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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Registered that the document is submitted for Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

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District Sub-Register-II
Alipora, South 24-Parganas

12 MAY 2022

**DEVELOPMENT AGREEMENT WITH
DEVELOPMENT POWER OF
ATTORNEY**

**THIS DEVELOPMENT AGREEMENT WITH
DEVELOPMENT POWER OF ATTORNEY** is made on this
...6th...day of MAY 2022 (Two Thousand Twenty Two)

BETWEEN



150219

SL No.
Name: -D. Chowdhury (Adv.)
Address: -Alipore Judges Court
Kolkata-2/
Kolkata District
11, Netaji Subhas Rd.
Kolkata-1
Date.....

Amal Kr. Sana
Licensed Stamp
Vendor

10 DEC 2021

Jernal Kama sut



5524

6/5/22

Jernal Kama sut



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Ashim Banerjee



5526

Rulgy Bhattacharya



5527

Subhanjhi Bhattacharya



5528

DISTRICT SUB REGISTRAR-4
ALIPORE
06 MAY 2022

Identified by me
Bibhan Ch. Majumdar
Advocate
Alipore Judges Court

(1) **SMT. RUBY BHATTACHARJEE**, PAN-AYLPB6770F, Aadhaar No.-4123 9768 4180, wife of Late Gopal Chandra Bhattacharjee By Nationality - Indian, by faith - Hindu, by occupation - Pensioner, and (2) **SRI SUBHASISH BHATTACHARYA**, PAN-AEGPB9377R, Aadhaar No.- 5743 2634 3529, son of Late Gopal Chandra Bhattacharya, By Nationality Indian, by faith -Hindu, by occupation Retired respectively, both are residing at 5/36, Paschim Putiary, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, 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 **ONE PART**.

AND

M/S. NIRMAN CONSTRUCTION, a Partnership Firm having PAN - AAMFN4103D, having its office at 159, Putiary Panchanantala Road, P.O.- Paschim Putiary, P.S- Haridevpur, Kolkata- 700041 represented by its Partners namely 1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur having PAN - ALSPS6244D, Aadhaar No.- 2832 1308 5242, by Nationality - Indian , by faith Hindu , By Occupation Business, residing at 5/37, Paschim Putiary , P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM BANERJEE** son of late Benoy Kumar Banerjee having PAN - AGUPB1533F, Aadhaar

No.- 9612 0082 5574 by Nationality -Indian, by faith Hindu, By Occupation Business, residing at 26, Panchanantala Road, P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, Dist.- South 24 Parganas, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives, and assigns) of the **OTHER PART**.

WHEREAS, one Gopal Chandra Bhattacharjee, son of Late Haripada Bhattacharjee, being displaced person from East Pakistan (now Bangladesh) has occupied **ALL THAT** a piece and parcel of land measuring about 04Cottahs situated at Mouza - Paschim Putiary, J.L. No. 26, E.P. No. 215 (L.P. No. 166), C.S. Plot No. 60 (P), presently within K.M.C. Ward No. 115, the then P.S.- Behala then Thakurpukur presently Haridevpur, Kolkata - 700041, Dist.- South 24 Parganas, more particularly described in the **SCHEDULE 'A'** written hereunder for her residence and for her rehabilitation the State of West Bengal had acquired the said property under the Provisions of L.D.P. Act 1948, L.A. Act of West Bengal of 1894 and conferred the absolute right title and interest upon the Owners by a Deed of Gift executed on 17/12/1988 and registered at the office of Additional District Registrar Alipore and recorded therein Book No. 1, Volume No. 55, Pages 13 to 16, Being No. 4129, for the year 1988 and the said Gopal Chandra Bhattacharjee alias Gopal Chandra

Bhattacharya, more particularly described in the **SCHEDULE - 'A'** hereunder written.

Be it mentioned here that the said owner while being got delivery of physical possession of the above referred property after measuring the same became the area of land measuring 290.804 Sq. Mt. including the land area of the above referred property.

AND WHEREAS said Gopal Chandra Bhattacharjee alias Gopal Chandra Bhattacharya while being owned, seized, possessed and sufficiently entitled to the above said property constructed a two storied building thereon and being enjoying the same, he died intestate on 19/04/1998 leaving behind the present owners herein namely Smt. Ruby Bhattacharjee as his wife and only one son Subhasish Bhattacharya as his surviving legal heirs and successors under Hindu Succession Act, 1956, and Laws of Inheritance.

AND WHEREAS, presently the Owners herein do hereby are jointly occupying and enjoying the aforesaid land as sixteen annas owners and have mutated their names with the Kolkata Municipal Corporation as joint owners and the said property became known, numbered and identified as K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding to mailing address 5/36, West Putiary Colony), Kolkata - 700041, being Assessee No. 411151601770, Post

Office - Paschim Putiary, P.S.- previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas.

AND WHEREAS after such inheritance under the provision of the Hindu Laws and Hindu Succession Act., 1956 the said (1) **SMT. RUBY BHATTACHARJEE**, wife of Late Gopal Chandra Bhattacharjee and (2) **SRI SUBHASISH BHATTACHARYA**, son of Late Gopal Chandra Bhattacharya, as the legal heirs and successor of Late Gopal Chandra Bhattacharjee and they became the joint owners of **ALL THAT** a piece and parcel of land measuring about 04 Cottahs lying and situated at Mouza - Paschim Putiary, J.L. No. 26, E.P. No. 215 (L.P. No. 166), C.S. Plot No. 60 (P), being K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding to mailing address 5/36, West Putiary Colony), Kolkata - 700041, being Assessee No. 411151601770, Post Office - Paschim Putiary, P.S.- previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas.

AND WHEREAS the Developer herein being engaged in the business of developing and promoting and sponsoring construction of building having its own financial resources to carry out any development scheme, including construction of building taking up all the responsibilities regarding preparation and sanction of plan for construction and engage Engineers, Masons and labours and also put in resources for building materials and supervise during the course of

construction of the proposed building and to procure prospective purchasers of flats, except those which have been allotted to the vendors by virtue of this agreement and other spaces to be built as per the sanctioned plan.

AND WHEREAS the owners have approached the Developer to develop the above said property and to commercially exploit the same for construction and on the terms and conditions hereinafter appearing.

AND WHEREAS at or before the execution of this agreement the said owners have represented and assured the Developer as follows:

- a) That the said premises is free from all encumbrances charges, liens, lispendens attachments, trusts, whatsoever or howsoever.
- b) That excepting the said Owners nobody has/have any right, title, interest claim or demand whatsoever or howsoever upon the said premises.
- c) That there is no notice of acquisition or requisition pending in respect of the said premises.

AND WHEREAS relying on the aforesaid representation and believing the same to be true and acting on the faith thereof and the Developer has agreed to develop the said premises for

the consideration and on the terms and conditions as hereinafter appearing.

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

1. In this Agreement unless it is contrary or repugnant to the context or meaning, the following expressions will have the meaning given against each of them:

a) **PREMISES** : shall mean **ALL THAT** a piece and parcel of land measuring about 04 Cottahs situated at Mouza – Paschim Putiary, J.L. No. 26, E.P. No. 215 (L.P. No. 166), C.S. Plot No. 60 (P), being K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding to mailing address 5/36, West Putiary Colony), Kolkata – 700041, being Assessee No. 411151601770, Post office - Paschim Putiary, P.S.- previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas, more fully and particularly described in the **SCHEDULE - " A "** hereunder written.

b) **PLAN** : shall mean the building plan to be prepared by the Architect, Engineer to be appointed by the Developer for the elevation, design, drawings and specification of the building as prepared by the Architect with variation therein, if any, made with the approval of the Architect and the Kolkata Municipal Corporation, to be submitted within 30 days from the

date of handing over the physical possession of the above said **SCHEDULE - " A "** landed property.

c) **BUILDING** : shall mean the ground plus three (G+III) building to be constructed at the said premises with necessary additional structures as may be decided by the Developer but in accordance with the plan/plans to be sanctioned by the Kolkata Municipal Corporation.

d) **OWNERS:** shall mean (1) **SMT. RUBY BHATTACHARJEE**, wife of Late Gopal Chandra Bhattacharjee and (2) **SRI SUBHASISH BHATTACHARYA**, son of Late Gopal Chandra Bhattacharya, both are residing at 5/36, Paschim Putiary, Post Office - Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, District South 24 Parganas, and their heirs, executors, legal representatives, administrators and assigns.

e) **DEVELOPER:** shall mean **M/S. NIRMAN CONSTRUCTION**, a Partnership Firm having its office at 159, Putiary Panchanantala Road, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata- 700041 represented by its Partners namely 1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur residing at 5/37, Paschim Putiary, P.S.- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM BANERJEE** son of late Benoy Kumar Banerjee residing at 26, Panchanantala Road, P.S- Haridevpur, Post Office- Paschim

Putiary, Kolkata- 700041, Dist.- South 24 Parganas and include its successors-in-office, executors , legal representatives etc.

f) **COMMON FACILITIES** : shall mean and include the parts and equipments provided and /or reserved in the said land and/or in the said new building for common use and enjoyment and fully described in the **SCHEDULE - "E"** hereunder written.

g) **OWNERS' ALLOCATION** : shall mean 50% Floor Area Ratio (FAR) of the total constructed area i.e. Ground Floor 50% Floor Area Ratio (FAR), consisting of 2 numbers of covered garage being No. - 1, & 3, and 50% of the sale proceeds of ground floor rear side flat, the said rear side flat will be sold by the Developer, entire Second Floor consisting of several self-contained residential flat and 50% Floor Area Ratio (FAR) on the Third Floor, consisting of rear side flat, if on measurement of the said rear side flat become smaller than 50% floor area in that event the Developer will make payment for the smaller area, simultaneous if on measurement of the said rear side flat become bigger than 50% floor area in that event the Owners will make payment for the bigger area to the Developer, together with undivided 50% Floor Area Ratio (FAR) share in the common parts and facilities and together with undivided 50% Floor Area Ratio (FAR) share in the ultimate vacant roof attributable to the **OWNER'S** allocation at K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding

to mailing address 5/36, West Putiary Colony), Kolkata - 700041, being Assessee No. 411151601770, Post office - Paschim Putiary, P.S.- previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas, more fully and particularly described in the **SCHEDULE-'B'** hereunder written together a total sum of **Rs.10,00,000/-, (Rupees Ten Lakhs)** only payable by the Developer to the Owners herein at the time of the handing over the vacant physical possession of the **SCHEDULE "A"** property in favour of the Developer herein within next 08 (eight) months from the date of the Registered of Development Agreement and Registered Development Power of Attorney.

h) **DEVELOPER'S ALLOCATION** :shall mean 50% Floor Area Ratio (FAR) of the total constructed area i.e. Ground Floor 50% Floor Area Ratio (FAR), consisting of 2 numbers of covered garage being No. - 2, & 4, and 50% of the sale proceeds of ground floor rear side flat, the said rear side flat will be sold by the Developer, and entire first floor consisting of several self-contained residential flats, and 50% Floor Area Ratio (FAR) on the Third Floor, consisting of front side flat, if on measurement of the said front side flat become smaller than 50% floor area in that event the Owners will make payment for the smaller area to the Developer, simultaneous if on measurement of the said front side flat become bigger than 50% floor area in that event the Developer will make payment for the bigger area to the

owners, together with undivided 50% Floor Area Ratio (FAR) share in the common parts and facilities and together with undivided 50% Floor Area Ratio (FAR) share in the ultimate vacant roof attributable to the Developer's allocation at K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding to mailing address 5/36, West Putiary Colony), Kolkata - 700041, being Assessee No. 411151601770, Post office - Paschim Putiary, P.S.-previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas, more fully and particularly described in the **SCHEDULE-'C'** hereunder written.

i) **COMMON EXPENSES** : shall mean the expenses for common purpose including those mentioned in the **SCHEDULE-'F'** hereunder written.

j) **CONSTRUCTED SPACE** : shall mean the space in the building available for independent use and occupation including the space demarcated for common facilities and services as per sanction plan.

k) **ARCHITECT** : shall mean any qualified person or persons or firms appointed or nominated by the Developer, as the Architects for construction of the said building.

2. This Agreement has commenced and / or shall be deemed to have commenced on and with effect from (hereinafter called **THE COMMENCEMENT DATE**) and

shall remain in force till such time the new building on the said premises is completed.

3. Within next 08 months from the execution and registration of the Development Agreement and Development Power of Attorney the Owners will hand over symbolic physical possession of the premises to the Developer.

4. That at the request of the owners the Developer has agreed to undertake a scheme of development of the said property by raising and constructing a new residential building thereon containing several independent flats or spaces as may be sanctioned by the Kolkata Municipal Corporation and other required authorities, and after completion of the construction of the proposed new building, the developers shall be entitled to dispose the only developer's allocation in any manner to any intending purchaser/ purchasers thereof as may be chosen and selected by the Developer.

5. The Owners hereby declare that they have a marketable title to the said entire premises without any claim, right, title or interest of any person thereon or therein and the owners have good right, title and absolute authority to enter into this agreement with the Developer and the Owners hereby undertake to indemnify and keep the Developer indemnified against all and Third-Party claims action and demands whatsoever.

6. The Owners have not entered into agreement of any nature with any person or persons prior to execution of this agreement.

7. The Owners being entitled to 50% Floor Area Ratio (FAR) of the total constructed area i.e. Ground Floor 50% Floor Area Ratio (FAR), entire Second Floor, consisting of several self-contained residential flat and 50% Floor Area Ratio (FAR) on the Third Floor, consisting of flat together with undivided 50% Floor Area Ratio (FAR) share in the common parts and facilities and together with undivided 50% share in the ultimate vacant roof attributable to the **Owner's** allocation at K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding to mailing address 5/36, West Putiary Colony), Kolkata - 700041, being Assessee No. 411151601770, Post office - Paschim Putiary, P.S.- previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas more fully and particularly described in the **SCHEDULE-'B'** hereunder written together a total sum of **Rs.10,00,000/-**, (**Rupees Ten Lakhs**) only payable by the Developer to the Owners herein at the time of the handing over the vacant physical possession of the SCHEDULE "A" property in favour of the Developer herein within next 08 (eight) months from the date of the Registered of Development of Agreement and Development of Power more fully and particularly described in the **SCHEDULE-'B'** hereunder written of the said property

forming part of the **Owner's** allocation and the owners shall be entitled to enter into agreement for sale and transfer and / or lease in respect of Owners' allocation for which no further consent of the Developer shall be required. It being expressly agreed and understood that if at any time the Owners shall require the consent of the Developer and the Developed shall sign and execute such agreements papers and documents as may be necessary or be required.

8. The owners shall be liable to deliver vacant, peaceful possession to the developer and to demolish the same for construction of the proposed new building within 08 months from the date of registration of Development Agreement and Development Power of Attorney.

9. Subject to the restrictions contained elsewhere in this agreement and without any manner affecting the same, the developer being entitled to the Developer's allocation 50% Floor Area Ratio (FAR) of the total constructed area i.e. Ground Floor 50% Floor Area Ratio (FAR), entire First Floor consisting of several self-contained flat and 50% Floor Area Ratio (FAR) of the Third Floor consisting of several flats, together with undivided 50% Floor Area Ratio(FAR) share in the common parts and facilities and together with undivided 50% Floor Area Ratio(FAR) share in the ultimate vacant roof attributable to the Developer's allocation at K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115

(corresponding to mailing address 5/36, West Putiary Colony), Kolkata - 700041, being Assessee No. 411151601770, Post office - Paschim Putiary, P.S.- previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas, more fully and particularly described in the **SCHEDULE-'C'** hereunder forming part of Developer" s allocation shall be entitled to enter into agreement for sale and transfer and / or lease in respect of Developer's allocation for which no further consent of the Owners shall be required. It being expressly agreed and understood that if at any time the Developer shall require the consent of the Owners and the Owners shall sign and execute such agreements papers and documents as may be necessary or be required.

9A. The Developer shall also arrange alternative 3BHK Flat accommodation for the Owners during the construction period from the date of vacating the premises up to the time of handing over the possession on the new flats to the Owners, within the same locality of the owner's vicinity.

10. All the Owners and Developer shall be entitled to sale / transfer and /or enter into agreement for sale or transfer in respect of their respective allocations and to receive realize and collect all money receivable thereof.

10A. In case during the construction or thereafter, further floor/story be sanction over the instant G + IV storied building

is allowed by the competent authority then after completion of the said building including the construction of the said extra floor /story, the Developer shall get 50% of the Floor Area Ratio (FAR) & the Owner's shall get 50% of Floor Area Ratio (FAR) as Owner's allocation.

11. The Owners shall always remain liable to execute and register appropriate deeds of conveyance to sell, transfer and convey in favour of other flat occupiers their proportionate undivided share, interest in the land beneath the building at the cost and expenses of the Developer or intending flat occupiers, with prior notice by the Developer without any way demanding the price at which the said undivided share on the land of the said premises is sold or any part thereof received by the Developer against such sale.

12. The Owners and the Developer have agreed upon the specification of construction of the proposed new building, hereafter referred to as "**Construction Specification**" as more fully and particularly described in the **SCHEDULE - "D"** written herein below.

13. The construction of the building shall be completed within 24 months from the date of sanction of the said building plan to sanction by the K.M.C., the plan will be submitted within 30 days from the date of handing over the land, unless prevented by the circumstances as beyond the control of

the Developer and even thereafter the developer fails to complete the construction of the building in all manner, the owners shall be entitled to a monthly compensation of Rs.5,000/= Per month till the completion of the new building.

14. That subject to the provision of these presents, the Owners hereby grant to the developer exclusive right to build upon in or upon the land comprised in the said premises in accordance with the plan of construction as may be permitted and sanctioned by the Kolkata Municipal Corporation and other competent Authorities.

15. The owners shall, at the cost of the Developer, submit the building plan to be drawn and designed by the Architect of the Developer in his name and the Developer shall comply with such sanction.

16. All applications submitted by or in the name of the owners of the premises at the cost of the Developer and the Developer alone shall pay and bear all expenses including all fees, charges and other costs provided always that the developer shall be entitled to all refunds of any deposit made by him on behalf of the owners.

17. That the Developer shall be entitled to vary and/or modify the said plan of construction, subject to sanction of such modification by the aforesaid competent authorities.

18. During the continuance of the agreement and until such time the new building is completed the owners shall not prevent the developer in any way or interfere with the quiet and peaceful possession and enjoyment of the said premises nor shall cause any obstruction or interference in the construction and completion of the building in accordance with the plan, except in such instance when the Owners have reason to believe that the Developer is not carrying out their obligation in terms of this agreement.

19. The building shall be of uniform construction with best available standard and 1st class building materials, fitting and fixtures and other common facilities and other spaces intended or meant for the enjoyment of the occupiers of the building/buildings.

20. That the Owners apart from receiving their allocated portion of proposed building shall also be entitled to easement rights in common with the other occupiers of the said building in respect of common areas and facilities provided therein, as set out in **SCHEDULE - "D"** herein below.

21. That with the execution of these presents the Owners shall remain liable to execute and register power of attorney for developer allocation in favour of the Developer and/ or nominee of the Developer granting due and all requisite authority to the Developer to enter upon the said premises, take

measurement and construct the proposed building, pursue the sanction of the plan of the construction of the building, represent the owners before all authorities for sanction of the plan, submit application on behalf of the Owners for procuring the building materials and / or otherwise to pursue to fulfill the above objectives .

22. The Owners shall, at the request of the Developer, execute such documents, papers, memorandum and deeds in furtherance of these presents which the Developer may require from the Owners for smooth and expeditious construction of the proposed building use and occupation thereof

23. The Owners shall also authorize the Developer by the proposed Power Of Attorney to do all other acts, deeds and things at the instance of the Developer, whenever necessary, to obtain any other requisite permission of authority of sanction of the Government , Public or any statutory body , as may be required for the construction of the proposed buildings **PROVIDED THAT** the Developer shall bear all costs and expenses for all such documents, letter, papers , memorandum etc. shall deposit requisite fees wherever necessary and obtain refund of fees and appropriate the same without any way being answerable to the Owners for the same.

24. That the Owners hereby agree to pay and clear all rates and taxes and/or other imposition and statutory dues in respect of the said property up to the date of vacant possession to the Developer. and thereafter at the time of construction the Developer will bear the tax up to delivery of Owners allocation.

25. That the time period for the construction of the proposed new building shall be subject to , regarding availability of building materials and such other Government or statutory impositions relating to their availability **"AND ALSO SUBJECT TO "FORCE MAJEURE"** condition, like, flood, earthquake, water, storm, tempest, civil commotion, strike, or war and other acts of-God and when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the " Force Majeure".

26. That prior to actual construction work is taken up in hand by the Developer the Owners undertakes to make out a good and marketable title to the said premises, free from all encumbrances, charges, mortgage, lease, demands liabilities liens and lispensens or attachment or whatsoever kind or nature of the building.

27. The map/maps, plan/ plans, specification, drawings etc. in respect of the construction of the aforesaid new building shall

be prepared as per the desire and approval of the Developer and the costs and expenses for the same shall be borne and paid by the Developer is hereby authorized by the Owners to appoint Architects, Engineers etc. of its own choice to get the works done and completed with expenditure, such costs and expenses shall form part of the expenses of development of the said premises.

28. Simultaneously with the execution of the agreement the Owners shall make over the copy of documents of title said property to the Developer as and by way of security for the due observance and performance of the owners covenant and obligation under this agreement and further undertake to produce the originals thereof as and when would be required.

29. The construction and development work shall be made and undertaken by the Developer strictly in accordance with the plans, specification and drawings duly approved by the Kolkata Municipal Corporation and other appropriate bodies and/or authorities at the instance of the Developer for and on behalf of the owners.

30. Notwithstanding anything contained elsewhere in this agreement it is hereby expressly made clear that owners and/or any person or persons claiming under him shall not on any reason or in any manner whatsoever interfere with or hinder prohibit inject or stop the Developer and/or its men, agents,

servants, nominees and representatives for carrying out the Development of the said property in terms of this agreement, including in the construction and/or selling of the spaces of the said building . It is further hereby made clear that the decision of the developer concerning all matters in respect of the development of the said property shall be final and binding on all the parties and shall not be questioned by any one on any ground whatsoever.

31. That after the construction of the proposed building is fully completed the owners and the Developer jointly shall cause an Owners Association or Society or a Syndicate to be formed or established by the occupiers including the owners and the Developer shall handover the control and management of the said building to the said body.

32. That after the formation of the body of occupiers, as set out in the clause proceeding and the right of control and management in respect of the said constructed building shall be handed over to the said body by the Developer and thereafter, the Developer shall remain liable for the next 2 years for the constructed building or any portion thereof in any manner whatsoever.

33. This agreement shall subsist and remain irrevocable till the work of construction of building at the said property is completed and the Owners' Allocation is made over to

the owners by the Developer as aforesaid and the remaining constructed spaces is sold/leased of the Purchaser/Purchasers and/or Lease/Leases by the documents in connection therewith are duly executed and/or registered.

34. The Developer undertakes to construct the building in accordance with the sanctioned plan, and obtain Completion Certificate (C.C.) from K.M.C..

35. After plan sanction a supplementary agreement made between the Owners and Developer for their allocation if required.

36. The owners and the Developer have entered into the agreement purely on principal or principal basis and nothing contained stated herein shall be deemed to constructed as a partnership or as a joint venture between the owners and the Developer and the owners and the Developer shall be in any manner Constitute as association of persons. Each party shall keep the other indemnified from and against the same.

37. The Owners or the Developer or any their transferees shall not use or permit use of their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the building.

38. The Owners shall sign and execute all such documents necessary for mutation of the Developer's share in the name of the Developer and/or their nominee and/or assignees in the record of the Kolkata Municipal Corporation, after execution of proper documents.

39. The owners or the Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the management/ society/ association.

40. The Owners or the Developer or any of their transferees shall not throw or accumulate any dirt rubbish waste or refuse or permit the same to be the owner accumulated in or about the building or in the compound's corridor or any other common portion or portion of the said building.

41. The Developer will be responsible for all local affairs and they will settle up all problems at their own cost and if necessary, owners will join their hands of co-operation in that respect.

42. The construction of the building in the said premises will be made by the Developer at its own cost and it is to bear the responsibility of all payments to all concerned

including labours, masons and for building materials that will be required for such construction.

43. Only Courts having original jurisdiction over the premises shall have the jurisdiction in all matters relating to or arising of this agreement.

44. Registered General Power of Attorney to be given by the owners to the Developer for the sale of undivided share of land in order to get purchaser(s) for the flat (Developer's allocation), cost of which will be borne by the developer and for pursuing the sanctioning of the building plan and construction the said building at the **SCHEDULE-A** property.

45. That it is hereby agreed by and between the parties that the name of the newly constructed building has been selected as "**RUBY APARTMENT**".

46. After completion of the building Developer shall be bound to handover the physical possession of the owner's allocation in a habitable condition before delivery of Developer's Allocation to any intending buyer or nominee or nominees and the Owners shall take possession of their shares simultaneously.

47. That the debris and/or the valuation of the building to be demolished will be shared as 50% for the owners and 50% for the developer.

SCHEDULE - "A"

(Land & property)

ALL THAT a piece and parcel of land measuring about 04 Cottahs, together with two storied building standing thereon situated at Mouza – Paschim Putiary, J.L. No. 26, E.P. No. 215 (L.P. No. 166), C.S. Plot No. 60 (P), being K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding to mailing address 5/36, West Putiary Colony), Kolkata – 700041, being Assessee No. 411151601770, Post office- Paschim Putiary, P.S.- previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas, and is butted and bounded by :-

- ON THE NORTH** : Colony Boundary.
- ON THE SOUTH** : Land of E.P. No. 214
- ON THE EAST** : Land of E.P. No. 201
- ON THE WEST** : 15 feet wide Colony Road

(K.M.C.)

SCHEDULE - "B"

(Owners" Allocation)

ALL THAT : shall mean 50% Floor Area Ratio (FAR) of the total constructed area i.e. Ground Floor 50% Floor Area Ratio (FAR), consisting of 2 numbers of covered garage being No. – 1, & 3,

and 50% of the sale proceeds of ground floor rear side flat, the said rear side flat will be sold by the Developer, entire Second Floor consisting of several self-contained residential flat and 50% Floor Area Ratio (FAR) on the Third Floor, consisting of rear side flat, if on measurement of the said rear side flat become smaller than 50% floor area in that event the Developer will make payment for the smaller area, simultaneous if on measurement of the said rear side flat become bigger than 50% floor area in that event the Owners will make payment for the bigger area to the Developer, together with undivided 50% Floor Area Ratio (FAR) share in the common parts and facilities and together with undivided 50% Floor Area Ratio (FAR) share in the ultimate vacant roof attributable to the **OWNER'S** allocation at K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding to mailing address 5/36, West Putiary Colony), Kolkata - 700041, being Assessee No. 411151601770, Post office - Paschim Putiary, P.S.- previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas, more fully and particularly described in the **SCHEDULE-'B'** hereunder written together a total sum of **Rs.10,00,000/-, (Rupees Ten Lakhs)** only payable by the Developer to the Owners herein at the time of the handing over the vacant physical possession of the **SCHEDULE "A"** property in favour of the Developer herein within next 08

(eight) months from the date of the Registered of Development Agreement and Registered Development Power of Attorney.

SCHEDULE- 'C'
(Developers Allocation)

ALL THAT shall mean 50% Floor Area Ratio (FAR) of the total constructed area i.e. Ground Floor 50% Floor Area Ratio (FAR), consisting of 2 numbers of covered garage being No. - 2, & 4, and 50% of the sale proceeds of ground floor rear side flat, the said rear side flat will be sold by the Developer, and entire first floor consisting of several self-contained residential flats, and 50% Floor Area Ratio (FAR) on the Third Floor, consisting of front side flat, if on measurement of the said front side flat become smaller than 50% floor area in that event the Owners will make payment for the smaller area to the Developer, simultaneous if on measurement of the said front side flat become bigger than 50% floor area in that event the Developer will make payment for the bigger area to the owners, together with undivided 50% Floor Area Ratio (FAR) share in the common parts and facilities and together with undivided 50% Floor Area Ratio (FAR) share in the ultimate vacant roof attributable to the Developer's allocation at K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding to mailing address 5/36, West Putiary Colony), Kolkata - 700041, being Assessee No. 411151601770, Post office - Paschim Putiary, P.S.-previously Behala then Thakurpukur,

presently Haridevpur, District South 24 Parganas, more fully and particularly described in the **SCHEDULE-'C'** hereunder written.

SCHEDULE - 'D'

(TYPES OF CONSTRUCTION & SPECIFICATION)

ARCHITECTURAL WORK: All floors will be Constructed as per sanctioned plan duly approved by K.M.C.

STRUCTURE AND FOUNDATION: Building designed based on R.C.C. framed structure confirming to ISO Code of practice by E.S.E. and work will be done as per sanction structural plan.

EXTERNAL WALLS: All external Brick walls will have 200 mm. thick with cement sand mortar & followed by 19 mm thick Plaster with cement sand mortar. Paints will have primer with weather based aesthetically designed.

INTERNAL WALL: All internal Brick walls will have 125 mm. & 75 mm. thick with cement sand mortar and followed by 10 mm thick plaster to ceiling & 12 mm thick plaster to wall with cement & sand mortar. All wall will have Putty finish.

FLOOR & SKIRTING: All Bed Rooms Floor & Skirting will have Vitrify tiles and Drawing/ Dining Floor

& Skirting will have Large size Vitrify tiles / Marbles (Slab Type), Balcony /Kitchen Floor & Skirting will have Mat finish tiles, Toilet & W.C Floor & Skirting will have anti-skid tiles and Stair Case will have Marble finish with skirting.

TILES / GRANITE: Ceramic digital Tiles will be fitted Toilet wall up to a height of 6'-6" and digital tiles fittings to Kitchen will upto a height of 2'-6". Cooking Platform of kitchen will be finished by Green Marble.

DOORS & FRAMES: All doors will have Sal wood frame and 32 mm thick water proof phenol bond flush door shutter. Main doors will have 32 mm water proof laminated flash type. Toilet/W.C. doors will be P.V.C.(Laminated) type.

WINDOWS FRAME & GRILLS: All windows frames will have 3 track Aluminum channel with Glass panel and designed M.S. Grills.

HAND RAIL: Stair/Verandah hand rail will be made up by stainless steel

PUTTY & PAINT: All internal wall with surface along with ceiling will be finished by white Putty & external wall will be finished by Whether proof paint over two coats of primer.

ELECTRICAL WORK: Concealed type copper wiring with P.V.C. pipe & modular Type switches along with safety circuit breakers will be provided.

- All Bed Rooms will have 3 nos. light points, 1 no. Fan Point, 1 no. Plug point (5 Amp) and also 1 no. A.C Point for any one Bed Room.
- Drawing/Dining will have 3 nos. light points, 2 nos. fan points as per require, 1 no. Plug point (5 Amp), 1 no. Power Plug point (15 Amp), 1 no. T.V point, 1 no STB point, 1 no Internet point and 1 no. calling bell point, and also 1 no. washing machine point.
- Kitchen will have 1 no. light point, 1 no. Exhaust point, 1 no. Plug point (5 Amp) & 1 no. power Plug points (15 Amp).
- Toilet will have 1 nos. light points, 1 no. Exhaust point, & 1 no. power point (15 Amp) and W.C. will have 1 no. light point, 1 no. Exhaust Fan.
- Balcony will have 1 no. light point & 1 no. Plug point (5 Amp)
- Loft will have 1 no. light point.

SANITARY & PLUMBING: All water line & waste / Soil line will be provided by P.V.C. (Supreme Branded) to Toilet/W.C./Kitchen.

Stainless steel sink and 2 nos. C.P. bib cock of IS branded to be provided to Kitchen.

1 no. porcelain Commode/Pan with Cistern along with 1 no. porcelain Basin & necessary C.P. Bib cock/ pilar cock/ Angular stop cock/Shower/ Commode shower will be provided to Toilet

1 no. porcelain Commode/Pan with Cistern along with necessary C.P. Bib cock /Angular stop cock will be provided to W.C.

Note: All pipe line will be concealed type.

OTHER FACILITIES :

- One Lift of branded company of 4 to 5 passenger's capacity will be provided.
- Semi under Ground water reservoir to be constructed & connected with K.M.C. water connection or Deep Tube-Well which is any one.
- Submersible Pump for supplying of water to over head water Reservoir will be provided.
- Rain water line & sewerage system will be properly made.
- LED light points (as required) for common areas to be provided.
- CCTV facility for ground floor common areas to be provided.
- Internal pathway will be finished by screed concrete with IPS.

SCHEDULE- "E"

(Common Area and Facilities)

- 1) The land measuring 4 Cottahs more or less on which the building at K.M.C Premises No. 117, West Putiary Colony,

Kolkata-700041 all easement and equal easement rights and appurtenances belonging hereto.

- 2) Foundation, beams vertical and lateral supports main walls, common walls, boundary walls, main entrance/gate of the said building.
- 3) Main gate of the said premises.
- 4) Installation common services viz. electricity, water, pipes and sewerage, rain water pipes.
- 5) Water pump with motor and pump room.
- 6) Reservoir on the roof and underground.
- 7) 24 hours water supply from overhead tank to the respective flats.
- 8) Common staircases, landings, lobbies etc.
- 9) Lighting in the common space, passages, staircase including fixtures and fittings.
- 10) Common Meter Box.
- 11) Open space surrounding the said building.
- 12) Roof of the building.
- 13) All other parts of the said building the necessary for its existences, maintenance and safety for normally in common use of the Owners of the respective flats.
- 14) Lift will be provided by the Developer for five passengers.

SCHEDULE- "F"
(Common Expenses)

- a) The expenses of maintaining and repairing the main structure, main walls, top floor roof and in particular the main water pipes, waste water pipes, waterlines, water tanks etc. of the building and also electric lines for common lights and pump.
- b) The cost of cleaning and lightning the passages staircase, top floor roof etc. and other parts of the building used by the buyers in common with the owners and occupier of the other flats and spaces.
- c) Reasonable salaries of a sweeper and Darwan for the common parts.
- d) The cost of maintaining, servicing, substituting repairing and working of common lights.
- e) All expenses of common services and in connection with common areas and facilities as mentioned above.
- f) All litigation expenses incurred for the common purposes and relating to common use and enjoyment of the common portions.
- g) All other expenses and/or outgoing as are incurred by the owners and/or service organization for the common purposes.

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT We,

(1) **SMT. RUBY BHATTACHARJEE**, PAN-AYLPB6770F, Aadhaar No.-4123 9768 4180, wife of Late Gopal Chandra Bhattacharjee By Nationality – Indian, by faith – Hindu, by occupation – Pensioner, and (2) **SRI SUBHASISH BHATTACHARYA**, PAN-AEGPB9377R, Aadhaar No.- 5743 2634 3529, son of Late Gopal Chandra Bhattacharya, By Nationality Indian, by faith -Hindu, by occupation Retired respectively, both are residing at 5/36, Paschim Putiary, P.O.- Paschim Putiary, P.S.- Haridevpur, Kolkata - 700041, District South 24 Parganas, hereinafter jointly called and referred to as the **PRINCIPALS**, **SEND**

GREETINGS.

WHEREAS, we, the owners have entered into a Registered Development Agreement to develop our aforesaid **SCHEDULE** property upon certain terms and conditions with 1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur having **PAN - ALSPS6244D**, Aadhaar No.- 2832 1308 5242, by Nationality - Indian , by faith Hindu , By Occupation Business,

residing at 5/37, Paschim Putiary , P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM BANERJEE** son of late Benoy Kumar Banerjee having PAN - AGUPB1533F, Aadhaar No.- 9612 0082 5574 by Nationality - Indian, by faith Hindu, By Occupation Business, residing at 26, Panchanantala Road, P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, Dist.- South 24 Parganas, the partners of **M/S. NIRMAN CONSTRUCTION**, a Partnership Firm having PAN - **AAMFN4103D**, having its office at 159, Putiary Panchanantala Road, P.O.- Paschim Putiary, P.S- Haridevpur, Kolkata- 700041, Dist.- South 24 Parganas.

AND WHEREAS now we appoint, nominate and constitute, the said the Developer (1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur having PAN - **ALSPS6244D**, Aadhaar No.- 2832 1308 5242, by Nationality - Indian , by faith Hindu , By Occupation Business, residing at 5/37, Paschim Putiary , P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM BANERJEE** son of late Benoy Kumar Banerjee having PAN - AGUPB1533F, Aadhaar No.- 9612 0082

5574 by Nationality -Indian, by faith Hindu, By Occupation Business, residing at 26, Panchanantala Road, P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, Dist.- South 24 Parganas, the partners of M/S. NIRMAN CONSTRUCTION, a Partnership Firm having **PAN – AAMFN4103D**, having its office at 159, Putiary Panchanantala Road, P.O.- Paschim Putiary, P.S- Haridevpur, Kolkata- 700041, District South 24 Parganas, as our lawful **ATTORNEYS** to look after all affairs relating to the said property as more particularly described in the **SCHEDULE** hereunder written in our name and on our behalf of the said development work and all other necessary jobs in relating to the said Development Agreement.

NOW KNOW BY THESE PRESENTS that we the above named Principals do hereby nominate, constitute and appoint (1) **SRI MRINAL KANTI SUR** son of Late Radhaballav Sur residing at 5/37, Paschim Putiary , P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, and 2) **SRI ASHIM BANERJEE** son of late Benoy Kumar Banerjee residing at 26, Panchanantala Road, P.S- Haridevpur, P.O.- Paschim Putiary, Kolkata- 700041, Dist.- South 24 Parganas, as our true and lawful

constituted Attorney for us in our name and on our behalf to do or cause to be done all acts, deeds, matters and things whatsoever in all matters concerning development our said property, inter alia, as set forth herein below :-

- 1) To look after, manage, supervise and do all and every matter and thing necessary or in any manner connected with or having reference to the said property belonging to us in our names and on our behalf.
- 2) To represent us and to appear on our behalf in all Original, Appellate, Civil and Criminal Court/s, Revenue Office/s, in the Collectorate's Offices, Revisional Settlement Offices, Settlement Offices, Kolkata Municipal Corporation, Police Stations, and Tribunals and other Offices within Union of India and to do on our behalf all necessary works which requires to be done by us in respect of the said property or any part thereof.
- 3) To sign and verify all Plaints or Written Statements, Written Objections and to sign and affirm Petition or Petitions, Memorandum of Appeals Petitions and Applications of all kinds and to file them in any Court/Courts or Office/Offices and to swear Affidavit/ Declaration etc. and to compromise, dispose off, withdraw of suits, matters, cases or proceedings, if necessary, in respect of our said property.

- 4) To accept service of all notices, summons and papers and documents, Orders or Writs, if any, from Settlement Offices, Revenue Offices, K.M.C. and all other Offices and Courts within Union of India for the mutation and getting the sanction plan and to institute and to defend all cases and to prefer Appeals upto the Highest Tribunals and Courts and to do all such acts, deeds and things relating to the management, protection and preservation of the aforesaid property and our interest therein.
- 5) To apply for and obtain from the CESC Ltd, Concerned Municipality, Telephones and other appropriate authority or authorities the connection of electricity, water supply, sewerage, drainage, telephone and other connection or utility at the said property, either temporary or permanent and / or to make alteration therein and to close down and / or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plan and to do all other acts, deeds and things as may be found deem, fit and proper by the said Attorney.
- 6) To sign in the multistoried building plan or plans, revised plan, if necessary, on our behalf and to submit the same before the KMC and also to sign in the KMC declarations, KMC affidavit, KMC gift, if necessary, by attending before the Registration Offices.

- 7) To construct multistoried building upon the said land as per sanction building plan by appointing labour, mesons, machine and also to appoint contractor or contractors for completion of newly multi flat building upon the said land and obtained Completion Certificate if necessary from the competent Authority.
- 8) To negotiate and to enter into any agreement for sale, sale deed, deed of conveyance in favour of any intending purchaser or purchasers in respect of developer's allocation as per the Registered Development Agreement.
- 9) To take booking amount, earnest money, full and final consideration amount towards sale of the developer's allocation as per the Registered Development Agreement. from the intending purchaser or purchasers and use the said amount as it think fit and proper.
- 10) To represent us before the Registration Offices and to sign in agreement for sale, deed of conveyance, deed of sale by attending before the Registration Offices and put necessary sign in the documents on our behalf in respect of developer's allocations as per the agreement.
- 11) To submit and show all the documents before any Financial Institution on our behalf for disposal of flat and

other spaces in respect of developer's allocation as per the development agreement.

- 12) To file or cause to be filed any suit, application, complain case Civil & Criminal Cases on our behalf to protect our interest in respect of the said landed property or of the said building to be constructed on the said land and sign plaint, verification and Affidavit on our behalf.
- 13) That the said Attorney are entitled to mutate our property in our names in the records of the B.L. & L.R.O, Kolkata Municipal Corporation and they are also entitled to amalgamate our property into one plot of landed property by registering the Deed of Exchange and also other necessary documents which are required for Amalgamation of our property and for preparing building sanctioned plan and obtained the same.

AND GENERALLY, to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of our said Attorney ought to be done execute and performed in relation to the said property standing in our names or our concern, engagements or affairs ancillary and incidental thereto as fully and effectually as we could do the same if we, personally present.

AND We do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power

in that behalf hereinbefore contained, shall lawfully and bonafide do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of land measuring about 04 Cottahs together with two storied old dilapidated building standing thereon, lying and situated at Mouza – Paschim Putiary, J.L. No. 26, E.P. No. 215 (L.P. No. 166), C.S. Plot No. 60 (P), being K.M.C. Premises No. 177, West Putiary Colony, K.M.C. Ward No.115 (corresponding to mailing address 5/36, West Putiary Colony), Kolkata – 700041, being Assessee No. 411151601770, Post office – Paschim Putiary, P.S.- previously Behala then Thakurpukur, presently Haridevpur, District South 24 Parganas, and is butted and bounded by :-

ON THE NORTH	:	Colony Boundary.
ON THE SOUTH	:	Land of E.P. No. 214
ON THE EAST	:	Land of E.P. No. 201
ON THE WEST	:	15 feet wide Colony Road

(K.M.C.)

IN WITNESSETH WHEREOF the parties herein put their respective sign and seal on the day month and year first above written.

SIGNED, SEALED & DELIVERED

in presence of WITNESSES:

1) Sagar Bera
273T, Osted Amiser Khan Sarani
Kolkata - 700082.

2) Subham Bhattacharya
5/36 Paschim Putiajy
Kolkata 700-041

Rudraj Bhattacharya

Subham Bhattacharya

SIGNATURE OF THE OWNERS

NIRMAN CONSTRUCTION

Ashim Banerjee Partner
Sudip Kundu, SDC Partner

SIGNATURE OF THE DEVELOPER

Drafted by:
Prabhu Ch. Kundu
Advocate
Enrollment No - WBF-237/444/1998

Alipore Judges' Court,
Kolkata - 700 027

Computer typed by:
Sudip Kundu
Alipore Judges' Court,
Kolkata - 700 027.



	Thumb	1st Finger	middle Finger	Ring Finger	small finger
Left Hand					
Right Hand					

Name

Signature

Abinav Narayana



	Thumb	1st Finger	middle Finger	Ring Finger	small finger
Left Hand					
Right Hand					

Signature

Ashim Ranjita



	Thumb	1st Finger	middle Finger	Ring Finger	small finger
Left Hand					
Right Hand					

Name

Signature

Rudra Bhattacharya



	Thumb	1st Finger	middle Finger	Ring Finger	small. finger
Left Hand					
Right Hand					

Name

Signature

Sudhanshu Bhattacharya



Government of West Bengal

Office of the D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas

W.B. FORM NO. 1504

Query No / Year	16022001293999/2022	Serial No/Year	1602005849/2022
Transaction id	0001465901	Date of Receipt	06/05/2022 12:18PM
Deed No / Year	I - 160205822 / 2022		
Presentant Name	ISMAIL MOLLA		
Seller	ISMAIL MOLLA, AMBIA BIBI		
Buyer	SEKH ABDUL MAJID, NAJMA BIBI		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 2,00,000/-	Market Value	Rs. 3,16,250/-
Stamp Duty Paid	Rs. 5,000/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 32/-	Fees Articles	A(1), E, H, M(b)
Standard User Charge	261/-	Requisition Form Fee	50/-
Remarks			

Stamp Duty Paid (Break up as below)

By Stamp					
Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S Das	034133	02/05/2022	5,000/-

Registration Fees Paid (Break up as below)

By Cash	Amount in Rs.
Amount Paid	32/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs.
Standard User Charge	261/-
Requisition Form Fee	50/-

*Total Amount Received by Cash Rs. 343/-

(Suman Basu)









Government of West Bengal





Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022001286172/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Ruby Bhattacharjee 5/36, Paschim Putiary, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700041	Land Lord			Ruby Bhattacharjee 6.5.22
2	Mr Subhasish Bhattacharya 5/36, Paschim Putiary, City:- Not Specified, P.O:- Paschim Putiary, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700041	Land Lord			Subhasish Bhattacharya 6.5.2022
3	Mr MRINAL KANTI SUR 5/37, Paschim Putiary, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700041	Represent ative of Developer [Nirman Constructi on]			Mrinal Kanti Sur 6/5/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr ASHIM BANERJEE 26, Panchanantala Road, City:- Not Specified, P.O:- Paschim Putiary, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700041	Represent ative of Developer [Nirman Constructi on]			<i>Ashim Banerjee</i> 05/05/2022
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bibhas Ch Majumdar Son of Late N K Majumdar Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Mrs Ruby Bhattacharjee, Mr Subhasish Bhattacharya, Mr MRINAL KANTI SUR, Mr ASHIM BANERJEE			<i>Bibhas Ch Majumdar</i> 05/05/2022

(Suman Basu)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. - I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



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

GRN Details

GRN: 192022230020448421 Payment Mode: Online Payment
GRN Date: 06/05/2022 09:12:55 Bank/Gateway: State Bank of India
BRN : IK0BRBDZL9 BRN Date: 06/05/2022 09:14:38
Payment Status: Successful Payment Ref. No: 2001286172/2/2022
[Query No/**/Query Year]

Depositor Details

Depositor's Name: BIBHAS CH MAJUMDAR
Address: ALIPORE JUDGES COURT KOLKATA - 27
Mobile: 9831735789
Contact No: 09831735789
Depositor Status: Advocate
Query No: 2001286172
Applicant's Name: Mr BIBHASH CH MAJUMDER
Identification No: 2001286172/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001286172/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	7011
2	2001286172/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	10021
			Total	17032

IN WORDS: SEVENTEEN THOUSAND THIRTY TWO ONLY.



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

GRN Details

GRN: 192022230024714321 Payment Mode: Online Payment
GRN Date: 12/05/2022 08:49:04 Bank/Gateway: State Bank of India
BRN : IK0BRGYXS7 BRN Date: 12/05/2022 08:50:25
Payment Status: Successful Payment Ref. No: 2001286172/6/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BIBHAS CH MAJUMDAR
Address: ALIPORE JUDGES COURT KOLKATA - 27
Mobile: 9088480417
Depositor Status: Advocate
Query No: 2001286172
Applicant's Name: Mr BIBHASH CH MAJUMDER
Address: D.S.R. -II SOUTH 24-PARGANAS
Office Name: D.S.R. -II SOUTH 24-PARGANAS
Identification No: 2001286172/6/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001286172/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	50
2	2001286172/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	39
			Total	89

IN WORDS: EIGHTY NINE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUBY BHATTACHARJEE

BHUBANA NANDA MUKHERJEE

07/05/1940

Permanent Account Number

AYLPB6770F

Ruby Bhattacharjee

Signature



15072010

इस कार्ड के खोने / चले पर कृपया सूचित करें / लौटाने -

आयकर पैन सेवा कार्ड, एन एन डी एल

तीसरी मंजिल, बंधुवार्ड चौराहा

बनार टेलिफोन एक्सचेंज के नजदीक,

बनार, पुणे - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to -

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Banar Telephone Exchange,

Banar, Pune - 411 045.

Tel: 91-20-2721-8980; Fax: 91-20-2721-8981

e-mail: inmcs@ndl.co.in



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভালিকাভুক্তির নম্বর/Enrolment No.: 1215/80031/60593

Ruby Bhattacharjee (রুবি ভট্টাচার্য)

ভাষা

W/O: Gopal Chandra Bhattacharjee, 5/36, PASCHIM
PUTIARY, Kolkata (MC), Kolkata,
West Bengal - 700041

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

আপনার আধার সংখ্যা/ Your Aadhaar No.:

4123 9768 4180



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আধার-আমার আধার, আমার পরিচয়



Signature valid

Digitally signed by UNIQUE
IDENTIFICATION AUTHORITY OF INDIA
Date: 2015.01.24 22:57:05 IST

- আধারে সারা দেশে নামা
- আধার আধারের জন্য আপনার একবারই ভালিকাভুক্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



রুবি ভট্টাচার্য
Ruby Bhattacharjee
অনুভাবিত/ DOB: 07/05/1940
মহিলা / FEMALE



ঠিকানা:

ওয়েই/ও: গোপাল চন্দ্র
ভট্টাচার্য, 5/36, পশ্চিম
পুটিয়ারী, কোলকাতা (এম
সি), কোলকাতা,
পশ্চিম বঙ্গ - 700041

Address:

W/O: Gopal Chandra Bhattacharjee,
5/36, PASCHIM PUTIARY, Kolkata
(MC), Kolkata,
West Bengal - 700041




4123 9768 4180

4123 9768 4180

আধার-আমার আধার, আমার পরিচয়

Aadhaar-Aam Admi ka Adhikar

Date: 24/01/2016

कार्ड नंबर / PERMANENT ACCOUNT NUMBER	AEGPB9377R	
नाम / NAME	SUBHASISH BHATTACHARYA	
पिता का नाम / FATHER'S NAME	GOPAL CHANDRA BHATTACHARYA	
जन्म तिथि / DATE OF BIRTH	13-08-1958	
हस्ताक्षर / SIGNATURE		
		
COMMISSIONER OF INCOME-TAX, W.B. - XI		

इस कार्ड के लो / फिल जाने पर प्रकाश नहीं करें
 वाले अधिकारी को सूचित / ज्ञात कर दें
 (संयुक्त आयकर अधिकारी/पदाधिकारी एवं सहायक),
 0-7,
 सी.पी. बिल्डिंग,
 बंगलुरु - 700 085.

In case this card is lost/damaged, kindly inform/return to
 the issuing authority :
 Joint Commissioner of Income-tax, Systems & Technical,
 0-7,
 C.P. Building,



सत्यमेव जयते



आधार

भारतीय विश्व सर्वोच्च प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

अनिकाहकृतिय अई ति / Enrollment No. : 1040/20791/22868

02/12/2013

To
Subhasish Bhattacharya
कुडशीश अडैतार्थ
5/36
PASCHIM PUTIARY
Paschim Putiari
Paschim Putiari, Kolkata
West Bengal - 700041



KL883625578FT

68362557



आपनार आधार संख्या / Your Aadhaar No. :

5743 2634 3529

आधार - साधारण मानुषेर अधिकार



भारत सरकार

Government of India

कुडशीश अडैतार्थ

Subhasish Bhattacharya

पितर : गेपल चन्द्र अडैतार्थ

Father : Gopal Chandra Bhattacharya

जनमदिथ/DOB: 13/08/1966

पुंल / Male



5743 2634 3529



आधार - साधारण मानुषेर अधिकार



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

ভনিকাভুক্তির অঙ্ক/নি / Enrollment No. : 1040/19523/98674

To
Bibhas Chandra Majumdar
 বিহার গুপ্ত বস্ত্রাঞ্চাল
 18/1/2
 CHANDER VILLAGE ROAD
 Haridevpur
 Haridevpur, South Twenty Four Parganas
 West Bengal - 700082
 9007837067

08/01/2013



KL193972030DF

19397203



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7237 9907 6445

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
GOVERNMENT OF INDIA



নিতান চন্দ্র মজুমদার
Bibhas Chandra Majumdar
 পিতা : নিশিকান্ত মজুমদার
 Father : NISHIKANTA MAJUMDAR

জন্ম সাল/Year of Birth: 1993
 লিঙ্গ / Male

7237 9907 6445



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠানা : ১৮-১-২, চৈন্দ্র গ্রামের রোড
 হরিদেবপুর, হরিদেবপুর, কোচবিহার
 জিলা, ৭০০০৮২

Address: 18/1/2, CHANDER
 VILLAGE ROAD,
 Haridevpur, Haridevpur,
 South Twenty Four
 Parganas, West Bengal,
 700082

1817
 10 130 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
 Bengaluru-560 001

Bibhas Ch. Majumdar

Major Information of the Deed

Deed No :	I-1602-06091/2022	Date of Registration	12/05/2022
Query No / Year	1602-2001286172/2022	Office where deed is registered	
Query Date	28/04/2022 9:24:15 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIBHASH CH MAJUMDER ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9088480417, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 35,54,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,111/- (Article:48(g))	Rs. 10,060/- (Article:E, 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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: West Putiary Colony, , Premises No: 177, , Ward No: 115 Pin Code : 700041

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	4 Katha		28,79,997/-	Width of Approach Road: 15 Ft.,
Grand Total :				6.6Dec	0 /-	28,79,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1000 sq ft	0 /-	6,75,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Ruby Bhattacharjee Wife of Late Gopal Chandra Bhattacharjee 5/36, Paschim Putiary, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx0F, Aadhaar No:41xxxxxxxx4180, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>
2	<p>Mr Subhasish Bhattacharya Son of Late Gopal Chandra Bhattacharya 5/36, Paschim Putiary, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxx7R, Aadhaar No: 57xxxxxxxx3529, Status :Individual, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/05/2022 , Admitted by: Self, Date of Admission: 06/05/2022 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Nirman Construction 159, Putiary Panchanan Tala Road, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: AAxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr MRINAL KANTI SUR (Presentant) Son of Late Radhaballav Sur 5/37, Paschim Putiary, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4D, Aadhaar No: 28xxxxxxxx5242 Status : Representative, Representative of : Nirman Construction (as Partner)</p>
2	<p>Mr ASHIM BANERJEE Son of Late Benoy Kumar Banerjee 26, Panchanantala Road, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3F, Aadhaar No: 96xxxxxxxx5574 Status : Representative, Representative of : Nirman Construction (as Partner)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Bibhas Ch Majumdar Son of Late N K Majumdar Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Mrs Ruby Bhattacharjee, Mr Subhasish Bhattacharya, Mr MRINAL KANTI SUR, Mr ASHIM BANERJEE			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Ruby Bhattacharjee	Nirman Construction-3.3 Dec
2	Mr Subhasish Bhattacharya	Nirman Construction-3.3 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Ruby Bhattacharjee	Nirman Construction-500.00000000 Sq Ft
2	Mr Subhasish Bhattacharya	Nirman Construction-500.00000000 Sq Ft

On 06-05-2022

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

Presented for registration at 21:30 hrs on 06-05-2022, at the Private residence by Mr MRINAL KANTI SUR ..

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 35,54,997/-

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

Execution is admitted on 06/05/2022 by 1. Mrs Ruby Bhattacharjee, Wife of Late Gopal Chandra Bhattacharjee, 5/36, Paschim Putiary, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession House wife, 2. Mr Subhasish Bhattacharya, Son of Late Gopal Chandra Bhattacharya, 5/36, Paschim Putiary, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Retired Person

Identified by Mr Bibhas Ch Majumdar, , , Son of Late N K Majumdar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-05-2022 by Mr MRINAL KANTI SUR, Partner, Nirman Construction (Partnership Firm), 159, Putiary Panchanan Tala Road, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Identified by Mr Bibhas Ch Majumdar, , , Son of Late N K Majumdar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 06-05-2022 by Mr ASHIM BANERJEE, Partner, Nirman Construction (Partnership Firm), 159, Putiary Panchanan Tala Road, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Identified by Mr Bibhas Ch Majumdar, , , Son of Late N K Majumdar, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 11-05-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,060/- (B = Rs 10,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/05/2022 9:14AM with Govt. Ref. No: 192022230020448421 on 06-05-2022, Amount Rs: 10,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRBDZL9 on 06-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by online = Rs 7,011/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/05/2022 9:14AM with Govt. Ref. No: 192022230020448421 on 06-05-2022, Amount Rs: 7,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRBDZL9 on 06-05-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 12-05-2022**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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,060/- (B = Rs 10,000/- ,E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 39/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2022 8:50AM with Govt. Ref. No: 192022230024714321 on 12-05-2022, Amount Rs: 39/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRGYXS7 on 12-05-2022, Head of Account 0030-03-104-001-16

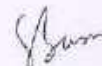
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 853865, Amount: Rs.50/-, Date of Purchase: 10/12/2021, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2022 8:50AM with Govt. Ref. No: 192022230024714321 on 12-05-2022, Amount Rs: 50/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BRGYXS7 on 12-05-2022, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 240450 to 240504
being No 160206091 for the year 2022.



Suman

Digitally signed by SUMAN BASU
Date: 2022.05.20 15:44:13 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/05/20 03:44:13 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)