

SL. NO 5862/2022

7-5827/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



535

K 143535

16/12/22
 650

Shri. Prasant Kumar Ghosh

Sucheta Ghatak

Purnima Chatterjee Ghatak

Bhadrati Sufakar

Chiranjivi Chatterjee

Sambhuti Hazra

Alam Banerjee

AIDHNI VINAYAK & VAISHRODEVI DEVELOPERS

Romik Sinha

Shri. Rishi Partners

Certified that the documents submitted to Registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Registration u/s 7(2) of Act. xvi of 1908 Purulia (W.B.)

21/12/22

:- DEED OF DEVELOPMENT AGREEMENT :-

THIS AGREEMENT made at Purulia Town in the District of Purulia West Bengal, on this 16th day of December 2022 (English Calendar).

BETWEEN

P. of 355 3727/22

GRN: 021 84A 840-8

Shantanu Bismahungshita

Sucheta Ghatak

*Purnima Chatterjee
- Ghatak*

Bharati Supakar

Chittaranjan Chattaraj

Sanchari Hazra

Antara Banerjee

JIDHI VINAYAK & VAISHNOODEVI DEVELOPERS

Komalika Sinha

Dr. K. S. Sinha

Partners

II

1. **Barun kumar Ghatak (PAN-ADQPG4710N and Aadhaar no.6671 4836 2078)** son of Lt.Bishnu Prasad Ghatak by faith Hindu, by occupation self employed resident of Rampur, Post office Manohartala P.S.Bankura, District Bankura, West Bengal, Pin-722101.
2. **Sucheta Ghatak (PAN-BOJPG5172H. and Aadhaar No.6238 8342 0719)** Daughter of Lt.Bishnu Prasad Ghatak by faith Hindu, by occupation self employed resident of Sindar Patti, Post and P.S. Purulia, District Purulia, West Bengal, Pin-723101.
3. **Purnima Ghatak (Chatterjee) (PAN-ACZPG0367R and Aadhaar 2042 4809 3439)** Daughter of Jatindra Nath Ghatak wife of Nirmal Chatterjee by faith Hindu, by occupation Retired, resident of Mahananda Chakraborty Lane, Munsiff danga, Post and P.S. Purulia, District Purulia, West Bengal, Pin-723101.
4. **Bharati Supakar (PAN-CUIPS8395H and Aadhaar no 3546 0183 0292)** wife of Adhitya Supakar daughter of Jatindr Nath Ghatak, by faith Hindu, by occupation House Wife, resident of Mahananda Chakraborty Lane, Munsiff danga, Post and P.S. Purulia, District Purulia, West Bengal, Pin-723101.
5. **Chittaranjan Chattaraj (PAN-ABNPC2830L and Aadhaar no 5491 1107 4661)** son of Lt.Devendra nath Chattaraj, by faith Hindu, by occupation Retired resident of Desh Bandhu Road, near Postal Colony Post and P.S. Purulia, District Purulia, West Bengal, Pin-723101.
6. **Sanchari Hazra (PAN- AFCPH4809R and Aadhaar no 9368 3065 3106)** wife of Jayanto Hazra daughter of Chittaranjan Chattaraj by faith Hindu, by occupation House Wife, resident of Desh Bandhu Road, near Postal Colony, Post and P.S. Purulia, District Purulia, West Bengal, Pin-723101 now residing at P/144-b, Motijheel avenue, Post Office Motijheel, Kolkata, West Bengal Pin 700074, .
7. **Antara Banerjee (PAN- AYEPB2718E and Aadhaar no 7351 1582 9825)** D/O Chittaranjan Chattaraj by faith Hindu, by occupation self employed, resident of Desh Bandhu Road, near Postal Colony Post and P.S. Purulia, District Purulia, West Bengal, Pin-723101.

Banaraj Singh

Sharma

Sucheta Ghatak

Purnima Chatterjee
Ghatak

Bharati Sufakar

S. Srinivasan

S. Sanchari Hazare

Arjun Singh

SIDHDI VINAYAK & VAISHNADEVI DEVELOPERS

Koushik Sinha

S. Sanchari Hazare

Partners

III

herein after referred as OWNER (which term or expression shall unless excluded by or repugnant to the context be deemed to include their successor/successors, successors - in - interest and assigns) of the one part:

AND

"SIDHDI VINAYAK & VAISHNADEVI DEVELOPERS " a Partnership Firm (PAN ADFFS6420E) having its Office at Purulia represented by its two Partners 1. Sri Koushik Sinha (PAN: AWAPS6846C) son of Kishore Kumar Sinha ,by faith Hindu ,by occupation business, resident of Old Police Line Chabi biri Bagan Post Purulia, Police Station Purulia (T) district Purulia, Pin-723101 and 2. Sri Sanjit Kumar Dutta (PAN: ADIPD3039R) son of late Duhkha Bhanjan Dutta, resident of Kalitala Lane, Chowk bazar, within Purulia Town, P.S.-Purulia Town, P.O.-Purulia, District Purulia, Pin.723101, West Bengal (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors, successors - in - interest and assigns) herein after referred as DEVELOPER of the Other Part:

WHEREAS the property land under R.S. Khatian No. 3310 being R. S. Plot No. 8077 area 04 katha and R.S Plot no.4382 area 0.0891 acre. under Mouza Purulia, Perg. Chharra under Purulia Town Police Station within Purulia Municipal Ward No. 02 in the District of Purulia more fully described in the Schedule 1-A below of this Deed (for the sake of brevity herein after referred as Schedule 1-A property) has been mutated/- recorded in the name of present owner in separate name in separate share of the land and the owner of the land acquired the land in question by way of inheritance.

AND WHEREAS the OWNERS of the land are desirous to develop the schedule 1-A, property by raising multi storied building thereon for their benefit.

AND WHEREAS THE OWNERS amalgamated their share of and the schedule 1-A, land and voluntarily agreed and decided to develop the Schedule property / land through DEVELOPER.

AND WHEREAS THE DEVELOPER coming to know the desire of the OWNERS, have proposed and requested the OWNERS to permit them to develop the Schedule plot of land/ property by raising/constructing new multistoried building thereon as per material specification described in the Schedule "2" below of this Deed and as per the Plan and Revised Plan that may be sanctioned by Purulia Municipality and/or appropriate authority and to put up multistoried building thereon at his own costs and expenses, which the OWNERS have agreed to do on certain terms and conditions, mutually and voluntarily agreed upon by and between the OWNERS and DEVELOPER.

Pranab Kumar Ghosh
S. Ghosh
Sucheta Ghosh
Purnima Chatterjee
Bhadrati Sufakar
Chiranjivi Chatterjee
Sanchani Hazra
Abhinav Singh

JIDHI VINAYAK & VAISHNOODEYI DEVELOPERS

Kamlesh Sinha
Ujjwal Sinha
Partners

The Parties i.e. OWNERS and DEVELOPER hereto are desirous of recording the said terms and conditions in the manner stated here in below.

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

1. That the Owner shall allow the Developer to promote, develop and construct multistoried building on the Schedule landed property strictly in accordance with the plan to be sanctioned by the Purulia Municipality and/or appropriate authority with the fund of developer and the Owner shall in no manner contribute and/or arrange anything either monetary or otherwise for any sort of a constructional and/or other allied works.
2. That the Developer has agreed to bear and shall remain bound to bear the entire costs and expenditure to complete the construction of the said proposed building over Schedule land including overhead water tank, electrical wiring etc. or like that.
4. The Owners and Developer decided that they will share the total constructed area/saleable area of the Buildings to be constructed by the Developer as Owners' allocation/ Developer's allocation in the manner which follows -

OWNER'S ALLOCATION :-

35% constructed super built up area of basement, ground floor to top floor in front side of the building and back side of the Multistoried Building (as per owners proportionate share of the land)

DEVELOPER'S ALLOCATION :-

Total 65% of the constructed super built up area of the Multistoried building i.e. rest constructed area of owners allocation.

It is mentioned here

- i) That the 1st Party land owners will get 35% of the commercial place in the upper basement floor to first floor of the building as per owners proportionate

Bhramar Prasad Ghoshal
Ghoshal

Sucheta Ghoshal

Purnima Chatterjee
Ghoshal

Bhaskari Sufakar

Chiranjit Chatterjee

Sanchari Hazra

Abhijeet Banerjee

SHRI VIRAYAK & VAISHNODDEVI DEVELOPERS

Kamlesh Sankar

Dr. K. S. Sankar

Partners

<

- share of the land and If first Party shall get more space in the commercial space/shop room from their allocation i.e. 35% constructed area in above commercial space then his legitimate dues in that case they will pay Rs. 5000/- per square feet (Super built up area) to the developers, similarly if first party shall get less than 35% of the commercial place in the upper basement floor to first floor of the building then developer shall pay Rs.5000.00 per sq. ft. (Super built up area) to the owner of the land or first party if this deed.
- ii) That the 1st Party land owners will get 35% of the residential allocation in the upper basement floor to top floor of the building and If first Party shall get more space in the residential allocation from their allocation i.e. 35% constructed area in above residential space then their legitimate dues in that case they will pay Rs. 3000/- per square feet (Super built up area) to the developers, similarly if first party shall get less than 35% of the residential allocation in the upper basement floor to top floor of the building then developer shall pay Rs.3000.00 per sq. ft. (Super built up area) to the owner of the land or first party of this deed.
5. It is mutually agreed and decided by and between the parties i.e. OWNERS and DEVELOPER that the OWNER shall remain bound to pay to the DEVELOPER the proportionate cost for Installation of Transformer and cost for Electric Connection.
8. That the OWNER do hereby authorize and empower the DEVELOPER to construct building on the plot of land fully described in the SCHEDULE below of this Deed as per sanctioned plan and in compliance of the other statutory provisions to be obtained by the DEVELOPER entirely at its own costs and expenses and to do all other and/or further allied, incidental and consequential works in connection with the proposed building and the said premises/land.
9. That the OWNER shall put their signature on the building plan caused to be prepared by the DEVELOPER at its own choice. The latter shall submit the same to the Purulia Municipality/ appropriate authority for obtaining necessary sanction along with all requisite fees.
10. That the DEVELOPER shall bear all the expenses including the costs and expenses for obtaining sanction of the building plan the cost of construction which includes various infrastructures for drainage, sewerage water supply and electrification etc.
11. That the DEVELOPER shall have the right to engage Architects, contractor, qualified Engineers Supervisors and right to enter into contracts entirely at his own cost, risk and expenses or construct the building on the said plot of vacant land of

Banwari Prasad
Ghoshal
Sudhakar Ghoshal
Biswajit Chatterjee
Ghoshal
Bhaskari Supakar
Chatterjee
Sanjay Hazra
Anil Raju

SHRI VIKRANT & VAISHRODEVI DEVELOPERS

Komalika Sinha
Shri Vikrant
Partners

the OWNER which is to entirely remain under the physical possession and occupation of the DEVELOPER, till the completion of the construction process.

12. That the DEVELOPER shall comply with the building rules and/or other regulations of all the concerned authorities and shall confirm to and strictly abide by the provisions or any bye-laws or rules for the time being in force and will keep the OWNER absolutely indemnified against all fines, penalties and losses incurred by reason of breach of any such bye-laws rules and regulations etc.

13. The OWNER give license and permission to the DEVELOPER to enter upon the schedule property or part thereof with full right and authority to commence, carry on and complete development work/works of construction in accordance with the permission and agreement herein mentioned.

14. That the DEVELOPER having financial resources at his disposal shall at its own costs and expenses provide all bricks cement, stones tiles slates lime iron timber and glass and all other materials of standard quality for the purpose of completing the said building according to the sanctioned plan and shall entirely bear all expenses to be incurred payment of labor and other charges.

15. That the OWNER shall render all moral assistance to the DEVELOPER during the period of construction to facilitate the smooth carrying out of the aforesaid construction work uninterruptedly.

16. That the OWNER shall not be liable and responsible in case the DEVELOPER fails to comply with any statutory rules and regulations in respect of the construction and allied works or deviate from the sanctioned plan issued by the Purulia Municipality/appropriate authority in respect of Construction of the said flat of the buildings at the said premises.

17. That the DEVELOPER shall have right to receive all amounts and/or sale proceeds from the intending purchasers for booking and/or allotments of flats in respect of their/his allocated portion (DEVELOPER ALLOCATION) and shall execute valid noted receipts for the same on its own account without making the OWNER liable and responsible for the same in any form or in any manner whatsoever.

19. That the OWNER hereby undertakes not to raise any objection or create any irrelevant interference or interruption during the period of this agreement and while the DEVELOPER shall be lawfully going on with the works of construction in proper manner with standard materials.

20. That the OWNER undertakes as to sign on all papers or documents required for modification or specification in the plan for facilitating the lawful and proper construction and will have no right to raise any objection in this matter.

Bhram Kumar Ghatak
Ghatak
Sucheta Ghatak
Poojima Chatterjee
Ghatak
Bhavadli Sufakar
Chitranjan Chatterjee
Sanchari Hazare
Ashwari Raju

ADHINI VIRAYAK & VAISHNOCODEVI DEVELOPERS

Romik Sinha
Rohit Sinha
Partners

VII

21. that after finishing the building if the owners of the land and Developer of the land shall jointly sell, or lease / rent the commercial part / portion or flat to any person or persons or institution , the developer shall have right to take 65% share of the amount and land owners of the land shall take 35% share of the amount of rent or price.
22. That it is hereby recorded that the DEVELOPER shall have the right to sell and / or transfer ,rent, lease, mortgage , gift etc. their/his allocated portion in the proposed building to any intending purchaser or purchasers / parties and will be entitled to enter into agreements for sale of those flats at price to be entirely settled by the DEVELOPER and will receive advance money from the intending purchaser or purchasers on their own account and will sign or all relevant agreements including memo or consideration and to grant proper and valid receipt thereof, OWNER shall not be liable and responsible in any manner for the advance money that will be received by the DEVELOPER from the intending purchaser or purchasers. OWNER shall have no authority to raise any question or to claim any benefit out of the sale price of allocated portion of the DEVELOPER. The OWNER also execute appropriate POWER OF ATTORNEY in favour of such person as decided/ selected by the DEVELOPER in respect of property.
23. That the parties hereto have entered into this agreement purely for the purpose of construction at the Schedule-2 land and nothing contained herein shall be deemed to the construct as partnership between the parties in any manner whatsoever.
24. That the DEVELOPER shall lawfully complete the entire constructional and allied work within the time limit of 03 years (Three years) from the date of availability of Sanction plan or Revise Sanctioned plan and mutation and conversion of the land , if the developer shall not face any legal or local hazard .
25. Notwithstanding anything contained in above clause 24 with regards to time limit the same can reasonably be extended in case of any legal problem, calamity or natural disaster beyond the control of the DEVELOPER.
26. That if the DEVELOPER performs its part of the contract, then the OWNER shall have no right to cancel this agreement under any circumstances whatsoever and the term conditions stipulations and restriction contained herein shall be binding upon all the heirs/successors of the OWNER in case of their death.
27. That for the purpose of enabling the DEVELOPER to construct the said building on the land of the said premises and to complete the construction thereof, the OWNER will execute power of attorney in favour of the DEVELOPER or any of the partner to do all necessary acts of construction of building as well as for entering into agreements for sale relating to sell of those flats in the proposed building such

Devendra Kumar Sharma
Bhatnagar
Sucheta Ghatak
Purnima Chatterjee
Ghatak
Bhacati Sufakar
Chiranjyoti Chatterjee
Sanchari Hazra
Shilpa Singh
DHRI VIMAYAK & VAISHNOODEVI DEVELOPERS
Romilk Sinha
Partners

VIII

power of attorney shall be irrevocable to the extend of proper fulfillment all the papers and terms & conditions stated herein by the OWNER.

28. That the OWNER will pay arrears of municipal taxes in respect of the Schedule land up to the date of obtaining building plan from the Purulia municipality and thereafter DEVELOPER will pay the taxes during period of contract on completion of the said proposed building at the said land the taxes and other statutory imposition shall be proportionately shared between the purchasers and/or as per allocation of OWNER and DEVELOPER.

29. That if the before completion of the construction but after the construction is made or raised or is in progress the said property or any part thereof is effected by any notice or notices of requisition or assignment of the government or any public body and is intended so to be acquired by the government or any public body for public purpose at any time, then the DEVELOPER will at his option, shall be entitled to resigned this agreement and in that case, the OWNER shall bound to pay all types of cost of construction to the DEVELOPER if the OWNER receive any amount for such construction from the authority concern and if any land dispute shall arise in respect of the schedule land where the building in question has been constructed in such case owner of the land will be responsible and bound to give compensation to the developers.

30. That the OWNER agree to indemnify the DEVELOPER against all actions, suits, proceedings and claims that may arise out of the title of the OWNER over the said property.

31. That either of the Parties shall not be entitle to sign and /or transfer this agreement to any other person firm/ or corporation body.

32. That the DEVELOPER shall take all necessary permission from each and every department including Income Tax Department under the provisions of Income Tax Act. at his own cost and expenses and the parties shall be liable for payments of taxes in respect of their allocated portion and construction after completion of the new building.

33. That the OWNER hereby agree and confirm that the OWNER herein shall execute and convey all such deeds, documents, conveyance without any objection in favour of the intending or prospective purchaser/purchasers in respect of allocated portion of DEVELOPER by presenting himself .

34. That the DEVELOPER shall at his own cost and expense and without creating any financial or other liability of the OWNER, construct and complete the building and various unit and /or apartments therein in accordance with building plan/revised building plan.

Bamdev Singh
Bhaktar
Sucheta Ghatak
Purima Chatterjee
Ghatak
Bharati Sufakar
Chitambar Chaturvedi
Sanchari Hazra
Anura Singh
DHNI VINAYAK & VAISHNOODEVI DEVELOPERS
Kombik Sinha
Jitendra Kumar
Partners

IX

35. That the DEVELOPER before entering into the Schedule property for developing the property by erecting building therein, shall make proper arrangement and shall take all necessary steps to that effect. It is specifically mentioned here that both the parties mutually and voluntarily agreed that neither of the parties is Consumer of the other and either of the parties of this Deed shall not be entitled to lay their claim/grievances being the Consumer of other.

36. That it is hereby mutually agreed and decided that if any dispute crops up in between the OWNERS and DEVELOPER, in that event dispute to be sent for arbitration for settlement and/or decision before the Arbitrator and the decision of the Arbitrator will be final. It is specifically agreed and decided by the parties that unless process of arbitration is exhausted neither party is entitled to take shelter to the Civil Court and/or Tribunal for decision or settlement of dispute. It is further agreed and decided that body of three persons will constitute the board of Arbitration. One Member of the board will be selected by the OWNER, other Member of the board will be selected by the DEVELOPER and those two Members of the board will select a person as President. In case of difference of opinion between the Members, the decision of the President shall be final. The board of Arbitrators shall have exclusive jurisdiction and authority to decide all the disputes and litigations relating to this agreement and they also hold and possess exclusive jurisdiction and authority to decide all the disputes and litigations in the manner, which they deem just, fit and proper. The Board of Arbitrators will act by applying the rule of natural justice and good conscious.

37. That the OWNERS hereby declare -

- (a) That the OWNERS are entitled to enter into this agreement with the DEVELOPER and they have full right and absolute authority to sign and execute the same.
- (b) That the OWNER shall not agree, commit or contract or entered into any agreement for sale or lease of the schedule property or any part thereof to any person or persons other than the DEVELOPER and that he/she has not created any mortgage, charge or any other encumbrances on the Schedule property as mentioned till this date of Agreement and also will not enter in to such agreement so long the agreement will be in existence. It is mentioned here that the original deeds and documents of the schedule land shall be kept in the office of the DEVELOPER.
- (c) That the OWNER has not done any act, deed, matter or thing whereby or by reason whereof, the development of the schedule property and/or any part of the same may be prevented or affected in any manner whatsoever.

Banmangal Das
 Shakti Ghatak
 Sucheta Ghatak
 Purima Chatterjee
 Ghatak
 Bharali Sufakar
 Chitranjan Choudhury
 Banhari Hazra
 Akbar Banja
 JIDHI VIRAYAK & VAISHNOODEVI DEVELOPERS
 Romik Sinha
 Jitendra
 Partners

38. That it is decided by the parties that in case of the transfer of owner's allocation by sale or gift in favour of any third party purchaser or purchasers and or donee, the purchaser or donee shall be bound to pay the service taxes or any other taxes and transformer and generator installation charges and Society security charges to the developer of this deed.

SCHEDULE 1-A

District Purulia, sub registration office Purulia, Perg. Chharra, P. S. Purulia Town, under Mouza Purulia, J. L. No. 292/2, within Purulia Municipality, Purulia Municipal Ward No.02, Holding No. 363/1 and 364 L.R./R.S. Khatian No. 3310, L.R./R. S. Plot No. 8077 area .0891 acre. Or 8.91 dec. out of 0.1070 acre or 10.70 dec. on Mahananda Chakraborty lane, Purulia.

Bounded by in the

North: House of Deb Kumar Chakraborty and others

South: House of Kantibilas Mukherjee

East: Mahananda Chakraborty lane

West: House of Tulsī Mukherjee

SCHEDULE - 2

FOUNDATION : R.C.C. column foundation and framed structure based on individual columns from Basement to Top Floor.

WALL : 8", 5", 3" Thick Brick work for outside wall and 3" thick brick work for all inside wall.

PLASTERING : Sand cement Mortar Plaster on inside and outside walls, ceiling etc.

DOORS : Wooden frames with general quality of local wood and commercial flush door for shutters on standard size fitting with handle and one house hold, for each main door and standard fitting of each of the inside flush door. The PVC frame with patta will be fitted with in each kitchen, toilet .

Bhrambhay Shastri

Shastri

Sucheta Shastri

Purvima Chatterjee

Bhargavi Sufakar

Chitwanjan Chatterjee

Sachin Hazra

Anuraag Hazra

ADHITI VINAYAK & VAISHNODDEVI DEVELOPERS

Monik Sinha

Aditya Sinha
Partners

XI

WINDOWS : Aluminum section windows including glass of 3 mm thick and M. S. Grill.

TOILET : Floor Tiles and Wall Tiles for dado up to 5'-0" height finished with local glaze tiles and one Indian type water close white local Anglow Indian commode for single toilet and one English type white local commode only for WC including PVC low down white local cistern, two CP Bib Cock point hot & cold, one CP shower point shall be provided in one toilet.

FLOORING : All floors will be Floor Tiles finish.

DINING / DRAWING : One white local wash basin.

KITCHEN : Cooking slab / bench will be fitted with Kodappa or Marbles with 2' wide wall over the cooking slab will be finished with Wall tiles.

PLUMBING AND SANITATION : PVC pipe to be used for outer and inner water connection as concealed works and PVC Hi-density sanitary pipes and Fittings will be provided.

ELECTRICAL WORKS : All wiring will be concealed or half concealed upto two light, one fan and one 5 amp plug points in each bed room and one light and one Exhaust fan points in each kitchen and two light, one fan, one 5 / 15 amp plug in each Drawing-cum-dining room and one light point in each Toilet will be provided.

PAINTING : Plaster of parish will be provided on Inner side walls and ceiling of flats and to the outer walls of the building will be finished with snowcem.

WATER SUPPLY ARRANGEMENT: The main source of water will be from deep-tube-well. Suitable size over head tank will be constructed on the roof. A pump also be fitted to lift the water from ground to over head tank. A good network of pipe lines will be distributed to all the flats .

ROOF : The roof of the building will be finished with water and proofing Grey Citu Mosaic.

LIFT: The lobby of the floor common area and lift facility available.

The writings of this deed read over and explained to the parties and IN WITNESS WHEREOF the parties after understanding the meaning and purports of the writings of this deed voluntarily and out of their free will executed these presents on this 16th day of December 2022 (English Calendar) in presence of their witnesses.

Photo and thumb impression has been attached here with separately.

WITNESSES

1. Chhotan Sarkar
S/O Late Tapam Sarkar
Namopara Raktala
Purdia Po - Namopara
Dist - Purulia Pin 723103

2. Ananya Chatterjee
W/O - Imberajit Banerjee
Post - Dulyani Nadya - 723102

SIGNATURE OF OWNER

1. *[Signature]*

2. Sucheta Ghatak

3. Purovina Chatterjee

[Signature]
Bharati Sankari

[Signature]
Chiranjyoti Chatterjee

[Signature]
Sandhya Hazra

[Signature]
Anuraag Sanyal

[Signature]
Soumen Nandi (Adv)

Drafted by Soumen Nandi

Advocate F-275/113/2019

As per instruction of the parties.

Typed in my office

VIDHI VINAYAK & VAISHROODEVI DEVELOPERS

[Signature]
Partners

Signature of developer

SIGNATURE OF THE
PRESENTED/EXECUTAN/SELLER/
BUYER/CAIMENT WITH PHOTO

UNDER RULE 44A OF THE I. R. ACT 1908

N.B. - LH BOX - THUMB TO SMALL PRINT

R.H. BOX - THUMB TO SMALL PRINT

 <i>Ramesh Kumar Ghatak</i>	LH					
	RH					

ATTESTED:- *Ramesh Kumar Ghatak* *Ramesh Kumar Ghatak*

 <i>Sucheta Ghatak</i>	LH					
	RH					

ATTESTED:- *Sucheta Ghatak*

 <i>Arden Baner</i>	LH					
	RH					

ATTESTED:- *Arden Baner*

SIGNATURE OF THE
PRESENTED/EXECUTAN/SELLER/
BUYER/CAIMENT WITH PHOTO












UNDER RULE 44A OF THE I. R. ACT 1908

N.B. - LH BOX - THUMB TO SMALL PRINT

R.H. BOX - THUMB TO SMALL PRINT

 <i>Purvima Chatterjee Ghatok</i>	LH					
	RH					

ATTESTED:- *Purvima Chatterjee @ Purvima Ghatok*

 <i>Bharati Supakase</i>	LH					
	RH					

ATTESTED:- *Bharati Supakase*

 <i>Chitanshuj Chaturvedi</i>	LH					
	RH					

ATTESTED:- *Chitanshuj Chaturvedi*

 <i>Sanchavi Hazra</i>	LH					
	RH					

ATTESTED:- *Sanchavi Hazra*

SIGNATURE OF THE
PRESENTED/EXECUTAN/SELLER/
BUYER/CAIMENT WITH PHOTO

UNDER RULE 44A OF THE I. R. ACT 1908

N.B. - LH BOX - THUMB TO SMALL PRINT

R.H. BOX - THUMB TO SMALL PRINT

 Rombik Sinha	LH					
	RH					

ATTESTED:- Rombik Sinha

 J. H. Sult	LH					
	RH					

ATTESTED:- J. H. Sult

	LH					
	RH					

ATTESTED:-

	LH					
	RH					

ATTESTED:-









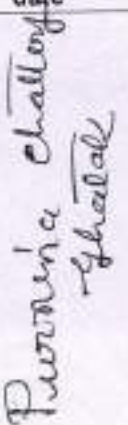
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE D.S.R. PURULIA, District Name :Purulia

Signature / LTI Sheet of Query No/Year 14012003553727/2022









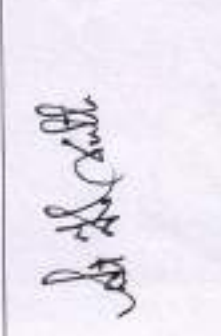
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BARUN KUMAR GHATAK RAMPUR, City:- Bankura, P.O:- MANOHARTALA, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN:- 722101	Land Lord			
2	Mrs SUCHETA GHATAK SINDAR PATTI, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District-Purulia, West Bengal, India, PIN:- 723101	Land Lord			
3	Mrs PURNIMA GHATAK Alias Mr PURNIMA CHATTERJEE MAHANANDA CHAKRABORTY LANE, MUNSIFF DANGA, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			


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	Mrs BHARATI SUPAKAR MAHANANDA CHAKRABORTY LANE, MUNSIFF DANGA, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			<i>Bharati Supakar</i>
5	Mr CHITTARANJAN CHATTARAJ DESH BANDHU ROAD , NEAR POSTAL COLONY, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			<i>Chittaranjan Chattaraj</i>
6	Mrs SANCHARI HAZRA DESH BANDHU ROAD, NEAR POSTAL COLONY, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			<i>Sanchari Hazra</i>

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
7	Mrs ANTARA BANERJEE DESH BANDHU ROAD, NEAR POSTAL COLONY, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Land Lord			
8	Mr KOUSHIK SINHA OLD POLICE LINE, CHABI BIRI BAGAN, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Representative of Developer [SIDHHI VINAYAK & VAISHNO DEVI DEVELOPERS]			
9	Mr SANJIT KUMAR DUTTA KALI TALA LANE, CHOWKBAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Representative of Developer [SIDHHI VINAYAK & VAISHNO DEVI DEVELOPERS]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr CHOTTON SARKAR Son of Mr TAPANA SARKAR NAMOPARA, City:- Purulia, P.O:- NAMOPARA, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103	Mr BARUN KUMAR GHATAK, Mrs SUCHETA GHATAK, Mrs PURNIMA GHATAK, Mrs BHARATI SUPAKAR, Mr CHITTARANJAN CHATTARAJ, Mrs SANCHARI HAZRA, Mrs ANTARA BANERJEE, Mr KOUSHIK SINHA, Mr SANJIT KUMAR DUTTA			


 (Kaushik Ray)
 DISTRICT SUB-
 REGISTRAR
 OFFICE OF THE D.S.R.
 PURULIA
 Purulia, West Bengal



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



192022230218478408

GRN Details

GRN:	192022230218478408	Payment Mode:	SBI Epay
GRN Date:	16/12/2022 15:02:23	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6411385659740	BRN Date:	16/12/2022 15:02:42
Gateway Ref ID:	2804941918	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	161220222021847839	Payment Init. Date:	16/12/2022 15:02:23
Payment Status:	Successful	Payment Ref. No:	2003553727/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr KOUSHIK SINHA
Address:	OLD POLICE LINE, CHABI BIRI BAGAN
Mobile:	9232791949
Period From (dd/mm/yyyy):	16/12/2022
Period To (dd/mm/yyyy):	16/12/2022
Payment Ref ID:	2003553727/1/2022
Dept Ref ID/DRN:	2003553727/1/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003553727/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2003553727/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-1401-05827/2022	Date of Registration	21/12/2022
Query No / Year	1401-2003553727/2022	Office where deed is registered	
Query Date	16/12/2022 2:04:08 PM	D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	SOURMEN NANDI BHAGABANDH PARA, Thana : Purulia Town, District : Purulia, WEST BENGAL, Mobile No. : 7362864677, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 42,30,023/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 46/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Mahananda Chakraborty Lane, Mouza: Purulia-(002), , Ward No: 2, Holding No:363/1 64 JI No: 02, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-8077 (RS :-)	LR-3310	Bastu	Bastu	0.0891 Acre	10,00,000/-	42,30,023/-	Property is on Road Adjacent to Metal Road,
Grand Total :					8.91Dec	10,00,000 /-	42,30,023 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr BARUN KUMAR GHATAK (Presentant) Son of Late BISHNU PRASAD GHATAK RAMPUR, City:- Bankura, P.O:- MANOHARTALA, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx0N, Aadhaar No: 66xxxxxxx2078, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission; 16/12/2022 ,Place : Pvt. Residence</p>

2	<p>Mrs SUCHETA GHATAK Daughter of Late BISHNU PRASAD GHATAK SINDAR PATTI, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BOxxxxxx2H, Aadhaar No: 62xxxxxxxx0719, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence</p>
3	<p>Mrs PURNIMA GHATAK, (Alias: Mr PURNIMA CHATTERJEE) Daughter of Mr JATINDRA NATH GHATAK MAHANANDA CHAKRABORTY LANE, MUNSIF DANGA, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx7R, Aadhaar No: 20xxxxxxxx3439, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence</p>
4	<p>Mrs BHARATI SUPAKAR Wife of Mr ADITYA SUPAKAR MAHANANDA CHAKRABORTY LANE, MUNSIF DANGA, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUxxxxxx5H, Aadhaar No: 35xxxxxxxx0292, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence</p>
5	<p>Mr CHITTARANJAN CHATTARAJ Son of Late DEBENDRANATH CHATTARAJ DESH BANDHU ROAD , NEAR POSTAL COLONY, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx0L, Aadhaar No: 54xxxxxxxx4661, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence</p>
6	<p>Mrs SANCHARI HAZRA Wife of Mr JAYANTO HAZRA DESH BANDHU ROAD, NEAR POSTAL COLONY, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx9R, Aadhaar No: 93xxxxxxxx3106, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence</p>
7	<p>Mrs ANTARA BANERJEE Daughter of Mr CHITTARANJAN CHATTARAJ DESH BANDHU ROAD, NEAR POSTAL COLONY, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AYxxxxxx8E, Aadhaar No: 73xxxxxxxx9825, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS KALITALA LANE, CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.:: ADxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KOUSHIK SINHA Son of Mr KISHORE KUMAR SINHA OLD POLICE LINE, CHABI BIRI BAGAN, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (as PARTNER)
2	Mr SANJIT KUMAR DUTTA Son of Late DUKHA BHANJAN DUTTA KALI TALA LANE, CHOWKBAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHOTTON SARKAR Son of Mr TAPANA SARKAR NAMOPARA, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103			
Identifier Of Mr BARUN KUMAR GHATAK, Mrs SUCHETA GHATAK, Mrs PURNIMA GHATAK, Mrs BHARATI SUPAKAR, Mr CHITTARANJAN CHATTARAJ, Mrs SANCHARI HAZRA, Mrs ANTARA BANERJEE, Mr KOUSHIK SINHA, Mr SANJIT KUMAR DUTTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BARUN KUMAR GHATAK	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-3.34 Dec
2	Mrs SUCHETA GHATAK	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-2 Dec
3	Mrs PURNIMA GHATAK	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-1.43 Dec
4	Mrs BHARATI SUPAKAR	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-0.97 Dec
5	Mr CHITTARANJAN CHATTARAJ	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-0.39 Dec
6	Mrs SANCHARI HAZRA	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-0.39 Dec
7	Mrs ANTARA BANERJEE	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-0.39 Dec

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Mahananda Chakraborty Lane, Mouza: Purulia-002), Ward No: 2, Holding No:363/1 64 Ji No: 02, Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 8077, LR Khatian No:- 3310		Seller is not the recorded Owner as per Applicant.

On 16-12-2022

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

Presented for registration at 18:50 hrs on 16-12-2022, at the Private residence by Mr BARUN KUMAR GHATAK , one of the Executants.

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 42,30,023/-

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

Execution is admitted on 16/12/2022 by 1. Mr BARUN KUMAR GHATAK, Son of Late BISHNU PRASAD GHATAK, RAMPUR, P.O: MANOHARTALA, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Others, 2. Mrs SUCHETA GHATAK, Daughter of Late BISHNU PRASAD GHATAK, SINDAR PATTI, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Others, 3. Mrs PURNIMA GHATAK, Alias Mr PURNIMA CHATTERJEE, Daughter of Mr JATINDRA NATH GHATAK, MAHANANDA CHAKRABORTY LANE, MUNSIFF DANGA, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Retired Person, 4. Mrs BHARATI SUPAKAR, Wife of Mr ADITYA SUPAKAR, MAHANANDA CHAKRABORTY LANE, MUNSIFF DANGA, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife, 5. Mr CHITTARANJAN CHATTARAJ, Son of Late DEBENDRANATH CHATTARAJ, DESH BANDHU ROAD , NEAR POSTAL COLONY, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Retired Person, 6. Mrs SANCHARI HAZRA, Wife of Mr JAYANTO HAZRA, DESH BANDHU ROAD, NEAR POSTAL COLONY, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife, 7. Mrs ANTARA BANERJEE, Daughter of Mr CHITTARANJAN CHATTARAJ, DESH BANDHU ROAD, NEAR POSTAL COLONY, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Others

Indetified by Mr CHOTTON SARKAR, , Son of Mr TAPANA SARKAR, NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

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

Execution is admitted on 16-12-2022 by Mr KOUSHIK SINHA, PARTNER, SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (Partnership Firm), KALITALA LANE, CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr CHOTTON SARKAR, , Son of Mr TAPANA SARKAR, NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

Execution is admitted on 16-12-2022 by Mr SANJIT KUMAR DUTTA, PARTNER, SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (Partnership Firm), KALITALA LANE, CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr CHOTTON SARKAR, , Son of Mr TAPANA SARKAR, NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

On 19-12-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/12/2022 3:02PM with Govt. Ref. No: 192022230218478408 on 16-12-2022, Amount Rs: 14/-, Bank: SBI
EPay (SBIPay), Ref. No. 6411385659740 on 16-12-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by by online = Rs 2,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/12/2022 3:02PM with Govt. Ref. No: 192022230218478408 on 16-12-2022, Amount Rs: 2,010/-, Bank:
SBI EPay (SBIPay), Ref. No. 6411385659740 on 16-12-2022, Head of Account 0030-02-103-003-02



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

On 21-12-2022

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 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-


Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 23782, Amount: Rs.5,000.00/-, Date of Purchase: 16/12/2022, Vendor name: Pravash Banerjee



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1401-2022, Page from 98281 to 98309

being No 140105827 for the year 2022.



Kaushik Ray

Digitally signed by KAUSHIK RAY
Date: 2022.12.22 17:30:54 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 2022/12/22 05:30:54 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)