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S- 24/9/2022

पचास
रुपये

₹. 50

FIFTY
RUPEES

Rs. 50

INDIA GOVERNMENT OF WEST BENGAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 949563

21/02/22
C-24517501

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

[Signature]
District Sub-Register-II,
Alipore, South 24-pargana

21/02/2022

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this the 21st day of February, Two
Thousand Twenty Two (2022), BETWEEN

Contd.....2

45068

28 JAN 2022

No. Rs. 50/- Date

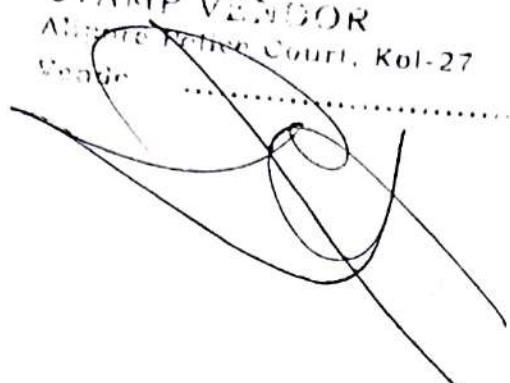
Name: **B. C. LAHIRI**
Advocate

Address: Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 PGS. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipore Judge's Court, Kol-27

Seal:



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
21 FEB 2022

Shyamal Ghose
P.O. Subhankar Das
Subhankar Das, Alipore
P.O. Subhankar Das
P. S. Sonarpur
Kolkata - 700147
Bangor

:: 2 ::

(1) SRI BASUDEV DAS, (PAN – AHBDP2092D), AADHAR NO. 4585 4387 2157, son of Late Prafulla Chandra Das, by faith-Hindu, by occupation-Business, residing at A/13, East Rajapur, P.O. Santoshpur, Police Station- Survey Park, Kolkata-700 075, District – South 24 Parganas, (2) SRI BANDHAN KUMAR NASKAR, (PAN – ALOPN7385E), AADHAR NO. 5360 9146 9277, son of Sri Jagadish Naskar, by faith-Hindu, by occupation-Business, residing at A/3, East Rajapur, P.O. Santoshpur, Police Station- Survey Park, Kolkata -700 075, District – South 24 Parganas and (3) SRI DEBU NASKAR, (PAN – AEWPN7005E), AADHAR NO. 3776 9596 5669, son of Late Keshab Naskar, by faith-Hindu, by occupation-Business, residing at Narendrapur Station Road, P.O. Sonarpur, Police Station- Sonarpur, Kolkata-700 150, District – South 24 Parganas, hereinafter jointly called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PARTY**.

AND

“R.K. CONSTRUCTION”, (PAN – AARFR2062E), a partnership firm having its registered office at A/13, East Rajapur, P.O. Santoshpur, Police Station- Survey Park, Kolkata-700 075, District – South 24 Parganas, represented by its Partners namely (1) SRI DEBU NASKAR, (PAN – AEWPN7005E), AADHAAR NO. 3776 9596 5669, son of Late Keshab Naskar, by faith-Hindu, by occupation-Business, by Nationality – Indian, residing at Narendrapur Station Road, P.O. Sonarpur, Police Station- Sonarpur, Kolkata-700 150, District – South 24 Parganas, (2) SRI BASUDEV DAS, (PAN – AHBDP2092D),

:: 3 ::

AADHAAR NO. 4585 4387 2157, son of Late Prafulla Chandra Das, by faith-Hindu, by occupation-Business, by Nationality – Indian, residing at A/13, Purba Rajapur, Canal South Road, P.O. Santoshpur, Police Station- Survey Park, Kolkata-700 075, District – South 24 Parganas and (3) **SRI BANDHAN KUMAR NASKAR, (PAN – ALOPN7385E)**, **AADHAAR NO. 5360 9146 9277**, son of Sri Jagadish Naskar, by faith-Hindu, by occupation-Business, by Nationality – Indian, residing at A/3, East Rajapur, P.O. Santoshpur, Police Station- Survey Park, Kolkata -700 075, District – South 24 Parganas, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors, administrators, executors, legal representatives and assigns) of the **SECOND PARTY**.

WHEREAS by a Bengali Saf Kobala (deed of sale) executed on **04.03.1963**, registered in the Office of Sub- Registrar, Alipore, Alipore, Sadar 24 – Parganas and recorded in Book No. I, Volume No. 6, Pages 23 to 31, Being No. 792, for the year 1963, one Surendra Nath Pailan, son of Late Haridas Pailan of Boral, P.S. Sonarpur, District- 24 Parganas, referred to therein as Kobala Data (Vendor) of the one part and Smt. Usharani Dey, wife of Sri Nani Gopal Dey, of New Rajapur, P.S. Sadar Tollygunge, District- 24 Parganas, referred to therein as Kobala Grahita (Purchaser) of the Other Part, the vendor therein, for the consideration mentioned therein, sold, transferred, granted, assigned and assured to and in favour of the Purchaser therein, all that homestead land measuring **4 Satak** appertaining to Mouza- Rajapur, Pargana- Khaspur, R.S. No. 14, J.L. No. 23, Touzi No. 109, C.S. Dag No. 425, C.S. Khatian No. 159, Police Station – Sadar Tollygunge, District- 24 Parganas, hereafter be referred to as the **SAID PLOT NO. A**.

:: 4 ::

AND WHEREAS by another Bengali Saf Kobala (deed of sale) executed on 21.04.1964, registered in the Office of Sub- Registrar, Alipore, Alipore, Sadar 24 – Parganas and recorded in Book No. I, Volume No. 12, Pages 102 to 106, Being No. 1160, for the year 1964, one (1) Sri Debaprasad Ghosh, (2) Sri Sadhan Ghosh, (3) Sri Adhir Ghosh, all sons of Late Bishnupada Ghosh and (4) Smt. Dulali Ghosh, wife of Late Bishnupada Ghosh, all of 14/2/9, Mikel Dutta Street, Khidirpur, P.S. Watgunge, District- 24 Parganas, referred to therein as Kobala Data (Vendors) of the one part and Smt. Usharani Dey, wife of Sri Nani Gopal Dey, of New Rajapur, P.S. Sadar Tollygunge, District- 24 Parganas, referred to therein as Kobala Grahita (Purchaser) of the Other Part, the vendor therein, for the consideration mentioned therein, sold, transferred, granted, assigned and assured to and in favour of the Purchaser therein, all that homestead land measuring 2 Satak appertaining to Mouza- Rajapur, Pargana- Khaspur, R.S. No. 14, J.L. No. 23, Touzi No. 109, C.S. Dag No. 425, C.S. Khatian No. 159, Police Station – Sadar Tollygunge, District- 24 Parganas, hereafter be referred to as the SAID PLOT NO. B.

AND WHEREAS the said Smt. Usha Rani Dey, the then owner, having seized and possessed of and/or being otherwise entitled to said Plot Nos. A & B amalgamated said two plots into a single identity measuring aggregate ALL THAT piece and parcel of a total Bastu land measuring about 03 Cottahs 10 Chittacks 03 Sq. ft. be the same a little more or less as per B.L. & L.R.O. mutation and as per physical measurement it appears total net Bastu land measuring about 03 Cottahs 04 Chittacks 00 Sq. ft. be the same a little more or less of Mouza – Rajapur, J.L. No. 23, R.S. No. 14, under C.S. Dag no. 425, appertaining to C.S. Khatian No. 159, under R.S. Dag no. 476, appertaining to R.S.

:: 5 ::

Khatian No. 182, within Police Station – formerly Purba Jadavpur now Survey Park, Sub-Registration Office at formerly Alipore now Sealdah, in the District of South 24-Parganas, within the limits of the Kolkata Municipal Corporation Ward No. 103.

AND WHEREAS the said **Smt. Usha Rani Dey**, absolutely seized and possessed or otherwise sufficiently entitled to the said landed property since her purchase and on constructing a RTS measuring **500 Sq.ft.** standing thereon which is now known and numbered as being mailing address **A-22/1, Rajapur East, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075**, within the Kolkata Municipal Corporation Ward No.103 and more fully described in the Schedule hereunder written.

AND WHEREAS subsequently while the aforesaid **Usha Rani Dey, wife of Late Nani Gopal Dey**, was sufficiently seized and possessed the aforesaid total land measuring about **03 Cottahs 04 Chittacks 03 Sq. ft.** more or less with structure standing thereon under the aforesaid Mouza, Dags and Khatian died intestate on **01.01.2020** leaving behind her three sons namely **(1) SRI HARIPADA DEY, (2) SRI CHHOTOHARI DEY, (3) SRI NARAYAN DEY** and her one son namely **Jiban Chandra Dey**, died intestate on **18.01.2018**, leaving behind him his wife namely **SMT. SANDHYA RANI DEY** and three sons namely **(1) SRI GOUTAM DEY, (2) SRI UTTAM DEY, (3) SRI ASIM DEY** and one married daughter namely **SMT. MALINA MARICK**, wife of **Sri Sukdeb Marik**, as her legal heirs and/or representatives of the aforesaid property according to the Hindu Law of Succession and **(1) SRI HARIPADA DEY, (2) SRI CHHOTOHARI DEY, (3) SRI NARAYAN DEY**, each having **1/4th** share of landed property left by said **Usha Rani Dey**

:: 6 ::

and (1) SRI GOUTAM DEY, (2) SRI UTTAM DEY, (3) SRI ASIM DEY and (4) SMT. MALINA MARICK, each having 1/16th share of landed property left by said Usha Rani Dey .It is hereby noted that the husband of said Usha Rani Dey, namely Late Nani Gopal Dey, predeceased her earlier.

AND WHEREAS by virtue of inheritance the Owners therein became the absolute owners of being mailing address A-22/1, Rajapur East, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, within the Kolkata Municipal Corporation Ward No.103 and possessed the same free from all encumbrances on payment or rates and taxes thereof.

AND WHEREAS the owners therein were fully seized and possessed of the ALL THAT piece and parcel of a total Bastu land measuring about 03 Cottahs 10 Chittacks 03 Sq. ft. be the same a little more or less as per B.L. & L.R.O. mutation and as per physical measurement it appears net Bastu land measuring about 03 Cottahs 04 Chittacks 00 Sq. ft. be the same a little more or less together with RTS measuring 500 Sq.ft. standing thereon of Mouza – Rajapur, J.L. No. 23, R.S. No. 14, under C.S. Dag no. 425, appertaining to C.S. Khatian No. 159, under R.S. Dag no. 476, appertaining to R.S. Khatian No. 182, within Police Station – formerly Purba Jadavpur now Survey Park, Sub-Registration Office at formerly Alipore now Sealdah, in the District of South 24-Parganas, within the limits of the Kolkata Municipal Corporation Ward No. 103, being mailing address A-22/1, Rajapur East, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, free from all encumbrances, charges, liens and/or lispens etc. more fully described in the First Schedule hereunder hereafter called "Said Premises", which is free from all

:: 7 ::

encumbrances, charges, lien, attachments, mortgage, security, guarantee, lispens, not otherwise affected by the order of any acquisition or requisition from any Competent Authority etc.

AND WHEREAS thereafter said owners jointly gifted their aforesaid landed property unto and in favour of the then Donee namely (1) **SRI BASUDEV DAS**, son of Late Prafulla Chandra Das, by faith-Hindu, by occupation-Business, residing at A/13, East Rajapur, P.O. Santoshpur, Police Station- Survey Park, Kolkata-700 075, District – South 24 Parganas, (2) **SRI BANDHAN KUMAR NASKAR**, son of Sri Jagadish Naskar, by faith-Hindu, by occupation-Business, residing at A/3, East Rajapur, P.O. Santoshpur, Police Station- Survey Park, Kolkata -700 075, District – South 24 Parganas and (3) **SRI DEBU NASKAR**, son of Late Keshab Naskar, by faith-Hindu, by occupation-Business, residing at Narendrapur Station Road, P.O. Sonarpur, Police Station- Sonarpur, Kolkata-700 150, District – South 24 Parganas, by a registered Deed of Gift dated 27.11.2020, which was registered in the office of the D.S.R. III, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1603-2021, Pages from 16394 to 16434, Being No. 160300412, for the year 2021.

AND WHEREAS by virtue of aforesaid Deed of Gift the owners herein are fully seized and possessed of the **ALL THAT** piece and parcel of a total Bastu land measuring about 03 Cottahs 10 Chittacks 03 Sq. ft. be the same a little more or less as per B.L. & L.R.O. mutation and as per physical measurement it appears net Bastu land measuring about 03 Cottahs 04 Chittacks 00 Sq. ft. be the same a little more or less together with RTS

:: 8 ::

measuring **500 Sq.ft.** standing thereon of Mouza – Rajapur, J.L. No. 23, R.S. No. 14, under C.S. Dag no. 425, appertaining to C.S. Khatian No. 159, under R.S. Dag no. 476, appertaining to R.S. Khatian No. 182, within Police Station – formerly Purba Jadavpur now Survey Park, Sub- Registration Office at formerly Alipore now Sealdah, in the District of South 24-Parganas, within the limits of the Kolkata Municipal Corporation Ward No. 103, being mailing address **A-22/1, Rajapur East, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075**, Kolkata Municipal Corporation, Ward No. 103, now known and numbered as K.M.C. Premises No. **570, Rajapur East, P.S. Survey Park, Kolkata -700 075**, being Assessee No. 31-103-33-5385-1, within the District -South 24 Parganas, free from all encumbrances, charges, liens and/or lispensens etc. more fully described in the First Schedule hereunder hereafter called "Said Premises" and they mutated their names in the records of the Kolkata Municipal Corporation and known and numbered as K.M.C. Premises No. **558, Rajapur East, P.O. Santoshpur, P.S. Survey Park, Kolkata -700 075**, being Assessee No. 31-103-37-5445-8,

AND WHEREAS the owners the First Part herein are desirous to develop and promote the First Schedule land after demolishing the old structure in joint venture by construction **G + 3** storied building with several flats on ownership as per sanction plan duly sanctioned by the Kolkata Municipal Corporation vide Building Plan being **Building Permit No. 2021110124** dated **12.08.2021, Borough- XI, of K.M.C.** for construction of **G + 3** storied building on the said property more fully and particularly described in the **FIRST SCHEDULE** below and as such the **FIRST PARTY** herein approached the **SECOND PARTY** herein to raise such construction at their cost and/or at the cost of their nominee

:: 9 ::

on the **FIRST SCHEDULE** property as per the plan duly sanctioned by the Kolkata Municipal Corporation for the benefit of the parties to this Agreement.

AND WHEREAS the Second Party being the Developer herein after considering the proposal of the First Party – the Owners, herein have agreed to raise a **G + 3** storied building as per sanction plan duly sanctioned by the Kolkata Municipal Corporation at their own costs and/or their nominees' cost on the property described in the First Schedule below on certain terms and conditions to which the parties herein agreed.

AND WHEREAS the Developer herein have got themselves fully satisfied in respect of right, title and ownership of the said land of the owners herein.

AND WHEREAS in consideration of the said offer and acceptance the parties herein executed this agreement with the terms and conditions whereas as follows:-

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

1. **OWNERS** shall mean (1) **SRI BASUDEV DAS**, (2) **SRI BANDHAN KUMAR NASKAR** and (3) **SRI DEBU NASKAR**, their heirs, successor/ successors, legal representative/ representatives and assign/ assigns.
2. **DEVELOPER** shall mean "**R.K. CONSTRUCTION**", a partnership firm having its registered office at A/13, East Rajapur, P.O. Santoshpur, Police Station- Survey Park, Kolkata-700 075, District – South 24 Parganas, represented by its Partners

:: 10 ::

namely (1) **SRI DEBU NASKAR**, son of Late Keshab Naskar, by faith-Hindu, by occupation-Business, by Nationality – Indian, residing at Narendrapur Station Road, P.O. Sonarpur, Police Station- Sonarpur, Kolkata-700 150, District – South 24 Parganas, (2) **SRI BASUDEV DAS**, son of Late Prafulla Chandra Das, by faith-Hindu, by occupation-Business, by Nationality – Indian, residing at A/13, Purba Rajapur, Canal South Road, P.O. Santoshpur, Police Station- Survey Park, Kolkata-700 075, District – South 24 Parganas and (3) **SRI BANDHAN KUMAR NASKAR**, son of Sri Jagadish Naskar, by faith-Hindu, by occupation-Business, by Nationality – Indian, residing at A/3, East Rajapur, P.O. Santoshpur, Police Station- Survey Park, Kolkata -700 075, District – South 24 Parganas, the second part herein and their heir/heirs, successor/ successors, successors-in-office, legal representative/ representatives and assign/assigns.

- 3a) **THE SAID PROPERTY** shall mean **ALL THAT** piece and parcel of a total Bastu land measuring about **03 Cottahs 10 Chittacks 03 Sq. ft.** be the same a little more or less as per B.L. & L.R.O. mutation and as per physical measurement it appears net Bastu land measuring about **03 Cottahs 04 Chittacks 00 Sq. ft.** be the same a little more or less where G + 3 storied building to be erected of Mouza – Rajapur, J.L. No. 23, R.S. No. 14, under C.S. Dag no. 425, appertaining to C.S. Khatian No. 159, under R.S. Dag no. 476, appertaining to R.S. Khatian No. 182, within Police Station – formerly Purba Jadavpur now Survey Park, Sub-Registration Office at formerly Alipore now Sealdah, in the District of South 24-Parganas, within the limits of the Kolkata Municipal Corporation Ward No. 103,

:: 11 ::

being K.M.C. Premises No. 558, Rajapur East, Assessee No. 31-103-37-5545-8, being mailing address A-22/1, Rajapur East, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075.

- 3(b) **TITLE DEEDS** : shall mean Deeds and Tax receipts.
4. **BUILDING** shall mean and **G + 3** storied building consisting of several flats to be constructed on the First Schedule land by the Developer, second party at their own cost as per building plan duly sanctioned by the K.M.C. hereinafter called the "Said Building" at the premises mentioned in earlier paragraph.
5. **COMMON FACILITIES** shall mean and include corridors, stairs, ways passage-ways, roof of the top floor if any, drive-ways, overhead water tank, under ground water reservoir, septic tank, electric meter room, common lavatories, water motor and pump with Security room and water and other facilities which be provided by the Developer in the new Building.
7. **SALEABLE SPACE** shall mean the space in the proposed building available for independent use and occupation by the Developer after making the provisions for common facilities and space required thereof.
8. **OWNERS' ALLOCATION** on completion of G +3 storied building the owners shall be entitled to get **ALL THAT** entire Second Floor Flats and 4 Nos. Shop Rooms North- West side on the Ground Floor and 2 Nos. Car Parking Space

:: 12 ::

on the **Ground Floor Northern (back) side** in the proposed new **G + 3** storied building together with undivided impartible proportionate share of the land and premises as stated in the First Schedule hereinbefore stated having common rights of the common parts of the building and common amenities of the said building of **K.M.C. Premises No. 558, Rajapur East, Ward No. 103, being mailing address A-22/1, Rajapur East, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075**, in the District of South 24-Parganas.

9. The owners herein have declare that they have no claim in respect of other flats and car parking space and shops, in the **Developers' Allocation** of the new 3 storied building, the Developer herein shall have exclusive right in respect of **remaining areas i.e. entire First Floor Flats and entire Third Floor Flats and one Shop Room western side and one Office Room South- West side on the Ground Floor and 2 Nos. Car Parking Space on the Ground Floor Northern (front) side of the proposed building** save and except owners' allocation, to dispose of the same to the intending Purchaser/s.
10. **DEVELOPER'S ALLOCATION** shall mean remaining portion of the new building save and except first party's (**Owners'**) allocation as stated in clause No.7.
11. **THE ARCHITECT** shall mean such other person or persons or firm with requisite qualification who will be appointed by the Developer for designing and planning and for other purposes of the new building.

:: 13 ::

12. **BUILDING PLAN** shall mean such plan prepared by the Architect for the construction of the new **G + 3** storied building or buildings and duly sanctioned by the Kolkata Municipal Corporation. Vide **Building Permit No. 2021110124** dated **12.08.2021**, Borough- XI, of K.M.C. for construction of **G + 3** storied building.
13. **TRANSFeree** shall mean a Gentle person to whom any space/flat in the building will be transferred for residential/commercial purpose only.

THIS AGREEMENT shall be deemed to have commenced with effect from the date of execution.

FIRST PARTY'S RIGHT & REPRESENTATION & LIABILITIES:

- 1) The First Party (**Owners**) shall cause to prove that they are absolutely seized and possessed of and the owner and/or otherwise well and sufficiently entitled to the **FIRST SCHEDULE** property.
- 2) **NONE** other than the First Party have any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.
- 3) As the Schedule property is land and land with structure the permission for transfer for whole or part of the same from the competent Authority under Land Ceiling Regulations Act, 1976.

DEVELOPER'S RIGHT:

- 1) The First Party hereby grant subject to what has been hereunder provided exclusive right to the Developer to build upon and to "Commercially Exploit" the said property and shall be able to construct the New **G + 3** storied Building on the First Schedule land in accordance with the Plan duly sanctioned by the Kolkata

:: 14 ::

Municipal Corporation with or without any amendment and/or modification thereto made or caused to be made by the parties hereto.

- 2) All applications, modified/alteration of plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities shall be prepared and submitted by the Developer after obtaining the signature from the First Party thereon or on behalf of the First Party, the Developer may sign the same on the strength of Development Power of Attorney executed by First Party in favour of the Developer and the Developer shall pay all charge and bear all fee including Architect's fees required to be paid or deposited for exploitation of the said property.

CONSIDERATION:

In consideration of the First Party having agreed to permit the Developer to '**Commercially Exploit**' the said property and in exchange to provide the Owners **ALL THAT entire Second Floor Flats and 4 Nos. Shop Rooms North- West side on the Ground Floor and 2 Nos. Car Parking Space on the Ground Floor Northern (back) side** in the proposed new **G + 3** storied building together with undivided impartible proportionate share of the land and premises as stated in the First Schedule hereinbefore stated having common rights of the common parts of the building and common amenities of the said building of K.M.C. Premises No. **558**, Rajapur East, Ward No. **103**, being mailing address **A-22/1, Rajapur East, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075**, in the District of South 24-Parganas.

:: 15 ::

The Developer shall give possession of the aforesaid flats in the new building together with common parts, undivided indivisible proportionate share of land, to the Owners within 12 months from this date. if not otherwise prevented by force majeure or unavoidable circumstances.

1. The Developer will be able to sell its allotted portion of the said building save & except Owners' Allocation mentioned in 2nd Schedule to any intending purchaser/purchasers and the First Party and/or their heirs, successors will execute and register the final Deed of Conveyance/ Conveyances in favour of the nominee/nominees of the Developer regarding selling, transferring, alienating for the undivided proportionate share of the land underneath the respective flats and common users. **PROVIDED**, if the first party or their heirs or successors will deny to execute and/or register the documents as mentioned above after taking the possession of the their allocation in that case the Developer shall have the right to sell the same as empowered them through **REGISTERED DEVELOPEMNT POWER OF ATTORNEY** provided this clause will not be applicable in respect of handing over the possession to the Intending Purchasers by the Developer. Before handover the possession of allocation to the First Party, the Developer, the Second Party will not be entitled to handover the possession of flats to the intending purchaser from its allocation.
2. The Owners shall not be liable or be responsible for any Income Tax, GST etc. in respect of selling the flats under Developer's Allocation.

:: 16 ::

3. The Developer shall not deviate from the sanctioned building plan under any circumstances and also shall not violate the Building Rules and Restrictions of the Kolkata Municipal Corporation but shall have the right to modify/alter/addition of the said plan in this respect the Owners herein shall not arise any objection for that type of construction.
4. The Owners shall not be responsible for any money to be taken by the Developer from the intending purchaser or purchasers.
5. The Developer shall use the 1st class or standard Building materials and all other fittings in respect of the construction of the proposed building.

POSSESSION:

1. The First Party if simultaneously giving free quiet, peaceful unencumbered vacant possession of the **FIRST SCHEDULE** property to the Developer and the Developer will demolish the existing structures at their own costs.
2. The Developer shall complete the proposed building within **12 months from this date**, subject to force majeure or unavoidable circumstances.
3. The Developer shall be exclusively entitled to the Developer's Allocation in the new building save and except the First Party's (Owners') Allocation with exclusive right to transfer or otherwise deal with or dispose of the same without prejudicially affected their interest without any right, title, claim or demand or interest therein whatsoever of the First Party and the First Party shall not act in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. The First Party will only transfer by way of proper Deed of Conveyance either in

:: 17 ::

favour of the Developer or in favour of the intending purchaser(s) in respect of the undivided share of the land.

4. The First Party undertake to give the Developer **REGISTERED DEVELOPMENT POWER OF ATTORNEY** in the form and manner reasonably required by the Developer. It being understood however that such dealings shall not in any manner fasten or create any financial or legal liability upon the first party nor there shall be any clause inconsistent with or against the terms mentioned in this Agreement.
5. That the First Party shall execute the Deed of Conveyance in favour of the Developer or their nominee in respect of the part or parts of the proportionate share of land of the new building as shall be required by the Developer all costs and all expenses in that behalf will be borne and paid by the Developer and or their nominees.

TAX LIABILITIES:

1. The Developer shall pay and bear and property taxes and other dues and out goings in respect of the said premises and said building assuring due as and from the date of handing over vacant possession of the said property or part of its by the First Party to the Developer, if there are any dues of property taxes or any Owners' taxes regarding the said property upto the date of execution of this agreement that would be borne by the Developer.

:: 18 ::

2. As soon as the new building at first schedule property is completed and building completion and occupancy certificate with drainage and water connection is obtained from K.M.C. within the time hereinafter mentioned the Developer shall give written notice to the first party of their allocation to the new **G + 3** storied building and there being no. dispute regarding the completion of the building in terms of this Agreement and accordance to the specification and plan thereof to the effect then after 30 days from the date of serving of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all municipal taxes.

COMMON RESTRICTION

The Owners shall not use or permit to use of the first party's allocation in the new building any portion thereof for any illegal, immoral trade and both parties shall abide by all rules, by laws, laws of the government of other authorities. Both the party shall abide by all laws, bye-laws, rates and regulations of the Govt. & other authorities.

The Owners, the First party shall pay proportionate expenses for maintenance of the common portion of the new building.

OWNERS' OBLIGATIONS

The 1st party do hereby agree, covenant with the Developer not to do any act or deed or thing hereby, the Developer may be prevented from selling, assigning and/or disposing of any part or entire part of the Developer's Allocation of new building. The developer also shall not have any right to get, grant, lease, mortgage and/or charges the allocated area of the 1st party.

:: 19 ::

DEVELOPER'S OBLIGATIONS

1. The developer shall complete the construction of the new **G + 3** storied building at 1st Schedule property within **12** months from this date as per the sanction plan duly sanctioned by the KMC the time of completion of the building shall be strictly observed the period of construction will be extended if there is any force majeure, natural calamity or situation beyond the control of the developer.
2. The Developer shall not be entitled to transfer alienate or assign this agreement to any other person/persons for completion of the new building under the terms and conditions of this agreement without any written consent of the Owners/first party.
3. Not to violate or contravene any of the provisions or rates applicable for construction of the building.
4. The new **G + 3** storied residential-cum- commercial building to be constructed by the Developer, the Second Party at its own cost in accordance with the sanction building plan of K.M.C. and specification as mentioned in the Fourth Schedule hereunder written.
5. The Developer shall obtained building completion certificate from Architect and occupancy certificate and drainage and water connection certificate from K.M.C. after completion the construction of the said building within stipulated time.

It is hereby noted that the unregistered Development Agreement has been made earlier now for the benefit of the both the parties herein it is require to register the Development Agreement and Development Power of Attorney.

:: 20 ::
JURISDICTION

All courts, within the limits of Alipore, District : South 24 Parganas and High Court at Kolkata, shall have the jurisdiction to entertain and determine all actions suit and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a total Bastu land measuring about 03 Cottahs 10 Chittacks 03 Sq. ft. be the same a little more or less as per B.L. & L.R.O. mutation and as per physical measurement it appears net Bastu land measuring about 03 Cottahs 04 Chittacks 00 Sq. ft. be the same a little more or less where G + 3 storied building to be erected of Mouza – Rajapur, J.L. No. 23, R.S. No. 14, under C.S. Dag no. 425, appertaining to C.S. Khatian No. 159, under R.S. Dag no. 476, appertaining to R.S. Khatian No. 182, within Police Station – formerly Purba Jadavpur now Survey Park, Sub-Registration Office at formerly Alipore now Sealdah, in the District of South 24-Parganas, within the limits of the Kolkata Municipal Corporation Ward No. 103, being K.M.C. Premises No. 558, Rajapur East, Assessee No. 31-103-37-5545-8, being mailing address A-22/1, Rajapur East, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, which is butted and bounded as follows:-

On the North	: 16 feet wide K.M.C. Road;
On the South	: Land of Dag No 425;
On the East	: Land of Dag No 425;
On the West	: 10 feet wide K.M.C. Road.

:: 21 ::

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNERS' ALLOCATION

ALL THAT entire Second Floor Flats and 4 Nos. Shop Rooms North- West side on the Ground Floor and 2 Nos. Car Parking Space on the Ground Floor Northern (back) side in the proposed new G + 3 storied building together with undivided impartible proportionate share of the land and premises as stated in the First Schedule hereinbefore stated having common rights of the common parts of the building and common amenities of the said building of K.M.C. Premises No. 558, Rajapur East, Ward No. 103, being mailing address A-22/1, Rajapur East, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075, in the District of South 24-Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT entire First Floor Flats and entire Third Floor Flats and one Shop Room western side and one Office Room South- West side on the Ground Floor and 2 Nos. Car Parking Space on the Ground Floor Northern (front) side of the proposed G + 3 storied building (save and except the owners' allocation mentioned in the Schedule 'B') will be the Developer's area including undivided proportionate share of land along with the common areas and facilities at K.M.C. Premises No. 558, Rajapur East, Ward No. 103, being mailing address A-22/1, Rajapur East, P.O. Santoshpur, P.S. Survey Park, Kolkata – 700075. in the District of South 24-Parganas.

THE FOURTH SCHEDULE ABOVE REFERRED TO

CONSTRUCTION SPECIFICATION

STRUCTURE : The Building shall have a R.C.C. framed structure of isolated spread footings.

FOUNDATION

BEDDING : P.C.C. (1:3:6) on 3" thick B.F.S.

BRICK WALL : All external brick work shall be 8" thick which Brick Approved quality of C.M. (1:6). All partitions shall be 5" & 3" thick with bricks of Approved quality of C.M. (1:4).

FLOOR BEDDING : P.C.C. (1:3:6) floor bedding 4" thick (average) over 3" Thick soling in Ground Floor.

FLOOR FINISHING : Marble in all floor.

SKIRTING, DADO : With 4" height skirting to all rooms.

PLASTER : The outside of the Building will have sand-cement plaster (1:4), 3/4" thick (average) whereas the inside and the ceiling plaster Will be 1/2" thick (average) in C.W. (1:4).

- DOOR & WINDOW :
1. Main Entrance Door :-
 - a) Commercial Flash Door painted both sides.
 - b) Sal wood door frame.
 - c) Bolt from inside.
 - d) Electric bell point.
 - e) Godrej night latch.
 - f) Telescope Pce hole.
 2. Other Doors :-
 - a) Commercial Flash Door painted both sides.
 - b) Sal wood door frame.
 - c) Aluminium tower bolt from inside.
 - d) Mortice lock with handle for bedrooms only (Aligarh make).
 3. Windows:-
 - a) Aluminium sliding windows shall be quality of lock and its wheel of sliding windows with guard bas as per approve designed of Architect and painted both sides.
 - b) All windows shall have translucent glass.

WHITE WASH

COLOUR WASH

: The Building shall be painted externally with weather coat Colour the inside of the flat shall be putty on the plastered Surface. Provisions will be made for hanging ceiling fans.

TOILET & KITCHEN :

1. Bath:
 - a) Two European types white commode one white cistern.
 - b) One white ISI standard wash basin.
 - c) One Shower.
 - d) Two taps of ISI standard.
2. Kitchen :
 - a) One Kitchen steel sink.
 - b) One Tap.
 - c) One cooking platform of codappa stone.
3. Stair-Case :
 - a) Stair – Case room will be provided with R.C.C Jali for Light and ventilation as per design.
 - b) Cabin for electric meter.
 - c) 3 feet 0" height parapet wall will be provided all around the slab.

ROOF : The roof will be heat and water treatment..

ELECTRIC
INSTALATION :

- All electrical lines will be concealed with copper wire.
All materials will be I.S.I.
- a) Each Bed Rooms : 2 light points, 1 Fan point, 1 plug point.
 - b) Kitchen : 1 light point, 1 Exhaust fan point, 1 power point.
 - c) Living/Dining room : 3 light points, 2 fan points, 2 plug points
For TV and Fridge.
 - d) Bathroom :1 light point 1 Exhaust Fan Point and one Geyser Point.
 - e) Each Balcony 1 light point.
- ** All wiring will be as or existing CESC regulations.

WATER SUPPLY : One No. R.C.C. overhead reservoir will be provided on the top of the last roof as per design. The suitable electric pump with motor will be installed at ground floor for deliver corporation water to overhead reservoir from semi underground reservoir.

LIFT : Four Passengers capacity standard quality.

COMPOUND : M.S. Grill gate as per approved design of Architect and painted both sides.

:: 24 ::

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

WITNESSES :

1. Shyamal Gayen
Subhanga, Natyally
Kolkata - 700147

2. Kartick Majumdar
11, Avenue South
Kolkata - 700075.

Basudev Das
Bardhan Kumar Nathkar
Deber Nathkar

SIGNATURE OF THE OWNERS

R.K. Construction
Deber Nathkar
Partner

R.K. Construction
Basudev Das
Partner

R.K. Construction
Bardhan Kumar Nathkar
Partner

SIGNATURE OF THE DEVELOPER

Drafted by:
P. Chatterjee
Advocate 67141383183.
Alipore Criminal Court
Kolkata - 700 027.

Typed by:
S. Gayen
Shyamal Gayen
22, Janata Road, P.O. Santoshpur,
P.S. Survey Park, Kolkata - 700 075.

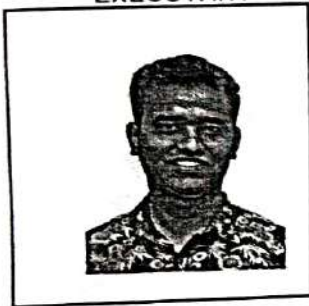
PRESENTANT/
EXECUTANT



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

NAME BASUDEV DAS
SIGNATURE Basudev Das

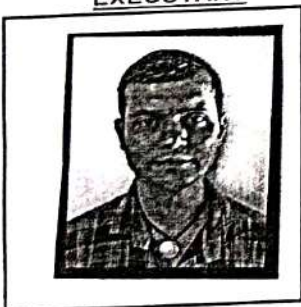
PRESENTANT/
EXECUTANT



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

NAME BANDHAN KUMAR NASKAR
SIGNATURE Bandhan Kumar Naskar

PRESENTANT/
EXECUTANT



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

NAME DEBU NASKAR
SIGNATURE Debu Naskar

Major Information of the Deed

Deed No :	I-1603-02414/2022	Date of Registration	21/02/2022
Deed No / Year	1603-2000517501/2022	Office where deed is registered	
Deed Date	16/02/2022 3:30:55 PM	1603-2000517501/2022	
Applicant Name, Address & Other Details	Shyamal Gayen 22, Janata Road, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9874954060, Status : Deed Writer		
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 2/-	Rs. 93,48,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 10,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



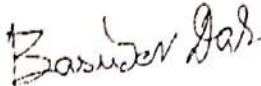
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajapur East and West, , Premises No: 558, , Ward No: 103 Pin Code : 700075

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 4 Chatak	1/-	92,13,750/-	Width of Approach Road: 16 Ft.,
Grand Total :				5.3625Dec	1 /-	92,13,750 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,35,000 /-	



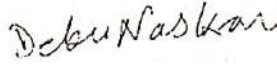
Lord Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Basudev Das Son of Late Prafulla Chandra Das Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office			
21/02/2022	LTI 21/02/2022	21/02/2022	

A/13, East Rajapur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2D, Aadhaar No: 45xxxxxxxx2157, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Bandhan Kumar Naskar Son of Shri Jagadish Naskar Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office			
21/02/2022	LTI 21/02/2022	21/02/2022	

A/3, East Rajapur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx5E, Aadhaar No: 53xxxxxxxx9277, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Debu Naskar Son of Late Keshab Naskar Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office			
21/02/2022	LTI 21/02/2022	21/02/2022	

Narendrapur Station Road, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx5E, Aadhaar No: 37xxxxxxxx5669, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office

Proprietor Details :







Name, Address, Photo, Finger print and Signature

R K CONSTRUCTION



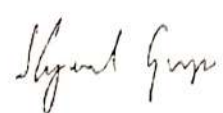
A/13, Purba Rajapur, Canal South Road,, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AAxxxxxx2E, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details :

SI No Name, Address, Photo, Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	<p>Shri Basudev Das (Presentant) Son of Late Prafulla Chandra Das Date of Execution - 21/02/2022, , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office</p>			<p><i>Basudev Das</i></p>
<p>Feb 21 2022 2:31PM LTI 21/02/2022 21/02/2022</p>				
<p>A/13, East Rajapur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2D, Aadhaar No: 45xxxxxxxx2157 Status : Representative, Representative of : R K CONSTRUCTION</p>				
2	<p>Shri Bandhan Kumar Naskar Son of Shri Jagadish Naskar Date of Execution - 21/02/2022, , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office</p>			<p><i>Bandhan Kumar Naskar</i></p>
<p>Feb 21 2022 2:59PM LTI 21/02/2022 21/02/2022</p>				
<p>A/3, East Rajapur, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5E, Aadhaar No: 53xxxxxxxx9277 Status : Representative, Representative of : R K CONSTRUCTION (as partner)</p>				
3	<p>Shri Debu Naskar Son of Late Keshab Naskar Date of Execution - 21/02/2022, , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office</p>			<p><i>Debu Naskar</i></p>
<p>Feb 21 2022 2:55PM LTI 21/02/2022 21/02/2022</p>				
<p>Narendrapur Station Road, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5E, Aadhaar No: 37xxxxxxxx5669 Status : Representative, Representative of : R K CONSTRUCTION (as partner)</p>				

Signature Details :

	Photo	Finger Print	Signature
Shyamal Gayen of Late P C Gayen Sonarpur, Natunpally, City:- , P.O:- Sonarpur, P.S.-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700147			
	21/02/2022	21/02/2022	21/02/2022
Identifier Of Shri Basudev Das, Shri Bandhan Kumar Naskar, Shri Debu Naskar, Shri Basudev Das, Shri Bandhan Kumar Naskar, Shri Debu Naskar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Basudev Das	R K CONSTRUCTION-1.7875 Dec
2	Shri Bandhan Kumar Naskar	R K CONSTRUCTION-1.7875 Dec
3	Shri Debu Naskar	R K CONSTRUCTION-1.7875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Basudev Das	R K CONSTRUCTION-166.66666700 Sq Ft
2	Shri Bandhan Kumar Naskar	R K CONSTRUCTION-166.66666700 Sq Ft
3	Shri Debu Naskar	R K CONSTRUCTION-166.66666700 Sq Ft

21-02-2022

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:20 hrs on 21-02-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Basudev Das .

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 93,48,750/-

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

Execution is admitted on 21/02/2022 by 1. Shri Basudev Das, Son of Late Prafulla Chandra Das, A/13, East Rajapur, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Shri Bandhan Kumar Naskar, Son of Shri Jagadish Naskar, A/3, East Rajapur, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 3. Shri Debu Naskar, Son of Late Keshab Naskar, Narendrapur Station Road, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Indetified by Shri Shyamal Gayen, , , Son of Late P C Gayen, Subhasgram, Natunpally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business

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

Execution is admitted on 21-02-2022 by Shri Basudev Das,

Indetified by Shri Shyamal Gayen, , , Son of Late P C Gayen, Subhasgram, Natunpally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business

Execution is admitted on 21-02-2022 by Shri Bandhan Kumar Naskar, partner, R K CONSTRUCTION (Partnership Firm), A/13, Purba Rajapur, Canal South Road,, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Shri Shyamal Gayen, , , Son of Late P C Gayen, Subhasgram, Natunpally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business

Execution is admitted on 21-02-2022 by Shri Debu Naskar, partner, R K CONSTRUCTION (Partnership Firm), A/13, Purba Rajapur, Canal South Road,, City:- , P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Shri Shyamal Gayen, , , Son of Late P C Gayen, Subhasgram, Natunpally, P.O: Subhasgram, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2022 12:00AM with Govt. Ref. No: 192021220186467762 on 17-02-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90056923 on 17-02-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 50/-, by
Online = Rs 9,970/-
Description of Stamp
Stamp: Type: Impressed, Serial no 949563, Amount: Rs.50/-, Date of Purchase: 28/01/2022, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/02/2022 12:00AM with Govt. Ref. No: 192021220186467762 on 17-02-2022, Amount Rs: 9,970/-, Bank:
State Bank of India (SBIN0000001), Ref. No. 90056923 on 17-02-2022, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 80957 to 80997

being No 160302414 for the year 2022.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.02.22 12:36:29 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/02/22 12:36:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)