

0001216/2022

I-001206/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H.G. 1111

H 031111

12:10 PM  
18/05/22  
B-2/1293040/22

**DEVELOPMENT AGREEMENT**

This **AGREEMENT** made this 31 day of May Two Thousand  
 Twenty Two ;(2022) **BETWEEN** 1. **SHEFALI DUTTA** (PAN  
**HSCPD1053H** ) Aadhaar No 4719 7873 3084 Mob No  
 9831199129 wife of Late Rabindranath Dutta by faith Hindu,  
 by occupation -Housewife,,2 **AMIT DUTTA** (PAN  
**AXHPD7235J**) Aadhaar No 4800 3482 9095 Mob No  
 9039727303 son of Late Rabindra Nath Dutta by faith Hindu,  
 by occupation – Service both by Nationality Indian residing at

Distt. Sub-Registrar  
 1001 South 2nd Barrage  
 13 MAY 2022

*Manas Dutta*

12 MAY 2022

4683

Sl. No. .... Date .....

Sold to... S. Pandey Construction  
of... 69/6, Chowhan, Sonapur, KOL-27

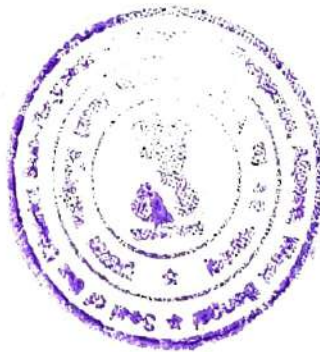
Rupees... 2000

*Das*

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

4683 or 5000 (M fine amount) my

111130H



*A*

District Sub-Registrar-I  
Alipore, South 24 Parganas

13 MAY 2022

Identified by

*Sanjay Prasad Das*

Sto. *Sanjay Prasad Das*

Alipore, Police Court

Kol-27

B-81, Atabagan, Laskarpur , P.S. Bansdroni, Kolkata 700153,  
District South 24 Parganas hereinafter called and referred to  
as the OWNER/ FIRST PARTY (which expression unless  
repugnant to the context shall mean and include her heirs,  
executors, administrators, representatives and assigns) of the  
ONE PART.

AND

SPANDAN CONSTRUCTION ( PAN ADUFS4965M), a  
Partnership Firm having its office at 696, Chowhati, Netaji  
Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149  
represented through its partners namely 1. MANAS DUTTA(  
PAN ALAPD1409P) Aadhaar No 5432 5843 1856 Mob No  
9830626578 son of Late Brajendra Kumar Dutta by faith Hindu,  
by occupation – Business, residing at 67, Ramkrishnanagar,  
P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153 2.  
RAJKUMAR NATH(PAN AHRPN3050H) Aadhaar No 8858 6145  
6287 Mob No 8013378204 son of Late Paresh Chandra Nath  
residing at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S.  
Sonarpur, Kolkata – 700149 all by Nationality Indian hereinafter  
called the 'DEVELOPERS/ BUILDERS (which expression

*Manas Dutta*



District Sub-Registrar-I  
Allpore, South 24 Parganas

13 MAY 2022

shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators representatives and assigns) of the OTHER PART.

WHEREAS the owners herein namely Shefali Dutta and Amit Dutta herein being Refugee displaced from East Pakistan now called Bangladesh came to the territory of State of West Bengal after partition of India and occupied a piece and parcel of land measuring 2(Two) Cotthas 2( Two) Chittacks of land be the same a little more or less for their homestead purpose after partition of India and the owners herein had been residing with their family members by constructing a brick built structure since that time on the aforesaid plot of land which lying and situated at Mouza Kamdahari, J.L. No. 49, E.P. /L.O.P. No. 1720, C.S. Plot No 1023(P) under P.S. Regent Park now Bansdroni in the District of South 24 Parganas which is now known as Premises No. 355, Atabagan under Ward No. 111 within Kolkata Municipal



Corporation and postal address B-81, Atabagan, Laskarpur ,  
P.S. Bansdrani, Kolkata 700153, District 24-Parganas (South)

**AND WHEREAS** the said Shefali Dutta and Amit Dutta herein while in possession and enjoyment of the aforementioned property subsequently 13<sup>th</sup> April 2010 by virtue of a registered Deed of Gift duly executed by the Govt. of the State of West Bengal through R.R.&R Department became the absolute owners in respect of the land measuring 2(Two) Cotthas 2( Two) Chittacks of land be the same a little more or less which lying and situated at Mouza Kamdahari, J.L. No. 49, E.P. /L.O.P. No. 1720, C.S. Plot No 1023(P) under P.S. Regent Park now Bansdrani in the District of South 24 Parganas which is now known as Premises No. 355, Atabagan under Ward No. 111 within Kolkata Municipal Corporation and postal address B-81, Atabagan, Laskarpur , P.S. Bansdrani, Kolkata 700153, District 24-Parganas (South) which is morefully and particularly described in the Schedule 'A' hereunder written and the said Deed of Gift was registered before the office of the Additional District Sub Registrar Alipore

*Manoj Dutta*

and recorded in Book No. I, Volume No. IX, Pages 309 to 312, being No. 669, for the year 2010.

**AND WHEREAS** the owner namely Shefali Dutta and Amit Dutta herein became the sole and absolute owner of the above mentioned property and mutated her name before the Calcutta Municipal Corporation as the recorded owner in respect of land measuring 2(Two) Cotthas 2( Two) Chittacks of land be the same a little more or less which lying and situated at Mouza Kamdahari, J.L. No. 49, E.P. /L.O.P. No. 1720, C.S. Plot No 1023(P) under P.S. Regent Park now Bansdroni in the District of South 24 Parganas which is now known as Premises No. 355, Atabagan under Ward No. 111 within Kolkata Municipal Corporation and postal address B-81, Atabagan, Laskarpur , P.S. Bansdroni, Kolkata 700153, District 24-Parganas (South) and paying tax regularly in respect of the said property vide Assessee No 31-111-01-0355-8.

**AND WHEREAS** the party of the first being thus absolutely seized and possessed of the schedule 'A' property described



herein could not maintained the homestead building which is almost at the verge of demolition of the decided to develop the said property by erecting ownership residential flat or apartment in a G+three storied building thereon upon complying the building rules of Kolkata Municipal Corporation with the help of some one who can develop the said property.

**AND WHEREAS** the owner with that object in view approached the party of the Second Party being termed as Builders/Developers herein having the experience to undertake such construction to enter into a Development Agreement to construct the said building with several residential flats and other garage or saleable space for themselves and also for sale to intending purchasers along with undivided proportionate share of the land equivalent to construction of individual flats.

**AND WHEREAS** the party of the second part/Developers herein being thus approached by the said party of the First Part, agreed to exploit and develop the said land particularly described in the schedule A written hereunder by construction of residential building upon demolition of the existing structure





by arranging funds by the builders/Developers's absolute authority either from its own sources and/or from the intending buyers of the undivided proportionate share in land for construction of flats or apartments to be constructed in the said building hereby proposed to be constructed through the said Builders/Developers the party of the Second part.

**AND WHEREAS** the owners accepted the said proposal of the Builders/Developers subject to the terms and conditions herein after expressly described.

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

1.OWNERS : shall mean 1. **SHEFALI DUTTA (PAN HSCPD1053H )** Aadhaar No 4719 7873 3084 Mob No 9831199129 wife of Late Rabindranath Dutta by faith Hindu, by occupation -Housewife, 2. **AMIT DUTTA (PAN AXHPD7235J)** Aadhaar No 4800 3482 9095 Mob No 9039727303 son of Late Rabindra Nath Dutta by faith Hindu, by occupation - Service both by Nationality Indian residing at

*Manoj Dutta*

B-81, Atabagan, Laskarpur , P.S. Bansdroni, Kolkata 700153,  
District South 24 Parganas,

2. BUILDER/DEVELOPER: shall mean SPANDAN CONSTRUCTION (PAN ADUFS4965M), a Partnership Firm having its office at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 represented through its partners namely 1. MANAS DUTTA(ALAPD1409P) Aadhaar No 5432 5843 1856 Mob No 9830626578 son of Late Brajendra Kumar Dutta by faith Hindu, by occupation – Business, residing at 67, Ramkrishnanagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153 2. RAJKUMAR NATH(PAN AHRPN3050H) Aadhaar No 8858 6145 6287 MobNo 8013378204 son of Late Paresh Chandra Nath residing at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149.

3. THE SAID PROPERTY : shall mean all that a piece and parcel of land measuring 2(Two) Cotthas 2( Two) Chittacks of land be the same a little more or less which lying and situated at Mouza Kamdahari, J.L. No. 49, E.P. /L.O.P. No. 1720, C.S. Plot No 1023(P) under P.S. Regent Park now Bansdroni in



the District of South 24 Parganas which is now known as Premises No. 355, Atabagan under Ward No. 111 within Kolkata Municipal Corporation and postal address B-81, Atabagan, Laskarpur , P.S. Bansdrani, Kolkata 700153, District 24-Parganas (South)

4. BUILDING : shall mean and include the proposed G+three storied building to be constructed at the said property and particularly mentioned in the schedule B written hereunder.

5. COMMON FACILITIES : shall mean and include roof, corridors, ways, stairs, elevetor, passage, drive ways common lavatories provided by the Developer, water pump, meter and other facilities which will be provided by the Builder/Developer in the new building. As described in schedule 'C' & 'D' written hereunder.

6. SALEABLE SPACE : shall mean and include the space in the new building as will be available as per terms of this agreement for exclusive use and utilization by the builders/developers after making due provision for common facilities and space required thereof and after making provision of Owner's allocation and proportionate share in land.



7. OWNER'S ALLOCATION IN THE NEW BUILDING : shall mean the owner will get 3BHK Flat on Second floor measuring 859 sq.ft built up area more or less and 1BHK flat on top floor measuring 479 sq.ft built up area more or less South East side and one car parking on ground floor measuring 130 sq.ft built up area more or less of the said three storied building with proportionate share of land including common areas with facilities. and Rs. 2,00,000( Two Lakhs) will be paid by the Developer to the owner as non refundable money out of which Developer has paid Rs 1,00,000/- ( One Lakh) only at the time of signing this agreement and power of attorney and Balance money will be paid by the Developer to the owner at the time of delivery of owner allocation.

8. DEVELOPER/S BUILDERS/ALLOCATION : shall mean all the remaining portion of the proposed G+ three storied building with undivided proportionate of land and common areas and facilities

9. THE ARCHITECT: shall mean such person or persons with requisite qualification who will be appointed by the Builder/Developer for designing and planning the new building.

A handwritten signature in black ink, appearing to read 'V. Manoj Kumar', is written in a cursive style at the bottom right of the page.

10. BUILDING PLAN : shall mean such plan prepared by the Architect for the construction of the new building as described in schedule B written hereunder.

11. TRANSFER : with it's grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as a transfer of space in multistoried building to builder or his nominated purchaser thereof without causing in any manner inconveniences or disturbances to the owner's allocation.

12. TIME : shall mean the construction shall be completed within 18 months from the date of sanction plan of the said premises and extra 6 months for natural calamity and labour crisis .

13. COMMENCEMENT : This Agreement shall be deemed to have commenced with effect from the date of execution of this agreement.

14. Name of the Building shall be decided by both parties herein.

15. Owner's Rights and obligations:-

A handwritten signature in blue ink, appearing to read 'Manoj K. S.', is written at the bottom of the page.

a) The owner is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property described in the schedule A below before construction of proposed building as per this agreement and have absolute right title and interest to deal with the same and in the manner herein mentioned.

b) None other than the owner herein or authorized person has any right title claim and/or demand over and in respect of the said premises and/or any portion thereof before construction of proposed building as per this agreement.

c) There is no excess vacant land in the said property within the meaning of the urban land (ceiling & Regulation Act, 1976).

d) Owners herein are liable to deliver proper documents in respect of said premises as an absolute owner.

16. CONSIDERATION : In consideration of the owner having agreed to permit the Builder/Developer to commercially exploit the said property and to construct erect and build a new building in accordance with the specifications and material

A handwritten signature in blue ink, appearing to read 'Manoj K. H.', is written diagonally across the bottom of the page.

description which are stated in details in schedule 'D' below in the land described in schedule 'A' written hereunder.

a) The Builder/Developer shall provide to the owner for flats in the new building as per owner's allocation mentioned in clause 7 herein above in this agreement at first before delivering the Developer allocation.

17. BUILDER'S/DEVELOPER'S RIGHTS :

a) All applications, plan ,deed and other paper and documents as may be required by the Builder/Developer for the purpose of obtaining necessary construction and submitted by the Builder/Developer behalf of the owner at costs of developer and the Builders/Developers shall pay all chares and bear all fees of Architect's fees.

b) The owners hereby grant subject to what has been hereudner provided exclusive right to the builders/Developers to built upon and to exploit commercially the said plot of land and to take all necessary steps thereto in accordance with the plan. Developers/Builders shall handover the owner's allocation in accordance with the specifications more fully described in the schedule 'D' below and the builder/developer shall construct



and complete the flats in accordance with the plan. The Builder/Developer shall bear all costs, charges and expenses for the construction of all the residential flats including owner's allocation and the said owner's allocation will be made fit for occupation with proportionate rights in all manner and portions of the said building at the costs and expenses of the Builder/Developer.

#### 18. POSSESSION

1. The owner shall vacate the existing building along with the land appurtenant therein as described in the Schedule A and shall deliver free, quite, peaceful and unencumbered exclusive vacant possession of the property to the Builders/Developers and as per agreement the Builders/Developers shall be entitled to obtain vacant possession of the premises upon demolition of the existing structure of the building and take away the old materials of the demolished building in to the Builder/Developer's custody at their own costs and also to survey the said land and to do all necessary jobs for the purpose of construction of the proposed building in terms of this agreement.





2. The Builders/Developers shall complete the owner's allocation of the proposed building positively within 18 months from the date of sanction plan of the premises unless prevented by any unforeseen circumstances beyond the control of the builders/developers. And hand over the owner's allocation in finished and habitable condition with all arrangement and other necessary fittings as per specifications described in Schedule 'D' below.

3. The owner shall have absolute right to transfer or otherwise deal with the owner's allocations along with proportionate share in common areas and common passage without any reference to the Builder/Developer or any person or persons whatsoever upon getting possession of his allotted respective portion.

4. The Builder/Developer shall have exclusive right, title and interest to the Builder/Developer's allocation in the new building with exclusive undisturbed right to transfer, sale and/or otherwise deal with or dispose of the same without however affecting any right, title claim or interest therein as per this agreement whatsoever of the owner and the owner shall not in



any way interfere with or disturb the quiet and peaceful possession of the Builder/Developer's allocation. The owner shall be liable to execute any deed for registration in favour of related person to make free title of the said premises after getting their allocation.

5. The owner hereby further undertakes to give the Builders/Developers the General power of Attorney in a form and manner reasonably required for the purposes of smooth construction work in terms of this deed and to deal with by way of transfer and dispose off Builders/Developers allocation. It is further understood however that such dealings shall neither in any way fasten or create any financial or legal liability upon the owner nor there shall be any clause inconsistent with or against the terms mentioned in this agreement.

#### 19.COMMON EXPENSES:

a) The owners shall pay and bear all property taxes and other dues and out goings in respect of the said building accruing due as and from the date of handing over vacant possession of the land or part thereof equally



b) As soon as the new building is completed within the time herein before mentioned, the Builder/Developer shall deliver the owner allocation in terms of this agreement and according to the specifications and plan thereof and certificate of Architect.

#### 20.OWNER'S OBLIGATION

a) The owner shall give unencumbered land and premises simultaneously with the execution of this deed of agreement to the Builders/Developers. The owner hereby covenants with the Builders/Developers not to cause any hindrance in the construction of The building at the said property by the Builder/ Developer.

b) The owner hereby agrees to covenant with the Builders/ Developers not to do any act or deed or things whereby the Builders/ Developers may be prevented from selling assigning and/or disposing of any part or portion of the Builders/ Developer's allocation in the building or for the said property save and except the right of proportionate share in the land of the owner.

A handwritten signature in blue ink, appearing to read 'Manoj K. H.', is written diagonally across the bottom of the page.

c) The owners hereby agree and covenant with the Builders/Developers not to let out, grant, lease, mortgage and/or charge the allocated portion of the Builders/Developers in the super built up construction, but shall have all those rights of alienation in respect of their allocated portion upon getting possession on completion of the building, to any person/persons, company/ companies. The Builders/ Developers also shall have not right to let-out, grant, lease, mortgage and/or charge the allocated super built up areas of the owner.

d) The owner hereby declare in clear and unequivocal terms that neither they nor their heirs and representatives after execution of this agreement shall encumber or otherwise transfer the land described in the Schedule 'A' and shall abide this stipulation set out in the agreement itself within construction period.

e) The Builders/ Developers will have the right to enter into agreement for sale of the flats and/or space of the proposed building (excepting the reserved flats mentioned in clause 7

A handwritten signature in blue ink, appearing to read 'Manoj Kulkarni', is written diagonally across the bottom of the page.

herein above of owners along with the proportionate undivided share in land and in common portion) with any intending purchasers. The Builders/Developers shall also be entitled to take earnest and consideration money for proportionate share in land and construction cost as advance as well as consideration money from any intending purchaser or purchasers in respect of the flats of the proposed building allotted to the Builders/ Developers.

f) Upon execution of this Agreement, the Owners/ First Party shall execute a General Power of Attorney in favour of the Builders/ Developers or it's nominee or nominees authorising the Builder/ Developer or it's nominee or nominees as the case may be for taking all necessary steps in connection with the property described in the Schedule A written hereunder and to represent the owner before the Calcutta Municipal Corporation, C.I.T. Calcutta and West Bengal Police, Fire Brigade and any other authorities including State or Central Government in connection with the construction of the proposed building and also to sign application, schemes, Maps, Drawings, Plans and other writings in his behalf and also to appear before any



authorities and also to execute agreement for sale of flats as well as deed of conveyance in respect of portions allotted to the Builders/ Developers and to receive considerations thereof.

#### 21. BUILDER/ DEVELOPER'S OBLIGATION

The Builders/ Developers hereby agrees and covenants with the Owner not to violate or contravene any of the provisions of rules applicable for construction of the building and shall positively complete the construction within 18 months from the date of sanction plan and shall positively deliver owner's allocation within a month thereafter.

a) To provide one temporary residential accommodation to the owners of the land till the flats allotted to the owner in the proposed new building is delivered to him upon completion and the Developer will bear monthly rent Rs.6,000/- only of the temporary accommodation till the date of delivered the possession of the owner allocation.

b) Original Deed and others documents in respect of the property will be handed over by the owner and the developer will be bound to return the said original documents after complete the building.



c) The Developer will be liable to pay Rs.1,000/- per month as damages charges after expiring the stipulated period i.e. 18 months from the date of vacating the possession of the said property upto 6 months and next time the developer shall have no right title interest on the said property as void agreement.

d) The Developers will arrange Electricity meter in favour of Owner-Allocation.

## 22. OWNER'S INDEMNITY

The Owners hereby undertake that they will positively deliver the vacant unencumbered possession of the said property to the Builders/ Developers from the same day as per Agreement mentioned herein above.

## 23. Builder/ Developer's Indemnity:

a) The Builders/ Developers hereby undertake to keep the owner indemnified against all third party claims and notices arising out of any sort of act or commission or commission of the Builder/ Developer in or in relation to the construction of the said new Building strictly in terms of the plan.



24. The Agreement herein made shall not be treated as Partnership between the owners and the Builders/ Developers. The Builders/ Developers are given the absolute rights to develop the said property as aforesaid for commercial exploitation of Builders/ Developer's allocation in lieu of owner's allocation in terms of this Agreement.

25. Nothing in these presents shall be constructed as a demise or assignment or conveyance in land by the owners of the said property or any part thereof to the Builders/ Developers or as creating any right, title and interest in respect of thereof in the Builders/ Developers other than a exclusive license to the Builders/ Developers to commercially exploit the same to their benefit in terms hereof provided However the Builders/ Developers shall be entitled to borrow money from any Bank or Banks or any private financial institutions without creating any financial liability on the owners and their other estate shall not be encumbered and/or liable for payment of any such dues of such Bank or Banks or any private financial institutions and for that purpose the Builders/Developers shall keep the owner





indemnified against any action suits and proceedings and costs charges and expenses in respect thereof.

26. The one original Agreement and certified copy of a duly attested copy of the original Deeds and documents of title in respect of the said property shall be kept at the city office Builders/ Developers or at the office of their agents for the inspection of the intended purchaser or purchasers.

27. The Builders/ Developers hereby declare that they have entered into this Agreement as per their capability of development work upon relying on the owner's representation and bonafide about their title to the said property described in the Schedule A written hereunder.

28. The Builders/ Developers, without prejudice to the rights and contentions of the owners, in this agreement, shall be entitled to enter into in their said capacity with any other contractor, architect and others for carrying out the said development at their risk and costs.

29. FORCE MAJEURE:

A handwritten signature in blue ink, appearing to read "Manas Rath", is written diagonally across the bottom right portion of the page.

a) The respective parties herein mentioned shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations was prevented by any force majeure and this contract shall remain suspended during the period of such force majeure, if any.

b) The term force majeure shall mean floods, earth-quake, riots, war storm, tempest civil commotion, strikes, lock-outs and/or any other act or commission beyond the control of the Parties hereto.

30. ARBITRATION: Any dispute or differences on any matter relating to the terms and condition of this Agreement herein between the Parties hereto shall be referred to arbitration under the provisions of the Indian Arbitration Act, 1940 and/or any other statutory modifications made thereto.

**SCHEDULE 'A' REFERRED TO ABOVE**

**ALL THAT** all that a piece and parcel of land measuring 2(Two) Cotthas 2( Two) Chittacks of land be the same a little more or less which lying and situated at Mouza Kamdahari, J.L. No. 49, E.P. /L.O.P. No. 1720, C.S. Plot No 1023(P)

*Manoj Kumar*

under P.S. Regent Park now Bansdroni in the District of South 24 Parganas which is now known as Premises No. 355, Atabagan under Ward No.111 within Kolkata Municipal Corporation and postal address B-81, 'Atabagan, Laskarpur , P.S. Bansdroni, Kolkata 700153, District 24-Parganas (South)

North : 20 feet wide Colony Road

SOUTH : LOP No 1722 & LOP 1719 ✓

EAST : LOP No 1721

WEST : LOP No 1720/1

**SCHEDULE 'B' REFERRED TO ABOVE**

ALL THAT the piece and parcel of proposed G+three storied building to be constructed according to specification mentioned in schedule D as per plan in the land described in schedule A above having all the common facilities as described in schedule C written hereunder.

**SCHEDULE 'C' REFERRED TO ABOVE**

**(OWNER'S ALLOCATION IN THE G+ 3STORIED BUILDING )**

owner will get 3BHK Flat on Second floor measuring 859 sq.ft built up area more or less and 1BHK flat on top floor measuring 479 sq.ft built up area more or less South East side

*Manoj Kumar*

and one car parking on ground floor measuring 130sq.ft built up area more or less of the said three storied building with proportionate share of land including common areas with facilities. and Rs. 2,00,000( Two Lakhs) will be paid by the Developer to the owner as non refundable money out of which Developer has paid Rs 1, 00,000/- ( One Lakh) at the time of signing this agreement and power of attorney and Balance money will be paid by the Developer to the owner at the time of delivery of owner allocation.

**SCHEDULE 'D' REFERRED TO ABOVE**

**(DEVELOPER/S BUILDERS/ALLOCATION)**

All that piece parcel of proposed remaining portion of constructed area of multi storied building of above mentioned property save and except the owner allocation in the land described in schedule A with proportionate share of land including common areas with facilities

**SCHEDULE 'E' REFERRED TO ABOVE**

1. Stair case on all the floors of the building.
2. Common passage including main entrance leading to the respective allotted flats.



3. Water pump and water tank under ground reservoir, overhead tank and water supply line.
4. Electric meter for pump installation and other common electrical service in the building and the meter room if any.
5. Drainage sewerage systems.
6. Boundary walls and main gate.
7. Such other common parts, equipment's installations, fixtures, fittings and spaces for occupancy of the respective portions in the building.

**SCHEDULE 'F' REFERRED TO**

Foundation	:	Sand filling with isolated footings.
	:	R.C..C. Frame Structures;
Wall	:	Internal wall and ceiling finished with plaster with putty;
Stair	:	Marble
Brick work	:	Normal.
Floor	:	Floor Tiles
Toilet & Kitchen	:	6' height wall tiles/ kitchen 4'.Top – Granite.

*Mancy Kulkarni*

Door : Main door Flash Door, frame sal wood,  
Inside door flash door.

Windows : Aluminum Sliding window with Iron Grill.

Electricians : conceal wiring

Sanitary and  
Plumbing : Normal

Basin/Pan/  
Commode : Hindustan made.

Water Supply : 24 hours water supply K.M.C. water  
through PVC pipe.

Roof Treatment : Normal

Outside of Building colouring

Roof Wall Boundary 4 feet

Entrance : One Gate and secured boundary wall.



**IN WITNESS WHEREOF** the Owners/Vendors and Developer hereunto set and subscribed their respective hands and seals this the day month and year first above written.

SIGNED SEALED AND DELIVERED to

*copy 5/3*

In the presence of :-

WITNESSES :

1. *Srijit Das Choudhury*  
370/1, Boral Main Rd.  
KOL - 84
2. *Sumanu Dutta*  
Dol Matan Montal  
B-81, Habagan Gabira  
KOL - 153

*Anirudh Dutta*

SIGNATURE OF THE OWNERS

SPANDAN CONSTRUCTION  
*Manoj Dutta*  
*Raj Kumar Nath*  
Partner

SIGNATURE OF THE BUILDERS/DEVELOPERS

Drafted by :

*Pratha Pratim Das*

**Pratha Pratim Das**  
Advocate,  
High Court, Calcutta  
Bar Association Room No. 13,  
F/639/1999

Typed by

*Kesuki Chatterjee*  
Alipore Police Court Kol-27

**MEMO OF CONSIDERATION**

**RECEIVED** this sum of Rs. 1,00,000( One Lakh) only from the Developer out of 2,00,000/- ( Two Lakhs) only as non refundable money against within mentioned development of property in the manner following :-

By Cheque No 237898 dated 13.05.2022 drawn on SBI  
Boral Branch Rs 50,000/-  
By Cash dated 13.05.2022 Rs 50,000/-

**Total**

Rs 1,00,000/-

**WITNESSES :**












1. Srijit Banerjee  
370/1, Boral Main Rd.  
KOL-84

*Arvind Dutta*

**SIGNATURE OF THE OWNERS**












2. Sumana Dutta  
Dol Mata Mondal  
B-81, Atabagan Garia  
KOL-153



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


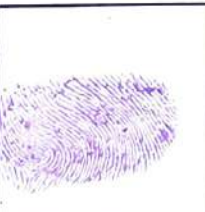








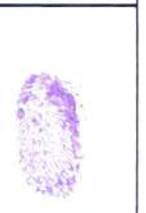
Name..... SHEFALI DUTTA

Signature..... 

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











Name..... AMIT DUTTA

Signature..... 

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












Name..... MANAS DUTTA

Signature..... 

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					











Name.....

Signature.....

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

Name..... RAJ KUMAR NATH .....

Signature..... Raj Kumar Nath .....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....



सत्यमेव जयते  
শাস্তি জয়তে



आधार

ভারত সরকার  
Government of India

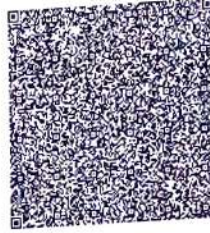
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2992/08110/07058

To  
শেফালী দত্ত  
Shefali Dutta  
B- 81  
ATABAGAN  
Laskarpur  
South Twenty Four Parganas West Bengal - 700153  
9831199129

Signature valid

Digital Signature  
UNIQUE IDENTIFICATION  
AUTHORITY OF INDIA  
Date: 2022/08/14 11:53  
UTC



আপনার আধার সংখ্যা / Your Aadhaar No. :

4719 7873 3084

VID : 9159 9705 1601 7642

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



आधार

Issue Date: 07/11/2012



শেফালী দত্ত  
Shefali Dutta  
জন্মতারিখ/DOB: 04/11/1947  
মহিলা/ FEMALE

4719 7873 3084

VID : 9159 9705 1601 7642

আমার আধার, আমার পরিচয়

শেফালী দত্ত

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
HSCPD1053H



नाम / Name

SHEFALI DUTTA

पिता का नाम / Father's Name

MANIKLAL BOSE

जन्म की तिथि / Date of Birth

04/11/1947

हस्ताक्षर / Signature

16080

शेफाली दुता



ভারত সরকার  
Government of India

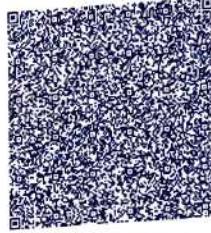
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2992/08110/06726

To  
অমিত দত্ত  
Amit Dutta  
B- 81  
ATABAGAN  
Laskarpur  
South Twenty Four Parganas West Bengal - 700153  
9038727303

Signature valid

Digital Signature  
AUTHENTICATION  
DATE 2022-11-20 11:20:57  
UTC



আপনার আধার সংখ্যা / Your Aadhaar No. :

4800 3482 9095

VID : 9125 2625 9248 1019

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



Issue Date: 09/11/2012



অমিত দত্ত  
Amit Dutta  
জন্মতারিখ/DOB: 31/12/1975  
পুরুষ/ MALE

4800 3482 9095

VID : 9125 2625 9248 1019

আমার আধার, আমার পরিচয়

Amit Dutta

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMIT DUTTA

RABINDRANATH DUTTA

31/12/1975

Permanent Account Number  
AXHPD7235J

*Amit Dutta*

Signature



26/12/2013

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लीडरफ़ॉर  
आयकर पैन सेवा इकाई, एनएसडी एल,  
5 वी मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to:*  
Income Tax PAN Services Unit, NSDL,  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)

*Amit Dutta*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADUFS4965M



नाम / Name  
SPANDAN CONSTRUCTION

27112018

निगमन/गठन की तारीख  
Date Of Incorporation/Formation  
25/07/2018

SPANDAN CONSTRUCTION

*Resh Kumar Natta*

Partner

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

आयकर पैन सेवा इकाई, एन एस डी एल  
चौथी मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.



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

Income Tax PAN Services Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

SPANDAN CONSTRUCTION

*Manoj Natta*

Partner



ভারত সরকার  
Government of India



মানস দত্ত  
Manas Datta  
জন্মতারিখ / DOB : 27/05/1971  
পুরুষ / Male



5432 5843 1856

আমার আধার, আমার পরিচয়

*Manas Datta*



ভারতীয় বিনিষ্ট পরিচয় পাণ্ডিকার  
Unique Identification Authority of India

ঠিকানা:  
এস/ও: ব্রজেন্দ্রা দত্ত, ৬৭  
রামকৃষ্ণ নগর, রাজপুর  
সোলারপুর (এম), লস্করপুর,  
দক্ষিণ ২৪ পরগনা, দক্ষিণ ২৪  
পরগনা, পশ্চিম বঙ্গ, ৭০০১৫৩

Address:  
S/O: Brajendra Datta, 67  
ramkrishna nagar, Rajpur  
Sonarpur (M), Laskarpur, South  
24 Parganas, South 24 Parganas,  
West Bengal, 700153

5432 5843 1856



1947



help@uidai.gov.in

WWW

www.uidai.gov.in



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ALAPD1409P



नाम / Name  
MANAS DUTTA

पिता का नाम / Father's Name  
BRAJENDRA KUMAR DUTTA

जन्म की तारीख /  
Date of Birth  
27/05/1971

हस्ताक्षर / Signature

07012022



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

Enrolment No.: 2189/69467/15538

To  
 Rajkumar Nath  
 S/O Paresh Chandra Nath  
 696  
 Chowhati Netaji Block  
 Chowhati  
 milan Samiti Club  
 Rajpur Sonarpur (M)  
 South 24 Parganas Chowhati  
 West Bengal - 700149  
 8013378204

Download Date: 30/03/2017

Generation Date: 16/03/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

**8858 6145 6287**

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India

Rajkumar Nath

DOB: 27/04/1977  
 MALE



**8858 6145 6287**

मेरा आधार, मेरी पहचान

*Rajkumar Nath*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJKUMAR NATH

PARESH CHANDRA NATH

27/04/1977

Permanent Account Number

AHRPN3050H

*Raj Kumar Nath*  
Signature



17082015

*Raj Kumar Nath*

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वी मॉडल मंत्री स्टडींग प्लॉट नं. 341, सर्वे नं. 997/8,  
मोडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016

*If this card is lost / someone's lost card is found,  
please inform / return to*  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)



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

GRN Details

GRN: 192022230026107751 Payment Mode: Online Payment  
GRN Date: 13/05/2022 12:36:21 Bank/Gateway: State Bank of India  
BRN : IK0BRINIL1 BRN Date: 13/05/2022 12:37:53  
Payment Status: Successful Payment Ref. No: 2001293040/7/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: MANAS DUTTA  
Address: 67, RAMKRISHNANAGAR, KOL 153  
Mobile: 8240178521  
Depositor Status: Buyer/Claimants  
Query No: 2001293040  
Applicant's Name: Mr PARTHA PRATIM DAS  
Address: D.S.R. - I SOUTH 24-PARGANAS  
Office Name: D.S.R. - I SOUTH 24-PARGANAS  
Identification No: 2001293040/7/2022  
Remarks: Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001293040/7/2022	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2001293040/7/2022	Property Registration- Registration Fees	0030-03-104-001-16	46
			<b>Total</b>	<b>66</b>

IN WORDS: SIXTY SIX ONLY.



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

GRN Details

GRN: 192022230026037061  
GRN Date: 13/05/2022 11:58:28  
BRN : IK0BRIKXW3  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 13/05/2022 11:59:57  
Payment Ref. No: 2001293040/2/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: MANAS DUTTA  
Address: 67, RAMKRISHNANAGAR, KOL 153  
Mobile: 8240178521  
Depositor Status: Buyer/Claimants  
Query No: 2001293040  
Applicant's Name: Mr PARTHA PRATIM DAS  
Identification No: 2001293040/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001293040/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2001293040/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	2007
			<b>Total</b>	<b>2008</b>

IN WORDS: TWO THOUSAND EIGHT ONLY.

## Major Information of the Deed

Deed No :	I-1601-01206/2022	Date of Registration	13/05/2022
Query No / Year	1601-2001293040/2022	Office where deed is registered	
Query Date	29/04/2022 3:37:31 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	PARTHA PRATIM DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240178521, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 17,47,577/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 2,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :







District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, Premises No: 355, , Ward No: 111 Pin Code : 700153

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	2 Katha 2 Chatak	1/-	17,21,252/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>3.5063Dec</b>	<b>1/-</b>	<b>17,21,252 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	26,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1/-</b>	<b>26,325 /-</b>	






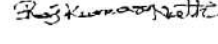
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt SHEFALI DUTTA</b> Wife of Late RABINDRANATH DUTTA Executed by: Self, Date of Execution: 13/05/2022 , Admitted by: Self, Date of Admission: 13/05/2022 ,Place : Office			
	13/05/2022	LTI 13/05/2022	13/05/2022	
B-81, ATABAGAN,, City:- Not Specified, P.O:- LASKARPUR, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: HSxxxxxx3H, Aadhaar No: 47xxxxxxxx3084, Status :Individual, Executed by: Self, Date of Execution: 13/05/2022 , Admitted by: Self, Date of Admission: 13/05/2022 ,Place : Office				
2	<b>Name</b> <b>Shri AMIT DUTTA</b> Son of Late RABINDRANATH DUTTA Executed by: Self, Date of Execution: 13/05/2022 , Admitted by: Self, Date of Admission: 13/05/2022 ,Place : Office			
	13/05/2022	LTI 13/05/2022	13/05/2022	
B-81, ATABAGAN,, City:- Not Specified, P.O:- LASKARPUR, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx5J, Aadhaar No: 48xxxxxxxx9095, Status :Individual, Executed by: Self, Date of Execution: 13/05/2022 , Admitted by: Self, Date of Admission: 13/05/2022 ,Place : Office				




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>SPANDAN CONSTRUCTION</b> 696, CHOWHATI, NETAJI BLOCK,, City:- Not Specified, P.O:- CHOWHATI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 , PAN No.:: ADxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr MANAS DUTTA</b> <b>(Presentant)</b> Son of Late BRAJENDRA KUMAR DUTTA Date of Execution - 13/05/2022, , Admitted by: Self, Date of Admission: 13/05/2022, Place of Admission of Execution: Office	 May 13 2022 12:33PM	 LTI 13/05/2022	<b>Signature</b>  13/05/2022
67, RAMKRISHNANAGAR,, City:- Not Specified, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx9P, Aadhaar No: 54xxxxxxxx1856 Status : Representative, Representative of : SPANDAN CONSTRUCTION (as PARTNER)				
2	<b>Name</b> <b>Mr RAJKUMAR NATH</b> Son of Late PARESH CHANDRA NATH Date of Execution - 13/05/2022, , Admitted by: Self, Date of Admission: 13/05/2022, Place of Admission of Execution: Office	 May 13 2022 12:33PM	 LTI 13/05/2022	<b>Signature</b>  13/05/2022
696, CHOWHATI, NETAJI BLOCK, City:- Not Specified, P.O:- CHOWHATI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0H, Aadhaar No: 88xxxxxxxx6287 Status : Representative, Representative of : SPANDAN CONSTRUCTION (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARTHA PRATIM DAS</b> Son of Late B. C. DAS ALIPORE POLICE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 13/05/2022	 13/05/2022	 13/05/2022
Identifier Of Smt SHEFALI DUTTA, Shri AMIT DUTTA, Mr MANAS DUTTA, Mr RAJKUMAR NATH			



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt SHEFALI DUTTA	SPANDAN CONSTRUCTION-1.75312 Dec
2	Shri AMIT DUTTA	SPANDAN CONSTRUCTION-1.75312 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt SHEFALI DUTTA	SPANDAN CONSTRUCTION-50.00000000 Sq Ft
2	Shri AMIT DUTTA	SPANDAN CONSTRUCTION-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160101206 / 2022

On 13-05-2022

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

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

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

Presented for registration at 12:10 hrs on 13-05-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr MANAS DUTTA .,

**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 17,47,577/-

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

Execution is admitted on 13/05/2022 by 1. Smt SHEFALI DUTTA, Wife of Late RABINDRANATH DUTTA, B-81, ATABAGAN,, P.O: LASKARPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 2. Shri AMIT DUTTA, Son of Late RABINDRANATH DUTTA, B-81, ATABAGAN,, P.O: LASKARPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service

Indetified by Mr PARTHA PRATIM DAS, , Son of Late B. C. DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-05-2022 by Mr MANAS DUTTA, PARTNER, SPANDAN CONSTRUCTION (Partnership Firm), 696, CHOWHATI, NETAJI BLOCK,, City:- Not Specified, P.O:- CHOWHATI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149

Indetified by Mr PARTHA PRATIM DAS, , Son of Late B. C. DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN :-700027, by caste Hindu, by profession Advocate

Execution is admitted on 13-05-2022 by Mr RAJKUMAR NATH, PARTNER, SPANDAN CONSTRUCTION (Partnership Firm), 696, CHOWHATI, NETAJI BLOCK,, City:- Not Specified, P.O:- CHOWHATI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149

Indetified by Mr PARTHA PRATIM DAS, , Son of Late B. C. DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , 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 2,053/- ( B = Rs 2,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,053/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/05/2022 11:59AM with Govt. Ref. No: 192022230026037061 on 13-05-2022, Amount Rs: 2,007/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BR1KXW3 on 13-05-2022, Head of Account 0030-03-104-001-16 Online on 13/05/2022 12:37PM with Govt. Ref. No: 192022230026107751 on 13-05-2022, Amount Rs: 46/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BRINIL1 on 13-05-2022, Head of Account 0030-03-104-001-16

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 21/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 4683, Amount: Rs.5,000/-, Date of Purchase: 12/05/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/05/2022 11:59AM with Govt. Ref. No: 192022230026037061 on 13-05-2022, Amount Rs: 1/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BRIKXW3 on 13-05-2022, Head of Account 0030-02-103-003-02  
Online on 13/05/2022 12:37PM with Govt. Ref. No: 192022230026107751 on 13-05-2022, Amount Rs: 20/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BRINIL1 on 13-05-2022, Head of Account 0030-02-103-003-02



**Tabis Ansari**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 59563 to 59614

being No 160101206 for the year 2022.



*Ansari*

Digitally signed by MOHAMMED TABIS  
ANSARI

Date: 2022.05.13 15:14:00 +05:30

Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/05/13 03:14:00 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)