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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 693444

Certified that the documents is admitted to registration. The signature sheet/s and the reverse side sheet attached with this document.

Registrar

- 8 MAR. 2022



AGREEMENT FOR DEVELOPMENT


THIS AGREEMENT FOR DEVELOPMENT is made on this the 8th day of March in the year Two thousand and Twenty Two (2022) A.D.

BETWEEN

Handwritten notes on the left margin:

- 8.3.2022
- 12:30 PM
- 3000546280/2022

11937 Date 22/02/2022
and to Sankar Mallick
at 3/40, Netaji nagar, W/P 40.
Rupees.....


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 P.W. 407



11937 0 5
Asst. Dist. Sub-Registrar
Alipore
8 MAR 2022
South 24 Parganas
Kolkata-700027

Identified by me

Ranjit Sarkar
Advocate
S/o - Sri Balaaram Sarkar
of Alipore Police Court
W/P-27

1) SRI SACHCHIDA NANDA SENGUPTA, PAN - AKUPS8365C, Aadhaar No. 9023 8191 1960, son of Late Debendranath Sengupta, by faith Hindu, by nationality Indian, by occupation retired from Service, and 2) SRI GOURANGA SENGUPTA, PAN - CTJPS0805H, Aadhaar No. 6378 1360 1672, son of Late Debendranath Sengupta, by faith Hindu, by nationality Indian, by occupation Service, 3) NUPUR SENGUPTA, PAN - LARPS5462A., Aadhaar No. 3011 9037 7309, daughter of Late Tapan Kumar Sengupta, wife of Manas Das, by faith Hindu, by nationality Indian, by occupation Housewife, all residing at C/36, Niranjana Pally, P.O. & P.S. Banskroni, Kolkata - 700070, 4) JHUMUR GHOSH, PAN - CURPG5959D, Aadhaar No. 3316 1063 1652, daughter of Late Tapan Kumar Sengupta, wife of Kishore Ghosh, by faith Hindu, by nationality Indian, by occupation Housewife, residing at A/45, Niranjana Pally, P.O. & P.S. Banskroni, Kolkata - 700070, 5) SRI ABHISEK GUPTA, PAN - AXEPG0560G, Aadhaar No. 3027 9780 4929, son of Late Alope Gupta, by faith Hindu, by nationality Indian, by occupation Service, residing at 111, Banskroni Government Colony, P.O. & P.S. Banskroni, Kolkata - 700070., hereinafter called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART :

A N D

SRI SANKAR MALAKAR, PAN - AKGPM9211P, son of Late Ratish Chandra Malakar, by faith Hindu, by occupation Business, residing at 3/40, Netaji Nagar, P.O. Regent Park, P.S. Netaji Nagar, Kolkata - 700 040, hereinafter called and referred to as the DEVELOPER (which term

or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the SECOND PART:

WHEREAS :-

(A) SRI SACHCHIDA NANDA SENGUPTA, SRI GOURANGA SENGUPTA, SMT. SHIBANI SENGUPTA, NUPUR SENGUPTA, JHUMUR GHOSH, AND SRI ABHISEK GUPTA were the owners in respect of all that piece and parcel of ALL THAT piece and parcel of messuage tenement, hereditaments and land admeasuring 4 Cottahs 01 Chittak, be the same a little more or less, comprised in Mouza Bansdroni, J .L. No. 45, appertaining to C.S. Plot No. 765(P), LOP No. "90" under Khatian No.6 with structures thereon, lying situated at being K.M.C. Premises No. 24, Niranjani Pally, "C" Block, Police Station- Regent Park now Bansdroni, Kolkata - 700 070 within the limits of ward No.113, Borough XI of the Kolkata Municipal Corporation more fully and specifically described in the FIRST SCHEDULE hereunder written OR HOWSOEVER otherwise the said property be called known numbered described and distinguished by way of purchase as detailed in Annexure 1.

(B) Subsequently the said Shibani Sengupta died intestate on 06.11.2021 leaving behind two daughters namely NUPUR SENGUPTA, JHUMUR GHOSH, as her legal heirs and successors.

C) after demise of said Shibani Sengupta the aforesaid owners became the absolute owners in respect of the aforesaid property, and they are desirous of developing the said property.

(D) The Developer/Second Party approached the Owners/First Party with a proposal for development of the aforesaid property of the Owners/First Party at the cost and expense of the Developer/Second Party on the basis of a Building Plan to be sanctioned by The Kolkata Municipal Corporation.

(E) The owners/First party has accepted the proposal of the Developer/Second party and has agreed to entrust upon the Developer the work of development of the said property and the developer has also accepted the offer of the Owners and has agreed to develop the said property by constructing building at the said premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and on the basis of certain mutually agreed and settled terms and conditions as follows:-

NOW THIS AGREEMENT WITNESSETH as follows:

ARTICLE - I DEFINITIONS

Unless be contrary or repugnant to the subject or context the following words and expressions shall have the meaning assigned to those as hereinafter mentioned.

1. Owners /First Party shall mean and include 1) SRI SACHCHIDA NANDA SENGUPTA, PAN. AKUPS8365C, son of Late Debendranath Sengupta, by faith Hindu, by nationality Indian, by occupation retired from Service, and 2) SRI GOURANGA SENGUPTA, PAN. CTJPS0805H, son of Late Debendranath Sengupta, by faith Hindu, by nationality Indian, by occupation Service, 3) NUPUR SENGUPTA, PAN. LARPS5462A,, daughter of Late Tapan Kumar Sengupta, wife of Manas Das, by faith

Hindu, by nationality Indian, by occupation Housewife, all residing at C/36, Niranjana Pally, P.O. & P.S. Banskroni, Kolkata - 700070, 4) JHUMUR GHOSH PAN. CURPG5959D, daughter of Late Tapan Kumar Sengupta, wife of Kishore Ghosh, by faith Hindu, by nationality Indian, by occupation Housewife, residing at A/45, Niranjana Pally, P.O. & P.S. Banskroni, Kolkata - 700070, 5) SRI ABHISEK GUPTA, PAN. AXEPG0560G, son of Late Alope Gupta, by faith Hindu, by nationality Indian, by occupation Service, residing at 111, Banskroni Government Colony, P.O. & P.S. Banskroni, Kolkata - 700070, and shall also mean and include their heirs, executors, administrators, legal representatives, successors and assignees.

1.2 Developer shall mean and include SRI SANKAR MALAKAR (PAN AKGPM9211P), son of Late Sri Ratish Chandra Malakar, by faith Hindu, by occupation Business, residing at 3/40 Netaji Nagar, Police Station Netaji Nagar, Kolkata 700 040, and shall mean and include his heirs, executors, legal representatives, administrators and successors in office and assigns.

1.3 PREMISES shall mean and include ALL THAT piece and parcel of messuage, tenement, hereditaments and land admeasuring 4 Cottahs 01 Chittak, be the same a little more or less, comprised in Mouza Banskroni, J.L. No. 45, appertaining to C.S. Plot No. 765(PI, WP No. "90" under Khatian No. 6 with structures thereon, lying situated at being K.M.C. Premises No. 24, Niranjana Pally, "C" Block, Police Station- Regent Park now Banskroni, Kolkata - 700 070 within the limits of ward No.113, Borough XI of the Kolkata Municipal Corporation, as described in the First Schedule hereunder written and herein referred to as the "Said Property".

1.4 LAND shall mean the land comprised in the Said Property.

1.5 PROPOSED / NEW BUILDING shall mean the Building proposed to be constructed at the Said Premises by the Developer consisting of Ground floor plus Three upper floors as be permitted under Building Rules containing several self contained Flats/Units/Apartments including Car Parking spaces, service areas as may be permitted for construction at the Said Premises in accordance with the Plan to be sanctioned by The Kolkata Municipal Corporation and according to specification as mentioned in the Third schedule hereunder written.

1.6 PLAN shall mean the Plan for construction of the proposed Building to be approved and sanctioned by the Kolkata Municipal Corporation and or any such competent authority of authorities as the case may be and shall also, wherever the context permits, include such plans, drawings, designs, elevations, and specifications as are prepared by the architect including such modification, amendments, alterations, variations, thereof made or caused to be made by Developer from time to time as may be permitted by the Authorities concerned including The Kolkata Municipal Corporation.

1.7 ARCHITECT shall mean the Architect of the proposed Building who may be appointed by the Developer from time to time at his discretion and own cost.

1.8 COMMON AREAS, SERVICES, FACILITIES AND AMENITIES shall mean and include corridors, hallways, stairways, pathways and passageways, driveways, lavatories, lift, lift machine room, pump room, underground and overhead tank water pump and motor and other facilities which may be mutually agreed upon between the Owner and Developer required for the establishment, common, enjoyment, and maintenance.

1.9 COMMON EXPENSES shall mean and include all expenses to be incurred and or paid by all the joint owners, proportionately, for the

management and maintenance of the premises; after the project is completed;

1.10 BUILTUP AREA shall mean the entire covered area, as be sanctioned by the Kolkata Municipal Corporation and shall include the plinth area of the Units including the plinth area of the bathrooms and balconies if any appurtenant thereto and also the thickness of the walls (external or internal) and pillars and the area of the common portions PROVIDED THAT if any wall be common between 2 units then $\frac{1}{2}$ (one & Half) of the area under such wall shall be include in such unit.

1.11 SALEABLE SPACE shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and the space required therefore.

1.12 TRANSFER shall include transfer of possession by conveyance or by any other means adopted for effecting what is understood as transfer of spaces and or Flats/Units in the proposed building together with proportionate undivided and impartible right, title, interest and share in the land comprised in the premises to the Purchasers thereof.

1.13 TRANSFEREE shall mean a person, people, firm bank, limited company, association of persons to whom any portion in the building has been transferred.

1.14 UNIT OR SPACE FOR OCCUPATION shall mean the units or flat and spaces or other covered and or built up areas in the new building which is capable of being exclusively owned, used and/or enjoyed by the Owners, Developer and the transferee and which is not the common area.

1.15. UNIT OWNER shall mean any person acquires holds and/ or owns any unit, fiat apartment, space in the new building and shall include the Owner and the Developer, for the Units held by them, from time to time.

1.16. OWNERS' ALLOCATION shall mean such numbers of units or flats in the proposed New building consisting of a Flat comprising of One Bed Room with kitchen cum dining and a toilet in the Ground Floor and entire Second Floor and 50% of the First Floor of the new building together with 50% of car parking spaces in the Ground Floor of said new building proposed to be constructed according to sanctioned plan completed, and finished as per specifications as mentioned in the third schedule hereunder written together with undivided proportionate right, title, interest and share in the land underneath the building attributable to units under owners' allocation and proportionate undivided right, and share in all common areas, services facilities and amenities available therein and upon the land comprising the said Premises as described in First schedule hereunder written and together with right to use and enjoy the roof excluding service area as consideration for permitting the Developer to develop the said Premises. The Owners' Allocation is more fully and particularly described in the Third schedule hereunder written;

1.17 DEVELOPER'S ALLOCATION shall mean and include the remaining areas and such number of Units or Flats in the New building consisting of a flat comprising of One Bed Room with kitchen cum dining and a toilet in the Ground Floor and remaining portion of Ground Floor except the common areas and service areas and 50 % of the Car parking space under the Owners' allocation, 50% of the of the First Floor and entire Third Floor of the new building proposed to be constructed in said premises and proportionate undivided right and share in all common areas, services and facilities and amenities comprising the said Premises as described in First schedule hereunder written together with the absolute right to use the same on the part of the Developer and together with exclusive right to use and enjoy the roof excluding service area. The

Developers' Allocation is more fully and particularly described in the Fourth schedule hereunder written;

1.18. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof till the development of the premises be completed and possession of the completed Units is taken over by the unit Owners;

19. PROPORTIONATE : shall mean with all its cognate variations shall mean such ratio, the built up area or covered area of any Unit or units be in relations to the built up area or covered area of all the units in the new building.

1.20. CORPORATION shall mean the Kolkata Municipal Corporation and shall also include the Kolkata Metropolitan Development Authority and other concerned authorities which may recommend, comment upon, approve and/ or sanction the Plans;

1.21. SINGULAR shall include the Plural and vice versa.

1.22. MASCULINE shall mean feminine and vice versa.

ARTICLE - II: TITLE INDEMNITY AND DECLARATIONS

1. The Owners hereby declare that the Owners have good and absolute right, title, interest and share in the said Premises freed from all encumbrances, without any claim-of-right for interest of any other person or persons claiming under or in trust for the Owners and the Owners have a good marketable title to enter into this agreement with the Developer and the Owners hereby undertakes to indemnify and keep the Developer indemnified against any and every part or claim action and demand whatsoever that may arise relating to the title of the Owners in respect of the Said Premises.

2. The Owners hereby also assure and declare that there is no excess vacant land within the meaning of the Urban Land (Ceiling and Regulation Act 1976 on the said Premises.

3. The Developer hereby undertakes to construct and complete a ground plus Three storied building as be allowed or be permitted by the Building Rules of The Kolkata Municipal Corporation on the said Premises at his own cost and expenses strictly according to the sanctioned plan and specifications thereof, without any interference from any person or persons claiming through under or in trust for the owners.

4. The owners shall have no liberty for and the developer further undertakes to indemnify and keep the owners saved, harmless and indemnified against all losses, damages, costs claims, charges, expenses and proceedings that may arises in pursuance hereof including.

i] all claims or demands that may be made due to anything done by the Developer during demolition/construction of the New Building, including, claims by the owner of adjoining properties, for damage to their buildings;

ii) all claims and demands of the suppliers, contractors, workmen and agents of the Developer, on any account whatsoever, including, any accident or other loss;

iii) Any demand and/or claim made by the Unit Owners of the Developer' Area: and in any action taken by the Corporation and /or any other authority for any illegal or faulty construction of New Buildings;

ARTICLE - III, COMMENCEMENT

This agreement shall be deemed to have come into effect on and from the date of execution of these presents and all acts deeds and things shall be done by the Developer-On-the-basis of the terms and conditions herein contained and confirmed by this Agreement.

ARTICLE - IV BUILDING

1. The Developer shall at his own cost and expenses construct one Ground plus three storied building as be., Premises under building rules of The Kolkata Municipal Corporation in the said Premises in accordance with the specification of the sanctioned plan(s) with good standard materials, fittings, floorings and fixtures duly approved by the architect and according to the specification mentioned in the second schedule hereunder written within 24 (twenty four) months from the date of sanction of the plan subject to force majeure flood, strike and getting clearance from necessary or appropriate authority or authorities.

2. The Developer shall install and provide at is own cost in the building and or the premises water storage tanks, overhead tank and reservoir and/ or other facilities including electrical fittings, fixtures water and drainage system required to be provided in the building in terms of the sanctioned building plan or under any appropriate authority bye laws or regulations under any consent sanction or approval relating to the construction of the building on the said land as per plan of the Architect subject to sanction by the authorities concerned as aforementioned

3. It is agreed by and between the parties hereto that delivery of possession of the Owners' allocation under this agreement shall always be a precondition to the Delivery of possession of the Developer's area to third parties.

4. The Owners hereby gives the Developer exclusive right for construction of such Building or Buildings in the said Premises during the subsistence of this agreement as per the building plan (to be sanctioned).

**NOW THIS AGREEMENT FURTHER WITNESSETH AND IT IS
HEREBY MUTUALLY AGREED BY AND BETWEEN THE
OWNERS AND THE DEVELOPER as follows:**

1. The Owners simultaneously with the execution of this agreement shall permit the Developer to enter into the said premises with absolute authority to built, erect, construct and complete the Building on the said land or premises after demolishing the existing structure and or rooms and commercially exploit the same. The developer shall be entitled to appropriate the old building material of the existing structure and or room when the same will be demolished.
2. The Developer shall at his own costs and expenses arrange for Three temporary alternative accommodation the co-owners with the members of their families at the nearby areas. The Developer shall *pay* a sum of Rs.6000/- (Rupees Six thousand Only) for per shifting per month from the date of shifting till the date of delivery of possession in the proposed new building. The said co-owners shall continue to be in possession of such temporary alternative accommodation till completion of construction of the proposed new building and delivery of possession of the owners' allocation therein.
3. That simultaneously with the execution of these presents, the Owners shall execute and register a General Power of Attorney in favour of the Developer performing the developer to enter into agreements for sale of units/shops/car parking spaces under the Developer's allocation from the prospective purchasers and to execute and register deeds of conveyances to such purchasers for sale and transfer of units/shops/car parking spaces from the Developer's allocation only.
4. The Developer shall be entitled to hold and remain in possession of the Premises in part performance of this Agreement, during the subsistence hereof;

5. Simultaneously with the execution hereof the Owners shall hand over photocopies of all documents of title and other papers relating to the premises to the Developer.
6. At any time hereafter, the Developer shall have the right and shall be entitled to enter upon the premises and do soil testing survey of the premises and other preparatory work, as may be necessary for the preparation, submission and obtaining sanction of the plan at the cost of the developer.
7. SUBJECT TO force majeure and reasons beyond the control of the Developer within 24 (Twenty four) months from the date of getting vacant possession of the said. Premises OR from the date of Sanction of Building Plan whichever is later, the Developer shall complete construction of the New Building and deliver possession of Owners' Area to the Owners in habitable condition complete in all respects, as per the particulars mentioned in the SECOND SCHEDULE hereto, SUBJECT TO the Owners meeting their obligations hereunder. The Developer shall be entitled to have an extension for a period of 6 months beyond the period of 24 months if required.
8. The new Building shall be for residential and commercial purposes;
9. The Owners shall give such other consent, sign such papers, documents, deeds and undertakings and render such cooperation, as be required by the Developer, for the sanction of the Plans or otherwise, for the construction and completion of the New Building, i.e. the Project;
10. At any time after the execution of these presents, the Developer shall be entitled to use the Premises for setting up a temporary site office and/ or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs for advertising the Project;
11. In connection with the aforesaid, it is agreed and clarified follows:-

(a). The Plans for the New Building shall be got prepared by the Architects and shall be submitted to the corporation for necessary sanction in the name of the owners but at the costs of the developer. The Developer shall also cause such changes to be made in the plans as the architects may approve and/or as shall be required by the concerned authorities from time to time with prior approval of the owners.

b) In case it be required to pay the outstanding dues to the Corporation or any other out goings and liabilities in respect of the Premises, till the date of these presents, then the Owners shall pay such dues and bear the costs and expenses thereof;

(c). During continuation of the project and/or, construction of the proposed new building at the said premises till the date of delivery of possession of the Owners Area to the Owners and other unit Owners, the Developer shall be at liberty to do all works as be required for the Project and to utilize the existing water and electricity connections in the Premises, at its own costs and expenses. The Developer shall have the right to obtain temporary connections of utilities for the Project and the Owner shall sign and execute all papers and documents necessary therefore;

12. In case any additional area can at any time be sanctioned and/or constructed on the Premises, then and in such event, the Developer and the Owners shall be equally entitled to such benefit.

13. The Owners Area shall be constructed by the Developer for and on behalf of the Owners and/ or their nominees. The rest. of the New Building shall be constructed by the Developer on behalf of himself and/or his nominees. The parties hereto shall hold/ sell the undivided proportionate share in the Land appurtenant to their respective areas and the Developer shall be entitled to convey and transfer the Developer's Area to Unit Owners' procured by the Developer.

14. The Owners and the Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal therewith in any manner they deem fit and property subject however to the general restrictions for mutual advantage inherent in the ownership. Flat schemes. They will also be at liberty to enter-into agreements for sale of their respective areas and the parties shall, in consultation with each other finalize covenants regarding Common Portions, Common Expenses and other matters of Common interest. The form of such agreement to be utilized by the parties shall be such as be finalized by the advocates in consultation with the parties in accordance with the practices prevailing in respect of ownership flat buildings in Kolkata. The Owners shall be entitled to all monies that be received from the Unit Owners of the Owners' Allocation, whether the same be by way of earnest money, part consideration, construction cost, sale-price and/or otherwise and the Developer shall be entitled to all such nominees receivable in respect of the Developer's Area, PROVIDED HOWEVER THAT the monies payable and/or deposits for Common Purposes and Common Expenses shall be-receivable only by the Developer from all the Unit Owners as fully mentioned hereafter;

- (a) The Developer shall at his own cost and expenses provided electricity connection i.e. main Meter from W.B.S.E.B Limited up to the meter room and or meter board, common meter (s) for pump, lift, and service areas for entirety of the New Building;
- (b) The Developer shall arrange for obtaining certificate of completion of the Building from the Kolkata Municipal Corporation.
- (c) Upon completion of the New Building and/or Doors therein, the Unit Owners shall maintain and manage the same as per the rules in conformity with the other buildings containing ownership flats. The Developer and the Owners and/ or their transferees, if any, shall comply with the said rules

and/or regulations and shall proportionately pay all costs, charges, expenses and outgoing in respect of the maintenance and management;

(d) All municipal rates, taxes and out goings, including arrears, in respect of the Premises, till the date of these presents shall be for and to the account of the Owners and thereafter, the same shall be borne and paid by the Developer, till the completion of the Project and delivery of possession of the respective units to the Owners and other unit owners, the same shall be borne and paid by the respective Unit Owners, to the extent of their respective areas;

(e) If so required by the Developer under law the Owner shall join and/ or cause such persons as may be necessary to join as confirming parties in any document, conveyance and/or any other document of transfer that the Developer may enter into with any person who desires to acquire Units comprised in the Developer's Area and similarly, the Developer shall join in respect of the Owners' Area;

15. The Owners shall, from time to time, grant such powers or authorities to the developer and /or its nominees, concerning the project, for the developers doing the various works envisaged hereunder, including entering into agreements for sale and/or construction of the New Building and/or portions thereof (excluding the Owners' Area) and to receive all amounts in pursuance thereof. However the Owners shall not in any way be responsible or liable for any such amount received by the Developer;

16. The Developer shall indemnify and keep the Owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/ or proceeding arising out of any act done by the Developer, in pursuance of the authorities granted as aforesaid.

17. That in the consideration of the Developer completing the Construction of the proposed new building and the Owners taking possession of their

respective allotments in the said new building, the Developer shall be entitled to hand over or transfer the remaining Flats Apartment with parking space to the prospective Buyers from out of the Developer area Together With proportionate right in common area, services, facilities and amenities and together with proportionate right, title and interest in the Land as mentioned in the Fifth Schedule hereunder written. The Owners shall sell grant transfer convey assign and assure and hereby agrees Register appropriate Deeds of Conveyance for the transfer of property interest title amenities etc. in the said land and Building to be constructed, to an unto the Developer or his nominee nominees, transferee or transferees assign or assignees and in respect of the proportionate undivided share or interest in remaining land of the said property.

18. That it is hereby clearly understood and the parties hereto that so far as the consideration of the money is concerned in respect of the sale by the Developer out of his allocation as may be mentioned in the said Deeds of conveyance, the Owner shall have no claim; right, interest and or demand over the share or any part thereof in the any circumstances whatsoever.

19. That the Owners shall at request of the Developer, execute in the favour of the Developer as per law such other documents, papers memorandum and deed furtherance of these presents, which the Developer may require from the Owners from time to time for smooth progress of construction of the proposed Building, use, and occupation thereof;

20. That in case of any dispute of differences arising between the parties hereto touching this agreement and/ or construction of the project, the same shall be referred to Arbitration within the meaning of Arbitration and conciliation Act, 1996 and shall be governed by the provisions thereof. The Courts of Alipore, South 24 Parganas shall have Jurisdiction of the matter.

ANNEXURE -I (DEVOLUTION OF TITLE)

- i) Kalyani Sengupta, since deceased, wife of Late Debendranath Sengupta, predecessor-in-interest of the present Owners, being a displaced person from East Pakistan now Bangladesh, the Government of West Bengal allotted a plot of land measuring 4 Katahs 01 Chittak, be the same a little more or less, comprised in Mouza - Bansdroni, J.L. No. 45, appertaining to C.S. Plot No. 765(P), LOP No. "90" under Khatian No.6 with structures thereon, lying situated at being K.M.C. Premises No. 24, Niranjani Pally, "C" Block, Police Station- Regent Park now Bansdroni, Kolkata - 700 070:
- ii) Subsequently the Governor of the State of West Bengal executed and registered a Deed of Gift (in 29th October, 1990) unto and in favour of Kalyani Sengupta. The said Deed of Gift was duly executed and registered in the Office of Additional District Registrar, South 24 Parganas, Alipore in Book No. I, Volume No.16, Pages from 425 to 428, being Deed No. 1907 for the Year 1990.
- iii) The said Kalyani Sengupta while in exclusive possession and occupation of the aforesaid plot of land, particularly described in the Schedule hereunder written, as sole and absolute owner thereof, died intestate on 24th November, 2004, leaving behind her surviving two sons namely Sri Sachchidanda Sengupta, Sri Gauranga Sengupta, wife and two daughters of her predeceased son Tapan Sengupta namely Smt. Shibani Sengupta (wife) and two daughters-in-law namely Smt. Nupur Sengupta and Smt. Jhumur Ghosh, (grand daughters) and one married daughter Minati Gupta (nee) Sengupta, since deceased wife of Late Alope Gupta, who jointly inherited the aforesaid property as joint owners thereof in equal share, the husband of Kalyani Sengupta having predeceased her on 25.09.1997. Be it mentioned herein that Tapan Sengupta died intestate on 1st April, 2000. That Shibani Sengupta died intestate on 06.11.2021 leaving behind only her two daughter Nupur Sengupta and Jhumur Ghosh.

iv) Minati Gupta one of the co-owners of the aforesaid property, died intestate on 24th June, 2011 leaving behind her surviving her husband Sri Alope Gupta and only son Sri Abhisek Gupta and no one else as her heirs and legal representative who jointly inherited the undivided 1/4th right, title, interest and share in the said property that the said property that the said Minati Gupta died possessed of.

v) Alok Gupta and Abhisek Gupta while in joint possession of the aforesaid property as joint owners thereof Alope Gupta, died intestate on 24.04.2014, leaving behind him surviving his only son Sri Abhisek Gupta and no one else as his heir and legal representative who solely inherited the undivided proportion, right, title, interest and share in the said property that the said property that the said Minati Gupta and Alok Gupta died possessed of.

iv) The Owners are thus the joint and absolute owners in possession of ALL THAT piece and parcel of messuage, tenement, hereditaments and land admeasuring, 4 Kattahs 01 Chattak, be the same a little more or less, comprised in Mouza Bansdrani, J.L. No. 45, appertaining to C.S. Plot No. 765(P), LOP No. "90" under Khatian No.6 with structures thereon, lying situated at being K.M.C. Premises No. 24, Niranjani Pally, "C" Block, Police Station- Regent Park now Bansdrani, Kolkata - 700 070 within the limits of ward No.113, Borough XI of the Kolkata Municipal Corporation, by way of-inheritance as aforesaid.

This Agreement is a contract between the owners and the Developer and it is not a partnership.

That nothing herein contained shall be constructed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Developer other than an exclusive right to be Developer to do or refrain from

doing the acts and things in terms hereof and to deal with the Developer's allocation as the Developer shall think fit and proper for the beneficial of his/her/their firm and also for these project.

ANNEXURE - II (SCHEDULES)

FIRST SCHEDULE ABOVE REFERRED:

(Description of the entire land)

ALL THAT piece and parcel of message, tenements, hereditaments and land admeasuring 4 Kattahs O1 Chittak, be the same a little more or less, comprised in Mouza : Bansdroni, J.L. No. 45, appertaining to C.S. Plot No. 765{P}, LOP No. 90" under Khatian No. 6, Together with Brick Walled C.I. Shed structure thereon having an area of 200 Sq. feet be the same a little more or less, lying situated at being Premises No. 24 .., Niranjan Pally, Block "C", Police Station- ^{Now - Bansdroni,} Regent Park, Kolkata - 700 070 within the limits of ward No. 113, Borough XI of the, Kolkata Municipal Corporation, which is butted and bounded as follows :-

On the North by: Premises No.C-2/1, Niranjan Pally,
On the South by : 12'-02"feet wide road;
On the East by: 08'-00" feet wide road;
On the West by: .C-20, Niranjan Pally.

OR HOWSOEVER otherwise the said property be called known numbered described and distinguished.

SECOND SCHEDULE ABOVE REFERRED TO:

(Specification of Construction)

1. FOUNDATION: Reinforced cement concrete with tie beam.

Sanmagan

2. SUPER STRUCTURE Reinforced cement concrete framed structure.
3. BRICK WALL: 8 inch thick external and 5 inch thick internal.
4. FINISHES: Room with Plaster of Paris, white marble / Floor tiles
Kitchen - Black Stone counter and sink with. ... Glazed tiles 2 feet above
outer Toilet - Marble / Tiles floor, with glazed tiles up to 6 feet height.
5. DOORS: Flush Doors having Sal wood frame with synthetic enamel
paint.
6. WINDOWS: Alluminium full open window with mild steel grill.
7. FIXTURES: Ceramic WC (Anglo and European) and wash Basin with
PVC Cistern.
8. INTERNAL FINISH: Plaster of Parish running over Plaster.
9. EXTERNAL FINISH: Cement based paint over plaster.
10. ELECTRICAL: Concealed ISI standard copper wiring with Plastic
switches.
11. PIPE LINE: Water supply, P.V.C, Soil-P.V.C.
12. POWER SUPPLY: WBSEB 220 Volt Main Supply with separate
Meter provision for Individual Apartments.
12. 1. Lift: 4 passenger capacity to be provided.

THIRD SCHEDULE ABOVE REFERRED TO:

(OWNER'S AREA)

OWNERS' AREA shall mean such number of units or flats in the proposed New building consisting of a Flat comprising of One Bed Room with kitchen cum dining and a toilet in the Ground Floor and entire Second Floor and 50% of the First Floor of the new building together with 50% of car parking spaces in the Ground Floor of said new building proposed to be constructed according to the sanctioned plan completed, and finished as per specifications as mentioned in the Third Schedule hereunder written

together with undivided proportionate right, title, interest and share in the land underneath the building attributable to units under Owners' allocation and proportionate undivided right, and share in all common areas, services facilities and amenities available therein and upon the land comprising the said Premises as described in First schedule hereunder written and together with right to use and enjoy 50% of the roof excluding service area

**FOURTH SCHEDULE ABOVE REFERRED TO:
(DEVELOPER'S AREA)**

DEVELOPER'S AREA shall mean and include the remaining areas and such number of Units or Flats in the New consisting of a Flat comprising of One Bed Room one kitchen cum dining and a toilet in the Ground Floor and remaining portion of Ground Floor except the service areas and 50 % of the Car parking space under the Owners' allocation, 50% of the First Floor and entire Third Floor of the new building proposed to be constructed in said premises under the Developer's allocation and proportionate undivided right and share in all common areas, services and facilities and amenities comprising the said Premises as described in First schedule hereunder written together with the absolute right to use the same on the part of the Developer and together with exclusive right to use and enjoy 50% of the roof excluding service area.

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

WITNESSES:

1. Joydeb Paul
Harpur Police at
Kat-27
2. Ranjan Sarkar
Advocate
Alipore Police Court
Kat-27

1. Sachchida Nanda Sen Gupta
 2. Ganga Sengupta
 3. Nupur Sengupta
 4. Jhannur Ghosh
 5. Abhishek Mukherjee
- OWNERS

DRAFTED BY:

Ranjan Sarkar
WB/1278/12 Advocate
Alipore Police Court
Kat-27











COMPUTER PRINTED AT:

JOY MAI TARA COMPUTER,

BY: Arun Kumar Naskar
(ARUN KUMAR NASKAR)
Paharpur, P.S. Rabindra Nagar,
Kolkata 700 066.






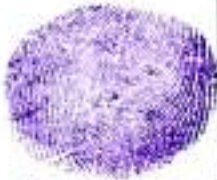




Arun Kumar Naskar

DEVELOPER

| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|---|---|---|---|---|
| left hand |  |  |  |  |  |
| right hand |  |  |  |  |  |

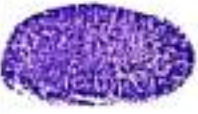









Name Sachchida Nanda Sen Gupta

Signature Sachchida Nanda Sen Gupta

| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|---|---|---|---|---|
| left hand |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name Goranga Sengupta

Signature Goranga Sengupta

| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|---|---|---|---|---|
| left hand |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name Nupur Sengupta

Signature Nupur Sengupta

| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



Thumer Ghash

Name... Thumer Ghash

Signature... Thumer Ghash



| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



Abhishek Upde

Name... Abhishek Upde

Signature... Abhishek Upde



| | Thumb | 1st finger | middle finger | ring finger | small finger |
|------------|-------|------------|---------------|-------------|--------------|
| left hand | | | | | |
| right hand | | | | | |



Name... SANKAR MALAKAR

Signature... Sankar Malakar



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

GRN Details

GRN: 192021220200076021 Payment Mode: Online Payment
GRN Date: 07/03/2022 13:08:57 Bank/Gateway: State Bank of India
BRN : CKT0211846 BRN Date: 07/03/2022 13:03:13
Payment Status: Successful Payment Ref. No: 3000546280/4/2022
[Query No*/R/Query Year]

Depositor Details

Depositor's Name: SANKAR MALAKAR
Address: 3/40, NETAJI NAGAR, KOLKATA-700040
Mobile: 8617261745
Depositor Status: Buyer/Claimants
Query No: 3000546280
Applicant's Name: Mr RANJU SARKAR
Identification No: 3000546280/4/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 4

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|-------------|
| 1 | 3000546280/4/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 6920 |
| 2 | 3000546280/4/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |
| | | | Total | 6941 |

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

Major Information of the Deed

| | | | |
|--|---|---|------------|
| Deed No : | I-1605-00624/2022 | Date of Registration | 08/03/2022 |
| Query No / Year | 1605-3000546280/2022 | Office where deed is registered | |
| Query Date | 18/02/2022 5:52:16 PM | A.D.S.R. ALIPORE, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | RANJU SARKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617261745, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 35,27,440/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,020/- (Article:48(g)) | Rs. 21/- (Article:E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area) | | |

Land Details :







District: South 24-Parganas, P.S.- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Niranjana Pally Block-C, . Premises No: 24, . Ward No: 113 Pin Code : 700070

| 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 1 Chatak 6.7031Dec | 1/- | 34,73,440/- | Width of Approach Road: 13 Ft., |
| Grand Total : | | | | | 1/- | 34,73,440 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 200 Sq Ft. | 1/- | 54,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| Total : | | 200 sq ft | 1 /- | 54,000 /- | |

and Lord Details :

| Sl No | Name, Address, Photo, Finger print and Signature |
|-------|---|
| | Name Photo Finger Print Signature |
| 1 | <p>Mr SACHCHIDA NANDA SENGUPTA Son of Late DEBENDRANATH SENGUPTA Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p>   <p><i>Sachchida Nanda Sen Gupta</i></p> <p>08/03/2022 LTI 08/03/2022 08/03/2022</p> <p>C/36, NIRANJAN PALLY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKxxxxxx5C, Aadhaar No: 90xxxxxxxx1960, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p> |
| 2 | <p>Mr GOURANGA SENGUPTA Son of Late DEBENDRANATH SENGUPTA Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p>   <p><i>Gouranga Sengupta</i></p> <p>08/03/2022 LTI 08/03/2022 08/03/2022</p> <p>C/36, NIRANJAN PALLY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CTxxxxxx5H, Aadhaar No: 63xxxxxxxx1672, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p> |
| 3 | <p>Smt NUPUR SENGUPTA Wife of Mr MANAS DAS Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p>   <p><i>Nupur Sengupta</i></p> <p>08/03/2022 LTI 08/03/2022 08/03/2022</p> <p>C/36, NIRANJAN PALLY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Lxxxxxx2A, Aadhaar No: 30xxxxxxxx7309, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office</p> |



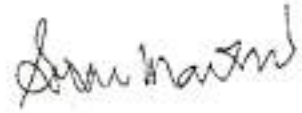
| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| Smt JHUMUR GHOSH Wife of Mr KISHORE GHOSH Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office |  |  |  |
| | 08/03/2022 | LTI 08/03/2022 | 08/03/2022 |

A/45, NIRANJAN PALLY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUxxxxxx9D, Aadhaar No: 33xxxxxxxx1652, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr ABHISEK GUPTA Son of Late ALOKE GUPTA Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office |  |  |  |
| | 08/03/2022 | LTI 08/03/2022 | 08/03/2022 |

111, BANSDRONI GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx0G, Aadhaar No: 30xxxxxxxx4929, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office

Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature | Signature | | |
|-------|---|---|---|---|
| | Name | Photo | Finger Print | Signature |
| 1 | Mr SANKAR MALAKAR (Presentant) Son of Late RATISH CHANDRA MALAKAR Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office |  |  |  |
| | | 08/03/2022 | LTI 08/03/2022 | 08/03/2022 |

Son of Late RATISH CHANDRA MALAKAR 3/40, NETAJI NAGAR, City:- Kolkata, P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx1P, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/03/2022 , Admitted by: Self, Date of Admission: 08/03/2022 ,Place : Office

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr RANJU SARKAR Son of Mr BALARAM SARKAR ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027 |  |  |  |
| | 08/03/2022 | 08/03/2022 | 08/03/2022 |

Identifier Of Mr SACHCHIDA NANDA SENGUPTA, Mr GOURANGA SENGUPTA, Smt NUPUR SENGUPTA, Smt JHUMUR GHOSH, Mr ABHISEK GUPTA, Mr SANKAR MALAKAR

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------------|-------------------------------|
| 1 | Mr SACHCHIDA NANDA SENGUPTA | Mr SANKAR MALAKAR-1.34063 Dec |
| 2 | Mr GOURANGA SENGUPTA | Mr SANKAR MALAKAR-1.34063 Dec |
| 3 | Smt NUPUR SENGUPTA | Mr SANKAR MALAKAR-1.34063 Dec |
| 4 | Smt JHUMUR GHOSH | Mr SANKAR MALAKAR-1.34063 Dec |
| 5 | Mr ABHISEK GUPTA | Mr SANKAR MALAKAR-1.34063 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------------|-------------------------------------|
| 1 | Mr SACHCHIDA NANDA SENGUPTA | Mr SANKAR MALAKAR-40.00000000 Sq Ft |
| 2 | Mr GOURANGA SENGUPTA | Mr SANKAR MALAKAR-40.00000000 Sq Ft |
| 3 | Smt NUPUR SENGUPTA | Mr SANKAR MALAKAR-40.00000000 Sq Ft |
| 4 | Smt JHUMUR GHOSH | Mr SANKAR MALAKAR-40.00000000 Sq Ft |
| 5 | Mr ABHISEK GUPTA | Mr SANKAR MALAKAR-40.00000000 Sq Ft |

On 08-03-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:30 hrs on 08-03-2022, at the Office of the A.D.S.R. ALIPORE by Mr SANKAR MALAKAR ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 35,27,440/-

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

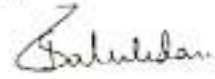
Execution is admitted on 08/03/2022 by 1. Mr SACHCHIDA NANDA SENGUPTA, Son of Late DEBENDRANATH SENGUPTA, C/36, NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 2. Mr GOURANGA SENGUPTA, Son of Late DEBENDRANATH SENGUPTA, C/36, NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 3. Smt NUPUR SENGUPTA, Wife of Mr MANAS DAS, C/36, NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 4. Smt JHUMUR GHOSH, Wife of Mr KISHORE GHOSH, A/45, NIRANJAN PALLY, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 5. Mr ABHISEK GUPTA, Son of Late ALOKE GUPTA, 111, BANSDRONI GOVT COLONY, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 6. Mr SANKAR MALAKAR, Son of Late RATISH CHANDRA MALAKAR, 3/40, NETAJI NAGAR, P.O: REGENT PARK, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business
Indetified by Mr RANJU SARKAR, , , Son of Mr BALARAM SARKAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2022 1:11PM with Govt. Ref. No: 192021220200076021 on 07-03-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT0211846 on 07-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 11737, Amount: Rs.100/-, Date of Purchase: 22/02/2022, Vendor name: Samiran Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2022 1:11PM with Govt. Ref. No: 192021220200076021 on 07-03-2022, Amount Rs: 6,920/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT0211846 on 07-03-2022, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 25844 to 25889
being No 160500624 for the year 2022.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2022.03.09 18:13:22 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/03/09 06:13:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)