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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 582191

U.V. R 79,68,869/-

2.10.20
at 2pm
S. 2-12093 62/20

certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

9
District Sub-Registrar,
West 24 Pargana

12 OCT 2020

Signature
Bibhansu Kumar
Biplab Sandan

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 12th day of October, Two Thousand and Twenty (2020),

BETWEEN

22 AUG 2021

136074

Name: Dibyendu Sarkar
Address: _____
Vendor: _____

I. CHAKRABORTY
38, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

Dakshinpara

P.S. Regent/cent
Kol-93

Apr 21
S/o. Late Hira Lal Sij
Station Road Saptagram
P.O. - Bishorpara.
P.S. Nimta.
Kolkata - 700 158
South 24 P.S.
(Business)



District Sub-Registrar
Alipora, South 24 Parganas

22 OCT 2021

SRI DIBYENDU SARDAR
 SRI BIKASHINDHU SARDAR
 SRI BIPLAB SARDAR

1. SRI DIBYENDU SARDAR (PAN – GCWPS6168D, Aadhaar. No. – 9629 3871 2286), 2. SRI BIKASHINDHU SARDAR @ BIKASHINDHU SARDAR (PAN – IDNPS0635B, Aadhaar No. – 7191 9147 8842) & 3. SRI BIPLAB SARDAR (PAN – CYUPS9327L, Aadhaar No. – 7944 5856 6644), all are the sons of Late Late Charu Chandra Sardar, by Occupation – Business, by Faith – Hindu, by Nationality – Indian, all are residing at Dakhin Para, P.O. – Purbaputinary, P.S. – Regent Park, Kolkata – 700093, District – South 24 Parganas, hereinafter known and referred to as the OWNERS (Which terms or expression shall unless repugnant to the context shall deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

M/S. DEEP ENTERPRISE, a sole Proprietorship Firm, having its office at 258, Purbaputinary Dakhin Para, P.O. – Purbaputinary, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas, being represented by its sole proprietor namely SRI SANJOY SAHA (PAN – AZLPS7511A & Aadhaar No. – 8424 4770 9243), son of Late Anil Chandra Saha, Occupation – Business, by Faith – Hindu, by Nationality – Indian, residing at 258, Purbaputinary Dakhin Para, P.O. – Purbaputinary, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas, hereinafter known and called as the DEVELOPER (which terms or expression shall unless repugnant to the context shall deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the present Owner No. 1 herein namely SRI DIBYENDU SARDAR is the absolute lawful owner of ALL THAT piece and parcel of land measuring more or less an area of 01 Cottahs 14 Chittaks 30 Sq.ft., lying and situated at Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian No. – 54, appertaining to R.S.Dag No. – 465, under P.S. – Regent Park, District – South 24 Parganas, A.D.S.R at Alipore, by virtue of a registered Deed of Gift, dated 15/04/2004 and which was registered at the Office of the A.D.S.R at Alipore and was duly recorded in Book No. – I, Volume No. – 99, Pages from 182 to 199, Being No. – 01572, for the Year – 2004.

AND WHEREAS thereafter the present Owner No. 1 herein namely SRI DIBYENDU SARDAR duly mutated his name in the records of the Kolkata Municipal Corporation and the property has been known and numbered as the K.M.C Premises No. – 2244, Purbaputinary Dakhin Para, under the K.M.C Ward No. – 114, vide K.M.C Assessee No. – 31-114-18-2670-4, Kolkata – 700093.

AND WHEREAS thereafter the present Owner No. 1 herein namely SRI DIBYENDU SARDAR duly recorded his name before the Office of the B.L. & L.R., at Mouza – Purba Putiary, under L.R. Khatian No. – 1826, at L.R. Dag No. – 465, P.S. – Regent Park, District – South 24 Parganas and thereafter he duly constructed a brick built tile shaded structure over the said landed property.

AND WHEREAS in pursuance of the above the present Owner No. 1 herein namely SRI DIBYENDU SARDAR became the absolute lawful owner of ALL THAT piece and parcel of land measuring more or less an area of 01 Cottahs 14 Chittaks 30 Sq.ft., TOGETHER WITH a brick built tile shaded structure having an area of 100 Sq.ft. now standing thereon, lying and situated at Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian No. – 54, L.R.Khatian No. – 1826, appertaining to R.S. & L.R.Dag No. – 465, under P.S. – Regent Park, within the limits of the Kolkata Municipal Corporation Ward No. – 114, Premises No. –

SRI BIKASHINDHU SARDAR
 Biplab Sardar

2244, Purbaputitary Dakhin Para, Assessee No. – 31-114-18-2670-4, Kolkata – 700093, District – South 24 Parganas, A.D.S.R at Alipore.

AND WHEREAS the present Owner No. 2 herein namely **SRI BIKASHINDHU SARDAR @ BIKASHINDHU SARDAR** is the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of 02 Cottahs 09 Chittaks 23 Sq.ft., lying and situated at Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian No. – 593, appertaining to R.S.Dag No. – 463, under P.S. – Regent Park, District – South 24 Parganas, A.D.S.R at Alipore, by virtue of a registered Deed of Gift, dated 29/07/2004 and which was registered at the Office of the A.D.S.R at Alipore and was duly recorded in Book No. – I, Volume No. – 197, Pages from 146 to 160, Being No. – 03091, for the Year – 2004.

AND WHEREAS thereafter the present Owner No. 2 herein namely **SRI BIKASHINDHU SARDAR @ BIKASHINDHU SARDAR** duly mutated his name in the records of the Kolkata Municipal Corporation and the property has been known and numbered as the **K.M.C Premises No. – 2255, Purbaputitary Dakhin Para, under the K.M.C Ward No. – 114, vide K.M.C Assessee No. – 31-114-18-2683-2, Kolkata – 700093.**

AND WHEREAS thereafter the present Owner No. 2 herein namely **SRI BIKASHINDHU SARDAR @ BIKASHINDHU SARDAR** duly recorded his name before the Office of the B.L. & L.R., at Mouza – Purba Putiary, under **L.R. Khatian No. – 1825, at L.R. Dag No. – 463, P.S. – Regent Park, District – South 24 Parganas** and thereafter he duly constructed a two storied residential building over the said landed property.

AND WHEREAS in pursuance of the above the present Owner No. 2 herein namely **SRI BIKASHINDHU SARDAR @ BIKASHINDHU SARDAR** became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of 02 Cottahs 09 Chittaks 23 Sq.ft., **TOGETHER WITH** a two storied residential building having total covered of 800 Sq.ft. (Ground Floor, having an area of 500 Sq.ft. and First Floor, having an area of 300 Sq.ft., covered under Asbestos shed) now standing thereon, lying and situated at **Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian No. – 593, L.R.Khatian No. – 1825, appertaining to R.S. & L.R.Dag No. – 463, under P.S. – Regent Park, within the limits of the Kolkata Municipal Corporation Ward No. – 114, Premises No. – 2255, Purbaputitary Dakhin Para, Assessee No. – 31-114-18-2683-2, Kolkata – 700093, District – South 24 Parganas, A.D.S.R at Alipore.**

AND WHEREAS the present Owner No. 3 herein namely **SRI BIPLAB SARDAR** is the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of 01 Cottahs 14 Chittaks 30 Sq.ft., lying and situated at Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian No. – 54, appertaining to R.S.Dag No. – 465, under P.S. – Regent Park, District – South 24 Parganas, A.D.S.R at Alipore, by virtue of a registered Deed of Gift, dated 15/04/2004 and which was registered at the Office of the A.D.S.R at Alipore and was duly recorded in Book No. – I, Volume No. – 101, Pages from 237 to 254, Being No. – 01610, for the Year – 2004.

AND WHEREAS thereafter the present Owner No. 3 herein namely **SRI BIPLAB SARDAR** duly mutated his name in the records of the Kolkata Municipal Corporation and the property has been

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the charge of such constructional and/or development works at the below Scheduled property at its costs, expenses and efforts.

AND WHEREAS the Developer herein, who has earned sufficient goodwill in the business of land promotion and development, being agreed with said proposal of the land Owners and agreed to develop the below scheduled property and to erect a building which will be made as thereon in terms of the sanctioned building plan at its own costs, expenses and efforts and in pursuance to the above, the parties herein have entered into this Agreement in between them on the following terms and conditions:-

-:: NOW THIS AGREEMENT WITNESSES ::-

ARTICLE : I

DEFINITIONS : For proper clarification and understanding of this presents the following terms which have already been used for several times and will come number of times hereinafter shall always mean and include.

SAID PROPERTY : Shall always mean and include **ALL THAT** piece and parcel of bastu land measuring an area of more or less **06 Cottahs 06 Chittaks 38 Sq.ft., TOGETHER WITH** brick built Kuccha and Pucca structure, having total covered area of **1800 Sq.ft.** with cemented floor finished (Ground Floor – having an area of 1000 Sq.ft. covered under Pucca Roof and 100 Sq.ft. covered under Tile Shed; First Floor – having an area of 700 Sq.ft. covered under Asbestos shed) now standing thereon, lying and situated at **Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian Nos. – 54 & 593, L.R.Khatian Nos. – 1825, 1826 & 1827, appertaining to R.S. & L.R.Dag Nos. – 463 & 465, under P.S. – Regent Park, within the limits of the Kolkata Municipal Corporation Ward No. – 114, Premises No. – 2244, Purbaputiary Dakhin Para, Assessee No. – 31-114-18-2670-4, Kolkata – 700093, District – South 24 Parganas, A.D.S.R at Alipore, morefully and particularly described in the Schedule hereunder written.**

PROPOSED BUILDING MEANS : The proposed multistoried building to be constructed upon the below Scheduled property as per the building plan to be sanctioned by the competent authority of the Kolkata Municipal Corporation.

FLAT/APARTMENT MEANS : The unit of a self-contained compact accommodation of the said Building for residential purpose having one or more rooms along with separate Kitchen, separate bath and privy and separate balcony with all modern amenities and facilities to use and enjoy the same exclusively and without any interruption from others, along with access and right to ingress and egress to and from the main entrance and public road. The rooms, Kitchen, bath cum privy, balcony shall have partition for separation from each other by pucca walls with necessary doors and windows.

PLAN OR MAP SHALL MEANS : The building plan duly sanctioned by the Kolkata Municipal Corporation in respect of the proposed building/buildings and shall include all such Modification or alternation as may be made by the developer from time to time when required (Subject to further sanction and/or regularization by the competent authority of the KMC).

Bikashindhu Sardar
 Dibyendu Sardar
 Biplob Sardar

OWNERS MEAN : 1. SRI DIBYENDU SARDAR, 2. SRI BIKASINDHU SARDAR @ BIKASHINDHU SARDAR & 3. SRI BIPLAB SARDAR, all are the sons of Late Late Charu Chandra Sardar, by Occupation – Business, by Faith – Hindu, by Nationality – Indian, all are residing at Dakhin Para, P.O. – Purbaputariy, P.S. – Regent Park, Kolkata – 700093, District – South 24 Parganas

DEVELOPER MEANS : M/S. DEEP ENTERPRISE, a sole Proprietorship Firm, having its office at 258, Purbaputariy Dakhin Para, P.O. – Purbaputariy, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas, being represented by its sole proprietor namely SRI SANJOY SAHA, son of Late Anil Chandra Saha, Occupation – Business, by Faith – Hindu, by Nationality – Indian, residing at 258, Purbaputariy Dakhin Para, P.O. – Purbaputariy, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas.

ARCHITECT : Architect shall mean any qualified person or persons or firm or firms of LBS appointed or nominated by the Developer as the Architect of the building / buildings to be constructed upon the said property.

SPECIFICATIONS AND AMENITIES : Shall mean materials and specifications as may be recommended by the Architect for the construction of the building Amenities means – All fittings as described in the annexure and will be provided by the developer in those flats under Reserve Portion.

COMMON / SERVICE AREA SHALL MEAN :

- i. Staircase and Staircase landing on all floors.
- ii. Common passage including main entrance leading to lobbies on the ground floor.
- iii. Water pumps, overhead water tanks, semi underground water reservoirs, water pipes, septic tank, all rain water pipes and all other common plumbing installations and sanitary installations.
- iv. Common electric meter room, common electrical wiring, fittings and fixtures,
- v. Drainage and sewers.
- vi. Boundary walls and main gates.
- vii. Such other common parts, areas, equipments, fittings, installations, fixtures and spaces in or about the said building as necessary for passage to or user and occupancy of the said units in common and as may be specified and/or terrace and areas.
- viii. Roof on the top floor.

OWNER'S ALLOCATION : The Owners shall get 45% of the total F.A.R of the proposed multistoried building (Ground Floor :- 45% of the total Car Parking area; First Floor:- One Flat from the South-Western side and One Flat from the North-Western side, Second Floor:- One Flat from the North-Western side & Third Floor:- One Flat from the South-Western side and One Flat from the North-Western side) as per sanctioned building plan to be sanctioned by the K.M.C. TOGETHERE WITH undivided, undemarcated, impartible, proportionate share and/or interest of the vacant land and the land underneath the building along with all easement rights, liberties and privileges and with all common amenities and facilities whatsoever of the said proposed building of the said property as mentioned hereunder written in the Schedule below.

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The Owners will also get an refundable amount of Rs.8,50,000/- (Rupees Eight Lakh Fifty Thousand) only, which will be refunded without interest.

DEVELOPER'S ALLOCATION : The Developer shall get remaining 55% of the total F.A.R of the proposed multistoried building as per sanctioned building plan to be sanctioned by the K.M.C. TOGETHERE WITH undivided, undemarcated, impartible, proportionate share and/or interest of the vacant land and the land underneath the building along with all easement rights, liberties and privileges and with all common amenities and facilities whatsoever of the said proposed building of the said property as mentioned hereunder written in the Schedule below outside the Owner's Allocation.

TAX LIABILITIES : The Owners will not be liable to pay the tax liability in respect of selling the Flats, space/spaces under the Developer's Allocation.

INSPECTION OF THE CONSTRUCTION : The Owners shall have the right and liberty to inspect the construction work of the project building. If any inferior quality building materials is detected by the Owners, the same shall be replaced by the standard good quality of building materials by the Developer.

RESERVED PORTION SHALL MEAN : Owner's Allocation

INTENDING BUYERS SHALL MEAN : All the persons, firm, organizations who is/are interested to purchase any flat/flats and any other space/s of the said proposed multistoried building only from the developer's allocation.

UNAVOIDABLE CIRCUMSTANCES SHALL MEAN : Unnatural calamities, war, riot, earthquakes, civil disorder, political unrest etc. generally termed as "Act of God" or Force Measure by which the construction work of the proposed building can be disturbed, stopped or suspended for a considerable time.

ARTICLE : II

DEVELOPER'S OBLIGATIONS : That it is agreed by and between the parties herein that the developer shall be entitled to construct a building upon the said property by its own fund and resources or by any other funds procured by taking advance from the intending buyers, who is willing to purchase any flat in the said building or borrowing finance from any Bank and/or any Financial Institution by mortgaging the Flat of the Developer's Allocation in question for development provided the developer fulfill the following obligations towards the land Owners :-

- a) That the Developer will construct the proposed building upon the said property strictly as per building plan to be duly sanctioned by the Kolkata Municipal Corporation.
- b) That the developer shall have to maintain the proper sizes/specification as per building plan and also as per advice of the Architect.
- c) That the developer shall have to appoint a professional civil Engineer or L.B.S or firm as Architect to supervise the construction of the building/buildings.

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- d) That the entire costs and expenses for the construction work of the proposed building and development work of the said land as well as preparation of plan and sanction will be borne by the Developer and the Developer shall not claim or demand in any part of the said expenses from the Owners herein.
- e) That after completion of the proposed building, the Developer shall deliver the possession of the Flats and Car Parking Spaces under the Owner's Allocation to the Owners herein. Thereafter the Developer shall acquire the right to sell the Flats and Car Parking Spaces of the proposed building under the Developer's Allocation to the different byers together with proportionate share and interest of the land.
- f) That after giving lawful physical possession of the Flats and Car Parking Spaces under the Owner's Allocation in favour of the Owners herein, the Developer shall acquire the right to sell the Flats and Car Parking Spaces of the proposed building under the Developer's Allocation to the different byer/s and to fix up consideration value for the same in favour of such byer/s and to enter into Agreement for Sale with such byer/s to receive part price or full consideration money from such byer/s under the terms and conditions as the Developer shall think fit and proper and on receipt of the full payment for the concerned Flat/s from the byer/s, the Developer shall execute Deed of Conveyance/s in favour of the byer/s transferring the Flat/s in his/her/their favour and in such Deed the Developer shall join as Confirming Party.
- g) That developer shall start the construction work of the building and shall complete the same in terms of the building plan to be sanctioned by the Kolkata Municipal Corporation within next **24 months** from the date of obtaining the sanction plan and to hand over lawful physical possession of the flats under Owner's Allocation in favour of the land Owners within the said period of **24 months** without any more delay in any manner whatsoever. It is to be noted herein that the time, as mentioned in this paragraph shall be the essence of this contract.
- h) However, if there is any genuine cause for delay in completion of the building, the period of handing over the possession may be extended for further 6 (six) months upon request of the Developer. No further time beyond 6 (Six) months shall be allowed without the written consent of the Land Owners.
- i) That the Developer shall have no right or shall not be entitled to sell, transfer and/or encumber the flats under the Owner's Allocation.
- j) That the Developer shall act as an independent contractor in constructing the building and undertake to keep the land Owners indemnified from time to time about all third party claims and actions arising out of any act of commission or accident such as loss of life of labourers, mistries and allied natures or things relating to the construction of the proposed building.
- k) That Developer shall be responsible to fulfill all the above mentioned obligations towards the land Owners, failing which the land Owners have every option to claim and/or cancel or rescind the present agreement.
- l) That the Owners shall not be liable with regard to the nature of construction of the proposed building and also for any financial transaction with the Third Parties.
- m) That with the execution of the said Development Agreement the Land Owners herein also have been agreed to execute a Registered Development Power of Attorney in favour of the Developer, appointing the Developer as their lawful Constituted Attorney empowering and entrusting him upon all the rights, liberties and authorities in respect of the schedule property (together with the right of selling of the flats of the proposed building except Owners'

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- g) That after completion of the building the Developer will hand over the possession certificate in respect of the share of the Owners as per built-up area measurement.

ARTICLE – IV

:: LAND OWNER'S OBLIGATIONS AND PRIVILEGES ::

- a) That the land Owners do hereby declare that they have absolute right, title and interest upon the said landed property and do hereby further declare that the said property morefully described in the Schedule below is free from all encumbrances, disputes, litigations and in the mean time they have not received any notice and notices to the effect that the said land is affected by any scheme of the Government of West Bengal or of Kolkata Municipal Corporation and/or any other statutory body at the time of signing of this Agreement. So, being satisfied about the marketable title of the said property and the same is free from all encumbrances of the property, the Developer herein has entered into this Agreement.
- b) That the Land Owners shall at the time of execution of this presents, deliver all the Original Documents regarding the title of the land, other papers and documents against proper receipts from the Developer.
- c) That the Land Owners shall not be entitled in any way to interfere with the management of the construction of the proposed building and in the matter of transfer of the flats or spaces of the building to the intending buyer, but shall have absolute right & authorities to inspect the main structural part of the building as well as construction of Owner's portion from time to time and also get it checked by any Engineer or specialized person and any defect or deviation would be removed by the Developer.
- d) That the land Owners shall not be required to share or pay cost of construction of the land Owners' allocation which will be solely borne by the Developer.
- e) That in the event, if a Co-operative Society and/or Association be formed, the Land Owners shall become the member of the said Society and/or Associations as the case may be and shall be liable to pay and bear proportionate maintenance charges, as well as services charges and Municipal taxes in respect of their allocation and for maintenance of the common areas, facilities etc.
- f) The land Owners shall have the right to sell, transfer the flats and Car Parking Spaces under their allocation to any third party as per their own discretion. The Developer shall have no interference to that effect in any manner whatsoever.

ARTICLE – V

:: CANCELLATION AND ARBITRATION ::

- a) All communication in the form of letter, notice, correspondence from/to either of the parties will be made to the address written in the 1st page of this present and will be communicate by postal service or personal peon services and letter, notice served upon either of the parties by other.
- b) The court within District 24 Parganas (South) shall have the jurisdiction to entertain and try in accordance with the law, suit and proceedings arising out of this Agreement.
- c) Both the parties do hereby undertake to co-operate with each other in all respect to materialize the said development project within the stipulated time of 24 months from the

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date of obtaining sanction building plan duly sanctioned by the Kolkata Municipal Corporation. Due to unavoidable circumstances, if there is any delay, another 6 (six) months shall be allowed to the Developer for completion of construction. There shall not be any further delay beyond 6(six) months.

ARTICLE - VI

:: DETAILS OF WORKS AND STANDARD OF MATERIALS ::

1. **STRUCTURE AND FOUNDATION** : The building is designed of R.C.C. foundation and R.C.C framed structure.
2. **WALLS** : All the external walls shall be 200mm. thick brick wall with both side cement plaster. All internal walls shall be 125mm. & 75mm. thick brick wall with both side cement plaster.
3. **DOORS** : All door frames shall be of Sal wood or equivalent with two coats of wooden primer. All door shutters shall be of flash type doors. Bathroom doors and frames, kitchen doors and frames will be of P.V.C.
4. **WINDOWS** : All windows shall be of Aluminium channel windows In M.S. Section Integrated Grill with two coats of synthetic enamel paint finish over a coat of red oxide paint.
5. **FLOORING** : Floors of all the rooms, kitchens, toilets, lobbies and verandahs /balconies will be finished with standard quality white marbles, skirting will be 100mm. high. Walls of the toilets shall have 1800mm. high glazed tiles on all the sides. Kitchens shall have 1200mm. high glazed tiles from the top of the black stone cooking table along with a stainless steel sink.
6. **INTERNAL WALL FINISH** : All internal walls and ceilings of the rooms, kitchens, toilets, lobbies and verandahs/balconies shall be finished with good quality wall putty.
7. **EXTERNAL PAINTING** : All external walls will be painted with two coats of Cement paint of standard quality.
8. **SANITARY & PLUMBING** : All internal horizontal soil and waste water pipe line shall be 50mm. & 100mm. dia. P.V.C pipes. All the vertical Soil, vent and waste pipes shall be of 50mm. and 100mm. dia. P.V.C pipes and exposed to walls. All the rain water pipes shall be 100mm. dia. P.V.C pipes. All the water supply pipe lines shall be exposed to walls. Each toilet will be provided with one no. of white European style commode with low down cistern. All bath room fittings such as stop cock, bib cock, pillar cock, shower fittings etc. will be of Nickeling steel.
9. **ELECTRIFICATION** : All the internal wiring shall be concealed in P.V.C conduit, all wires shall be of I.S.I marked copper wire. All switch boards will be M.S. flush with walls with Acrylic cover. All switches will be of good quality I.S.I mark. Each Bed Room shall be provided 2 Nos. Light Point + 1 No. Fan Point + 1 No. 5 Amp. Plug Point; each Kitchen

Biswanath Ghosh
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 Alipab Sarda

shall be provided 1 No. Light Point + 1 No. Exhaust Fan Point + 1 No. 15 Amp. Plug Point; each Toilet shall be provided 1 No. Light Point + 1 No. Exhaust Fan Point + 1 No. Geyser Point; each Drawing/Dining space shall be provided 2 Nos. Light Point + 1 No. Fan Point + 1 No. Calling Bell Point + 1 No. 5 Amp. Plug Point. Each Verandah/Balcony shall be provided 1 No. Light Point; Light Points at the each Stair Landing; 1 No. A.C. Point will be provided in any one Bed Room. Separate Meter for the Pump, Staircase, Rooftop and Main Gate.

10. WATER SUPPLY

: Each Flat will be provided water supply line from the overhead Water tank, which shall be filled up by the water pump from the semi-underground water reservoir.

11. GENERAL

: All the internal approach roads/passages shall be of P.C.C. 125mm. thick brick boundary wall upto the height of 5 ft. with both side cement plaster and paint. One Main Gate will be provided. Cost of Main Electric Meter connection will proportionately be borne by the present Owners herein.

:-: SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-:

ALL THAT piece and parcel of bastu land measuring an area of more or less 06 Cottahs 06 Chittaks 38 Sq.ft., TOGETHER WITH brick built Kuccha and Pucca structure, having total covered area of 1800 Sq.ft. with cemented floor finished (Ground Floor – having an area of 1000 Sq.ft. covered under Pucca Roof and 100 Sq.ft. covered under Tile Shed; First Floor – having an area of 700 Sq.ft. covered under Asbestos shed) now standing thereon, lying and situated at Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian Nos. – 54 & 593, L.R.Khatian Nos. – 1825, 1826 & 1827, appertaining to R.S. & L.R.Dag Nos. – 463 & 465, under P.S. – Regent Park, within the limits of the Kolkata Municipal Corporation Ward No. – 114, Premises No. – 2244, Purbaputariy Dakhin Para, Assessee No. – 31-114-18-2670-4, Kolkata – 700093, District – South 24 Parganas, A.D.S.R. at Alipore, TOGETHER WITH all easement rights and appurtenances thereto of the said property, and the same is butted and bounded as follows :-

On the North : By land under R.S.Dag No. 400 & 8'-0" wide K.M.C Road.

On the South : By 12'-0" wide common passage & by the property of Biswanath Ghosh.

On the East : By the property of Arun Poddar & by the property of Sk. Sukhchand.

On the West : By 8'-0" wide K.M.C Road, by land under R.S.Dag No. 400

& by 12'-0" wide common passage.

গোবিন্দ চন্দ্র সেন
Dibyendu Chakrabarty
Biplab Sarda

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

WITNESSES:

1) APV SIV
Station Road, Saptagram,
Kolkata - 700158

2) Animesh Chakrabarty
Natalpally
Kolkata - 700093

গোবিন্দ চন্দ্র সেন
Dibyendu Chakrabarty
Biplab Sarda.

SIGNATURE OF THE LAND OWNERS

Drafted by me :

Kanchan Chatterji
F-129/525/99

DEEP ENTERPRISE
Sanjoy Saha
Proprietor

SIGNATURE OF THE DEVELOPER

Advocate,
Alipore Police Court
Kolkata - 700027.

Computerized Print by
Animesh Chakrabarty
Animesh Chakrabarty

-: MEMO OF THE CONSIDERATION :-

RECEIVED a sum of Rs.8,50,000/- (Rupees Eight Lakh Fifty Thousand) only by the Owners herein in terms of this agreement in presence of the following witnesses and in the following manners:-

DATE	CASH/CHEQUE NO.	BANK & BRANCH	AMOUNT
05/10/2020	By Cheque No. 000072	HDFC Bank/Haridevpur Br.	Rs.3,50,000/-
05/10/2020	By Cheque No. 000073	HDFC Bank/Haridevpur Br.	Rs.3,50,000/-
05/10/2020	By Cash	-----	Rs.1,50,000/-
Total =			Rs.8,50,000/-

(Rupees Eight Lakh Fifty Thousand only)

WITNESSES:

1) Apur Sil
40 - Late Hira Lal Sil
Station Road, Saplagiri
P.O. Bishorpara, P.S. Nivola
Kolkata - 700158

2) Anish Chatterjee
Natalpally
Kolkata - 700293

Prasanna Kumar
Dibyendu Kumar
Biplab Sarda.

SIGNATURE OF THE LAND OWNERS



Siby

left hand					
right hand					

Name ..DIBYENDU..SARDAR

Signature *Dibyendu Sardar*

Thumb 1st finger Middle Finger Ring Finger Small Finger



Bikas

left hand					
right hand					

Name ..BIKASHINDHU..SARDAR @ BIKASHINDHU SARDAR

Signature *Bikashindhu Sardar*

Thumb 1st finger Middle Finger Ring Finger Small Finger



Biplab

left hand					
right hand					

Name ..BIPLAB..SARDAR

Signature *Biplab Sardar*

Thumb 1st finger Middle Finger Ring Finger Small Finger



Saha

left hand					
right hand					

Name ...SANJOY..SAHA.....

Signature *Sanjoy Saha*

आयकर विभाग

INCOME TAX DEPARTMENT

DIBYENDU SARDAR

CHARU SARDAR

08/09/1967

Permanent Account Number

GCWFS6158D

Signature



भारत सरकार

GOVT. OF INDIA



Dibyendu Sardar



ভারত সরকার
Unique Identification Authority of India
Government of India

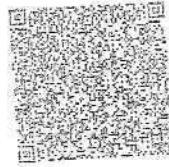
ভালিকাঙ্কিত আই ডি/Enrollment No.: 1040/19701/60197

To
 দিবেন্দু সর্দার
 Dibyendu Sardar
 PURBA PUTIARY, DAKSHIN PARA
 Purba Putiary S.O
 Purba Putiary Kolkata
 West Bengal 700093

10059474



MN160594746DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6422 0213 9070

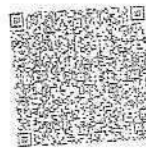
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



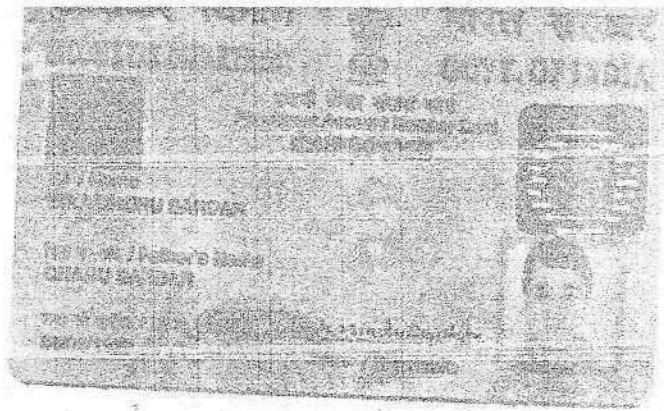
দিবেন্দু সর্দার
 Dibyendu Sardar
 পিতা : চরু সর্দার
 Father : CHARU SARDAR
 জন্ম সাল / Year of Birth : 1970
 পুরুষ / Male



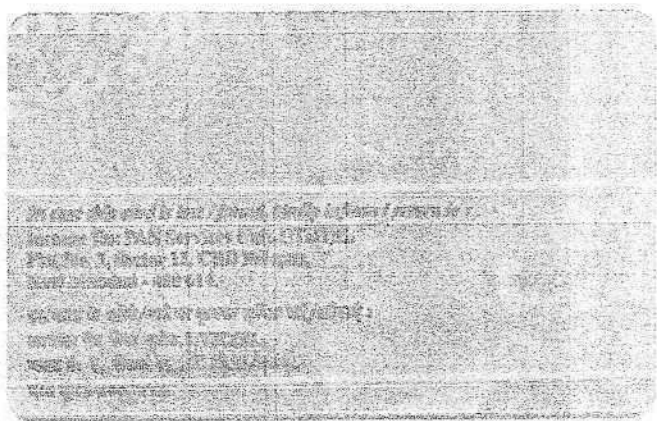
6422 0213 9070

আধার - সাধারণ মানুষের অধিকার

Dibyendu Sardar



1. 2000/01/25
2. 2000/01/25





ভারত সরকার

Unique Identification Authority of India

Government of India

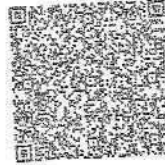
ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19701/60206

To
বিকাসিন্দু সরদার
BIKASINDHU SARDAR
PURBA PUTIARY, DAKSHIN PARA
Purba Putlary S.O
Purba Putlary Kolkala
West Bengal 700093

16038204



MN160585041DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4922 4875 6997

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



বিকাসিন্দু সরদার
BIKASINDHU SARDAR
পিতা : চারু সরদার
Father : CHARU SARDAR
জন্ম সাল / Year of Birth : 1980
পুরুষ / Male





4922 4875 6997

আধার - সাধারণ মানুষের অধিকার

বিকাসিন্দু সরদার

आयकर विभाग
INCOME TAX DEPARTMENT
BIPLAB SARDAR
CHARUCHANDRA SARDAR
04/11/1974
Permanent Account No. For
CYUPS9327L
Signature
Biplab Sardar

भारत सरकार
GOVT. OF INDIA



Biplab Sardar.



ভারত সরকার
 Unique Identification Authority of India
 Government of India

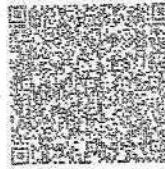
জনসংস্কৃতির আইডি / Enrollment No. : 1040/19701/60204

To
 Biplab Sardar
 বিপ্লব সর্দার
 29/10/2012 PURBA PUTIARY, DAKSHIN PARA
 Purba Putiary S.O
 Purba Putiary, Kolkata
 West Bengal - 700093



KL194075100DF

19407510



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9017 6661 4186

আধার - সাধারণ মানুষের অধিকার



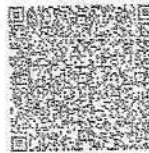
ভারত সরকার
 GOVERNMENT OF INDIA



বিপ্লব সর্দার
 Biplab Sardar
 পিতা: চরু চন্দ্র সর্দার
 Father: CHARU CHANDRA SARDAR

জন্ম সাল/Year of Birth: 1974
 লিঙ্গ / Male

9017 6661 4186



আধার - সাধারণ মানুষের অধিকার

Biplab Sardar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJOY SAHA
ANIL CHANDRA SAHA
17/11/1974

Permanent Account Number

AZLPS7511A

Sanjoy Saha

Signature



Sanjoy Saha



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

তালিকাভুক্তির নম্বর/ Enrolment No.: 1178/24199/00988

To
 সঞ্জয় সাহা
 Sanjoy Saha
 S/O Late. Anil Chandra Saha
 00
 DAKSHIN PARA
 KOLKATA
 NEAR NABIN SATHI CLUB
 Purba Putiary
 Purba Putiary
 South 24 Parganas West Bengal - 700093
 9830485589

Download Date: 11/10/2017

Generation Date: 07/10/2017

Signature valid

Digitally signed by
 ANIL CHANDRA SAHA
 DN: c=IN, o=UNIQUE IDENTIFICATION
 AUTHORITY OF INDIA, ou=CA, email=anil@uidai.gov.in, cn=ANIL CHANDRA SAHA



আপনার আধার সংখ্যা / Your Aadhaar No. :

8424 4770 9243

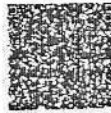
আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



সঞ্জয় সাহা
 Sanjoy Saha
 জন্ম তারিখ/DOB: 17/11/1974
 পুরুষ/ MALE



8424 4770 9243

আমার আধার, আমার পরিচয়



Government of India



তথ্য

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

INFORMATION

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

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



ভারতীয় বিনিয়োগ পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

Address:

S/O Late. Anil Chandra Saha, 00,
 DAKSHIN PARA, NEAR NABIN
 SATHI CLUB, KOLKATA, Purba
 Putiary, South 24 Parganas,
 West Bengal - 700093

ঠিকানা:

S/O লেট. অনিল চন্দ্র সাহা, ০০, দক্ষিণ
 পাড়া, নবীন সাথী ক্লাবের নিকটে,
 কোলকাতা, পূর্ব পুতিয়ারী, দক্ষিণ ২৪
 পুরগনা,
 পশ্চিম বঙ্গ - 700093

8424 4770 9243

Sanjoy Saha



ভারত সরকার

Government of India



অপু শীল

Apu Sil

পিতা : হিরালাল শীল

Father : Hiralal Sil

জন্মতারিখ / DOB: 14/09/1986

পুরুষ / Male



4469 7741 7972

আধার - সাধারণ মানুষের অধিকার

Apu Sil



ঠিকানা: সপ্তগ্রাম স্টেশন রোড
বিশারপাড়া, নর্থ দমদুম (এম), বিরাতী
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ

ভারতীয় বিসিটি পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address: SAPTAGRAM
STATION ROAD,
BISHARPARA, North
Dumdum (m), North 24
Parganas, Birati, West
Bengal, 700051

4469 7741 7972

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-011112275-8
GRN Date: 10/10/2020 14:28:07
BRN : 6285289639616
SBI ePay txn No. : 202841962468

Payment Mode : Net Banking-SELF
Payment Gateway SBI EPay-HDFC Retail Bank
BRN Date: 10/10/2020 14:29:12
SBI ePay txn Date. 10/10/2020 14:28:34

DEPOSITOR'S DETAILS

Name : ANIMESH CHAKRABORTY Id No. : 2001209362/4/2020
Contact No. null
E-mail : Mobile No. +91 8777317991
Address : NATUNPALLY KOLKATA 700093
User Type : Solicitor firm

Query Year

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001209362/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	8521
2	2001209362/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	9921
Total Amount				18442

In Words : Rupees Eighteen Thousand Four Hundred Forty Two Only.

Major Information of the Deed

Deed No :	I-1601-01306/2020	Date of Registration	12/10/2020
Query No / Year	1601-2001209362/2020	Office where deed is registered	
Query Date	26/09/2020 5:22:42 PM	1601-2001209362/2020	
Applicant Name, Address & Other Details	ANIMESH CHAKRABORTY NATUNPALLY, Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700093, Mobile No. : 9433213624, Status : Solicitor firm		
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 : 8,50,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 79,68,869/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 8,553/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






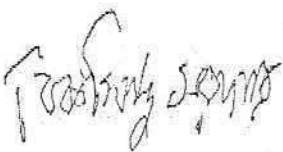



District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purba Putiary Dakshin Para, , Premises No: 2244, , Ward No: 114 Pin Code : 700093

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	6 Katha 6 Chatak 38 Sq Ft	1/-	69,78,869/-	Width of Approach Road: 12 Ft.,
Grand Total :				10.6058Dec	1/-	69,78,869 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1700 Sq Ft.	1/-	9,60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1800 sq ft	2/-	9,90,000 /-	



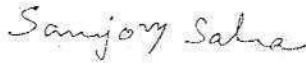
and Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DIBYENDU SARDAR Son of Late CHARU CHANDRA SARDAR Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office	 12/10/2020	 LTI 12/10/2020	 12/10/2020
DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GCxxxxxx8D, Aadhaar No: 64xxxxxxxx9070, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr BIKASINDHU SARDAR, (Alias: Mr BIKASHINDHU SARDAR) Son of Late CHARU CHANDRA SARDAR Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office	 12/10/2020	 LTI 12/10/2020	 12/10/2020
DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: IDxxxxxx5B, Aadhaar No: 49xxxxxxxx6997, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr BIPLAB SARDAR (Presentant) Son of Late CHARU CHANDRA SARDAR Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office	 12/10/2020	 LTI 12/10/2020	 12/10/2020
DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CYxxxxxx7L, Aadhaar No: 90xxxxxxxx4186, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEEP ENTERPRISE 258, PURBAPUTIARY DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 , PAN No.:: AZxxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJOY SAHA Son of Late ANIL CHANDRA SAHA Date of Execution - 12/10/2020, , Admitted by: Self, Date of Admission: 12/10/2020, Place of Admission of Execution: Office			
		Oct 12 2020 2:36PM	LTI 12/10/2020	12/10/2020
258, PURBAPUTIARY DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx1A, Aadhaar No: 84xxxxxxxx9243 Status : Representative, Representative of : DEEP ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr APU SIL Son of Late HIRALAL SIL STATION ROAD, SAPTAGRAM, P.O:- BISHORPARA, P.S:- Nimta, District:- North 24-Parganas, West Bengal, India, PIN - 700158			
	12/10/2020	12/10/2020	12/10/2020
Identifier Of Mr DIBYENDU SARDAR, Mr BIKASINDHU SARDAR, Mr BIPLAB SARDAR, Mr SANJOY SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DIBYENDU SARDAR	DEEP ENTERPRISE-3.53528 Dec
2	Mr BIKASINDHU SARDAR	DEEP ENTERPRISE-3.53528 Dec
3	Mr BIPLAB SARDAR	DEEP ENTERPRISE-3.53528 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DIBYENDU SARDAR	DEEP ENTERPRISE-566.66666700 Sq Ft
2	Mr BIKASINDHU SARDAR	DEEP ENTERPRISE-566.66666700 Sq Ft
3	Mr BIPLAB SARDAR	DEEP ENTERPRISE-566.66666700 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr DIBYENDU SARDAR	DEEP ENTERPRISE-33.33333300 Sq Ft
2	Mr BIKASINDHU SARDAR	DEEP ENTERPRISE-33.33333300 Sq Ft
3	Mr BIPLAB SARDAR	DEEP ENTERPRISE-33.33333300 Sq Ft

On 12-10-2020

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 14:00 hrs on 12-10-2020, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr BIPLAB SARDAR , 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 79,68,869/-

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

Execution is admitted on 12/10/2020 by 1. Mr DIBYENDU SARDAR, Son of Late CHARU CHANDRA SARDAR, DAKHIN PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Business, 2. Mr BIKASINDHU SARDAR, Alias Mr BIKASHINDHU SARDAR, Son of Late CHARU CHANDRA SARDAR, DAKHIN PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Business, 3. Mr BIPLAB SARDAR, Son of Late CHARU CHANDRA SARDAR, DAKHIN PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Business

Indetified by Mr APU SIL, , , Son of Late HIRALAL SIL, STATION ROAD, SAPTAGRAM, P.O: BISHORPARA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700158, by caste Hindu, by profession Business

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

Execution is admitted on 12-10-2020 by Mr SANJOY SAHA, PROPRIETOR, DEEP ENTERPRISE (Sole Proprietorship), 258, PURBAPUTIARY DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093

Indetified by Mr APU SIL, , , Son of Late HIRALAL SIL, STATION ROAD, SAPTAGRAM, P.O: BISHORPARA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700158, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,553/- (B = Rs 8,500/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 8,521/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/10/2020 2:29PM with Govt. Ref. No: 192020210111122758 on 10-10-2020, Amount Rs: 8,521/-, Bank: SBI EPay (SBIePay), Ref. No. 6285289639616 on 10-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 9,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 136074, Amount: Rs.100/-, Date of Purchase: 22/08/2020, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/10/2020 2:29PM with Govt. Ref. No: 192020210111122758 on 10-10-2020, Amount Rs: 9,921/-, Bank: SBI EPay (SBIePay), Ref. No. 6285289639616 on 10-10-2020, Head of Account 0030-02-103-003-02

Maitreyee Ghosh

Maitreyee Ghosh

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 1601-2020, Page from 63260 to 63294
being No 160101306 for the year 2020.



Digitally signed by MAITREYEE GHOSH
Date: 2020.10.15 16:14:59 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2020/10/15 04:14:59 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)