of Execution: 26/04/2022 , Admitted by: Self, Date of Admission: 26/04/2022 ,Place : Office																	

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DEEPTEN BHOWMICK</b> Son of Mr RATAN BHOWMICK 12/26, PADMA PUKUR ROAD, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092			<i>Deepten Bhowmick</i>
26/04/2022	26/04/2022	26/04/2022	

Identifier Of Smt RINA HAZRA, Shri SUNIL KUMAR MITRA, Shri AMITABHA MITRA, Smt RUMA DEY, Shri SWAPAN KUMAR BISWAS

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt RINA HAZRA	Shri SWAPAN KUMAR BISWAS-1.58526 Dec
2	Shri SUNIL KUMAR MITRA	Shri SWAPAN KUMAR BISWAS-1.58526 Dec
3	Shri AMITABHA MITRA	Shri SWAPAN KUMAR BISWAS-1.58526 Dec
4	Smt RUMA DEY	Shri SWAPAN KUMAR BISWAS-1.58526 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt RINA HAZRA	Shri SWAPAN KUMAR BISWAS-750.75000000 Sq Ft
2	Shri SUNIL KUMAR MITRA	Shri SWAPAN KUMAR BISWAS-750.75000000 Sq Ft
3	Shri AMITABHA MITRA	Shri SWAPAN KUMAR BISWAS-750.75000000 Sq Ft
4	Smt RUMA DEY	Shri SWAPAN KUMAR BISWAS-750.75000000 Sq Ft



On 26-04-2022

**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 12:46 hrs on 26-04-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SWAPAN KUMAR BISWAS, Claimant.

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,35,27,372/-

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

Execution is admitted on 26/04/2022 by 1. Smt RINA HAZRA, Wife of Shri PRATAP HAZRA, P-39, GOLF CLUB ROAD, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 2. Shri SUNIL KUMAR MITRA, Son of Late MADAN GOPAL MITRA, P-39, GOLF CLUB ROAD, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 3. Shri AMITABHA MITRA, Son of Late BIMAL KUMAR MITRA, P-39, GOLF CLUB ROAD, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 4. Smt RUMA DEY, Wife of Shri ASHOK DEY, P-39, GOLF CLUB ROAD, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 5. Shri SWAPAN KUMAR BISWAS, Son of Late NIL RATAN BISWAS, P-36, GOLF CLUB ROAD, P.O: TOLLYGUNGE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Business

Identified by Mr DEEPTEN BHOWMICK, . . Son of Mr RATAN BHOWMICK, 12/26, PADMA PUKUR ROAD, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 97,053/- ( B = Rs 97,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 97,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2022 12:00AM with Govt. Ref. No: 192022230005746022 on 11-04-2022, Amount Rs: 21/-, Bank: UCO Bank ( UCBA0000190), Ref. No. 120420220204273 on 12-04-2022, Head of Account 0030-03-104-001-16 Online on 26/04/2022 12:54PM with Govt. Ref. No: 192022230014871661 on 26-04-2022, Amount Rs: 97,032/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BQQOBH6 on 26-04-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 20,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 57634, Amount: Rs.10/-, Date of Purchase: 22/04/2022, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2022 12:00AM with Govt. Ref. No: 192022230005746022 on 11-04-2022, Amount Rs: 20,020/-, Bank: UCO Bank ( UCBA0000190), Ref. No. 120420220204273 on 12-04-2022, Head of Account 0030-02-103-003-02 Online on 26/04/2022 12:54PM with Govt. Ref. No: 192022230014871661 on 26-04-2022, Amount Rs: 1/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BQQOBH6 on 26-04-2022, Head of Account 0030-02-103-003-02

*(Signature)*

Anupam Halder

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 150295 to 150328  
being No 160404257 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.04.28 14:58:19 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/04/28 02:58:19 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)