

08/07/22

P. 8009/22

भारतीय गैर न्यायिक

पचास
रुपये
₹.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

18/07/2022
Q-2001921863/2022

पश्चिम बंगाल राज्य सरकार
पश्चिम बंगाल न्यायिक न्यायपालिका
पश्चिम बंगाल न्यायिक न्यायपालिका

AE 732238
District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alloore, South 24 Parganas
18 JULY 2022

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this 18th day of July, 2022 **BETWEEN** (1) **SRI DILIP KUMAR VERMA** (Having Pan - AEFPV2812Q ; Aadhaar No. 7218 5988 3150 ; son of Sri Radhe Verma , by faith - Hindu , by Nationality. - Indian; by Occupation- Business, residing at Premises No. 61/1B, B.L. Saha Road , 3rd Floor , Flat No- 9 , P.O. - Alipore , P.S - Behala , Kolkata - 700 053, (2) **SRI VIDYA SAGAR SINGH** , son of Late Murli Dhar Singh (having Pan - ATTPS0036J ; Aadhar No. 3129 7426 0031, son of Late Murli Dhar Singh , by faith - Hindu, by Nationality - Indian ; by Occupation- Business, residing at Premises No. 61/1B, B.L. Saha Road, 4th Floor, Flat No-13, P.O- Alipore, P.S- Behala, Kolkata- 700 053, hereinafter jointly and collectively called and referred to as the **"OWNERS"** (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs , representatives and/or successor or successor-in-office and assigns) of the **FIRST PART**,

13260

- 8 JUL 2022

No.....Rs. **50/-** Date.....

Name:.....

S. K. Dutta

Address:.....

Advocate

Vendor:.....

Alipur Police Court
Kolkata-27

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Koi-27

(Handwritten signature)



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District Sub-Registrar-IV
Registrar U/37 (2) of
Registration 1968
Alipore, South 24 Parganas
18 JUL 2022

Identified by me
Subo Kumar Dutta
Adv
Alipore Police Court
Koi-27

:: 2 ::

A N D

M/S. ANUPAM GUHA & ASSOCIATES, a Proprietorship Firm having its registered office at Premises No. 98 B, N.S.C. Bose Road, Police Station – Netaji Nagar, P.O. Regent Park, Kolkata – 700 040 represented by its Proprietor Sri Anupam Guha son of Late Sukharanjan Guha, (having Pan No. AGJPG0760G and Aadhaar Card no. 205540033591, by occupation - Business, by Faith – Hindu, residing at Premises No. 5/17, Netaji Nagar, P. S. – Netaji Nagar, P.O. Regent Park, Kolkata-700 040 , hereinafter be referred to as the “**DEVELOPER**” (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, executors, legal representatives administrators and assigns) of the **SECOND PART** ;

A N D

DILIP ENTERPRISE , a Sole Proprietorship Firm having its registered office at Premises No. 84, Chirantani Park, Post Office- Bansdrani, Police Station – Regent Park, Kolkata – 700 070, District – South 24 Pgs, represented by its sole Proprietor SRI DILIP DUTTA, (having PAN- AIBPD5540R), , Aadhaar No. 5890 0072 6333 son of Late Chittaranjan Dutta , by Faith – Hindu , By Nationality- Indian, by Occupation – Business, residing at Sree Apartment , 1st Floor , Flat No-06, Premises No. 84, Chirantani Park, Sreekanan, Post Office – Bansdrani, Police Station- Regent Park, Kolkata- 700 070, District- 24 Parganas , hereinafter be referred to as the “**CONFIRMING PARTY**” (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include its legal representatives and/or successor or successor-in-office and assigns) of the **OTHER PART** ;

WHEREAS, on 13th March 2006, one Mrinal Kanti Roy sold transferred and conveyed all that piece and parcel of Danga and Bastu balance land measuring about 5 Cottahs 12 Chittaks 30 Sq. ft. more or less out of which 2 cottahs 3 Chittaks 41 Sq. Ft. appertaining to R.S. NO 334, Touzi No -18, J.L No- 31, Mouza – Ramchandrapur ,Pargana – Magura , under Joka I Gram Panchayat , R.S. Khatian No- 297 , L.R . Khatian No- 1519 and J.L No

31 within Mouza – Ramchandrapur, R.S Dag No. 47 , Hal Dag No- 60, under Police Station – Thakurpukur, A.D.S.R. Office Behala , District 24 Parganas South , in favour of the said Dilip Kumar Verma . The said deed was registered at the Office of the A.D.S.R. at Behala and was recorded in its Book No –I, Vol No 140, Pages 377 to 397, being Deed No 6393 for the year 2006.

AND WHEREAS, by virtue of the two aforesaid deeds the said Dilip Kumar Verma became absolutely seized and possessed all that piece and parcel of Danga and Bastu balance measuring about 5 Cottahs 12 Chittaks 30 sq. Ft. more or less out of which 2 Cottahs 3 Chittaks 41 Sq. Ft. appertaining to Khatian No 134 , L.R Khatian No- 1519 and J.L 31 within Mouza – Ramchandrapur , R.S Dag No- 47 , Hal Dag No 60, under Police Station –Thakurpukur , A.D.S.R. Office Behala, District 24 Parganas South and all that piece and parcel of Danga land measuring 3 Cottahs 3 Chittaks 4 sq. Ft. more or less appertaining to R.S No 334 , Touzi no- 18 , J.L No -31 , Mouza- Ramchandrapur ,Khatian No. 397, R.S Dag No-48 , L.R. khatian No-1519, Parganan- Magura, Police Station – Thakurpukur , Sub registration office at Alipore, district 24 parganas South , within the jurisdiction of Joka – I Gram Panchayat and enjoying the said properties free from all encumbrances.

AND WHEREAS, by the strength of the aforesaid manner said Dilip Kumar Verma, the present Owner herein became the absolutely Owner of the aforesaid property and while thus seized and possessed of the same duly mutated his name before the Kolkata Municipal Corporation and the property numbered as Premises No- 294, M.G.Road , Kolkata-700104 , under ward no – 142 , having assesse No- 71-142-05-0564-8 and paying taxes to the authority concern by doing all acts of ownership and its in possession of the same uninterruptedly without any obstruction from any third party.

AND WHEREAS, again on 13th March, 2006 , one Dr.Uttam Kumar Saha sold transferred and conveyed all that piece and parcel of danga Land measuring about 3 cottahs more or less under District South 24 parganas , Sub _registry Office at Behala , district Registry office at Alipore , parganas-Khaspur , J.L No- 31, R. S No 334 , Khatian No-397 , Dag No- 48 and 74 , Police Station –Thakurpukur , Mouza- Ramchandrapur , within the jurisdiction

of Joka -I Gram Panchayat , in favour of Vidya Sagar Singh . The said deed was registered at the Office of the A.D.S.R at Behala and was recorded in its Book no 1 , Vol No-140 , Pages 365 to 376 , being deed No 6392 for the year 2006.

AND WHEREAS, again on 14th August 2006 one Dr. Smt Parul Tudu and Dr. Uttam Kumar Saha sold transferred and conveyed all that piece and parcel of Danga Land measuring about 4 Cottahs 9 Chittaks more or less and also 0 Chittaks 38 Sq. Ft. more or less totalling to 4 cottahs 9 Chittaks 38 Sq. Ft. appertaining to R. S. No 334, Touzi no-18 , J.L No-31 , Mouza -Ramchandrapur, Khatian No-397, R.S Dag No-18, presently Hal dag No-61 , L.R Khatia

n No-1519, Pargana -Magura , and also appertaining to Hal Dag No. 60, Khaitan No.134, J.L No. 31, Khatian No. 1519 respectively under Police Station - Thakurpukur , within the jurisdiction of Joka -I Gram Panchyat , Sub Registration Office at Alipore , District 24 Parganans South in favour of the said Vidya Sagar Singh. The said deed was registered at the Office of the A.D.S.R at Behala and was recorded in its Book No- I, Vol NO- 175, and Pages 355 to 364, being Deed No 7950 for the year 2006.

AND WHEREAS, by virtue of the two aforesaid deeds the said Vidya Sagar Singh became absolutely seized and possessed of all that piece of all that piece and parcel of land measuring about 3 Cottahs more or less under District 24 Parganas South, Sub- Registry Office at Behala, District Registry Office at Alipore, Parganas - Khaspur J.L No -31, R.S No- 344 Khatian No-397 Dag No-48 and 74 ,Police Station -Thakurpukur within the jurisdiction of Joka - I Gram Panchyat and all that the piece and parcel of danga Land measuring about 4 Cottahs 9 Chittaks 38 Sq. Ft. more or less totalling to 4 Cottahs 9 Chittaks 38 Sq. Ft. appertaining to R.S No- 334, Touzi no- 18 , J.L no-31 , Mouza- Ramchandrapur, Khatian No-397, R.S Dag No - 18 , presently Hal Dag No- 61, L.R Khatian No-1519 , Pargana-Magura, and also appertaining to Dag no- 47 , presently Hal Dag No- 61. Khatian No- 134 , J.,L No -31 , Khatian No- 1519 respectively under Police Station - Thakurpukur , within the jurisdiction of joka -I Gram Panchayat , Sub Registration Office at Alipore , District South 24 Pargaanas South , totalling to an area of 7 cottahs 9 Chittaks 38 Sq. Ft. and was enjoying the same free from all encumbrances.

AND WHEREAS, by the strength of aforesaid manner said Vidya Sagar Singh became the absolute Owner of the aforesaid property and while thus seized and possessed of the same duly mutated his name before the Kolkata Municipal corporation and the property numbered as Premises No. 142, having Assesse No- 71-142-05-0562-4 and paying taxes to the authority concern by doing all acts of ownership and is in possession of the same uninterruptedly without any obstruction from the third party.

AND WHEREAS, the said Dilip Kumar Verma while thus seized and possessed over the aforesaid property on 21st day of July 2015 gifted undivided 4 Chittaks of land together with structure out of his entire property measuring more or less 8 Cottahs 15 Chittaks 34 Sq. Ft. Bastulanf together with easement rights attached thereto situated and lying at Mouza- Ramchandrapur, 24 Parganas -Magura J.L No 31 , R.S -334 , Touzi No- 18 under L.R khatian No- 2463 , appertaining to L.R Dag No 60,61 within the limit of the Kolkata Municipal Corporation , being Premises no. 294 ,M. G. Road , Police Station – Haridevpur , Kolkata -700104 under Ward no-142 District south 24 Pgs unto and in favour of Sri Vidya Sagar Singh , the Owner No -2 herein . The said Deed of Gift was duly registered in the office of the ADSR Behala and recorded in Book No- I Volume No-1607-2015 , Pages 45392 to 45409 being No- 160705652 for the year 2015.

AND WHEREAS, said Vidya Sagar Singh while thus seized and possessed over the aforesaid property said Vidya Sagar Singh on 21st day of July 2015 gifted undivided 4 Chittaks of land together with structure out of her entire property measuring more or less 7 cottahs 9 Chittaks 38 Sq. Ft. bastu Land together with easement rights attached thereto situated and lying at Mouza- Ramchandrapur, 24 Parganas , Magura , J.L No- 31, Rs-334 , Touzi No – 18 under L.R. Khatian No-2462 , appertaining to L.R Dag No 60,61 within the Limit of The Kolkata Municipal Corporation , being Premises No- 294/2, M. G. Road, Police Station – Haridevpur, Kolkata-700104 under Ward No 142 District South 24 Parganans unto and in favour of Sri Dilip Kumar Verma , the owner No- 1 herein. The said Deed of Gift was duly registered in the office of the ADSR Behala and recorded in Book No-I Volume No-1607-2015, Pages 45410to 45427 being No-160705651 for the year 2015.

AND WHEREAS, the owner No 1 became the owner of the property measuring more or less 7 Cottahs 9 chittaks 38 Sq. Ft. and the owner no 2 became the owner of the property

measuring more or less 8 Cottahs 15 chittaks 34 sq. ft. in the manner as aforesaid and both properties is adjacent plot with each other and also amalgamated the same into an one plot and there was no demarcation between the said property and both the owners were /are using the said property as a single property and also jointly mutated their names before the Kolkata municipal Corporation for the said properties became a single holding being known and numbered as Premises No - 294, Mahatma Gandhi Road, Under KMC Ward no. 142, being Assessee No- 711420505648, Police Station - Haridevpur, Kolkata - 700104, District South 24 Parganas.

AND WHEREAS, the said owners herein also applied for no objection Certificate before the Office of the Competent Authority, ULC & S.D.O Alipore, South 24 Parganas and the said Competent Authority subsequently issued the said No Objection certificate being Memo No. 805/ULC/Alip/2018 dated 6/2/2018 in the name of the Owners herein.

AND WHEREAS, in the above referred circumstances said (1) Dilip Kumar Verma and (2) Vidya Sagar Sinha, being the Owners herein became the joint Owners or otherwise or otherwise were well and sufficiently entitled to ALL THAT the piece and parcel of land measuring about 16 (Sixteen) Cottahs 9 (Nine) Chittakhs 27 (Twenty Seven) sq. ft. along with 1200+200=1400 Sq. Ft. R.T. Shed Structure standing thereon situated and lying at Mouza - Ramchandrapur, Pargana - Magura, J.L No.31, R.S No-334 ,Touzi No-18 under LR Khatian No-2462, 2463, 3658, appertaining to LR Dag Nos. 60,61, 97, within the limits of the Kolkata Municipal Corporation, Under Ward no. 142, being Premises No. 294, Mahatma Gandhi Road, being Assessee No. 711420505648 , Police Station - Haridevpur, Kolkata - 700 104, District South 24 Parganas together with the right of user of the Northern Side 53' wide M. G. Road and both the owners were/are in joint possession of their aforesaid properties by paying taxes to the concerned authority without any interruption or objection from any interruption or objection from any interruption or objection from any third party being from all encumbrances ,attaches, lines, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sale of brevity the said property is to be called and referred as THE SAID PREMISES more fully described and written in the FIRST SCHEDULE hereunder.



AND WHEREAS, thus the present Party of the Last Part herein are the absolute joint Owners of the property more fully and particularly described in the First Schedule hereunder written and hereinafter referred to as the "SAID PROPERTY" and while thus seized and possessed of the same intended to develop their property by raising a building thereon and is looking for a prospective builder/developer for the same.

AND WHEREAS the present Owners herein represented before the Confirming Party herein as Developer of their intention to develop ALL THAT the said piece and parcel of land 16 (Sixteen) Cottahs 9 (Nine) Chittakhs 27 (Twenty Seven) sq. ft. more or less more with structures thereon situate lying at and being Municipal Premises No. 294, Mahatma Gandhi Road, Police Station - Haridevpur, Kolkata - 700 104 . It is further clarified that the said Owners shall empower the said Developer to prepare a new building Plan by his Architect at its own cost and expenses on the aforesaid land of the entire Premises and shall submit the same before The Kolkata Municipal Corporation for sanction in the name of the present Owners and the title of the Owners are free, clear, marketable and free from all encumbrances .

AND WHEREAS relying on the aforesaid representation of the Owners and being fully satisfied with the title of the property the said Developer being the Confirming Party herein agreed to develop all that the said 16 (Sixteen) Cottahs 9 (Nine) Chittakhs 27 (Twenty Seven) sq. ft. more or less more with structures thereon situate lying at and being Municipal Premises No. 294, Mahatma Gandhi Road , Police Station - Haridevpur, Kolkata - 700 104 , on terms of condition as contained hereinafter.

AND WHEREAS while in possession and also enjoying the said property peacefully and without any interruption whatsoever , the said Owners herein entered into an Agreement for Development dated 10.01.2019, registered at the office of the A.D.S.R Behala South 24 Parganas, recorded in Book no. 1, Volume No. from 1607 - 2019, Pages from 9234 to 9286, being no. 160700266 for the year 2019, with DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, (having PAN - AIBPD5540R) , son of Late Chittaranjan Dutta, as Developer being the Confirming Party herein, for the development and

construction of building on the said property inter alia on the terms and conditions contained in the said Agreement dated 10.01.2019 and as per terms of the said Agreement said Dilip Enterprise paid the refundable amount of Rs. 75,00,000.00(Rupees Seventy Five lacs) only to the Owners and the Owners herein, acknowledged the same and the said Developer being the Confirming Party herein have agreed to construct a multistoried building in and upon the said Premises after obtaining sanction of building plan from The Kolkata Municipal Corporation and after completion of construction shall transfer the Owners allocated portion in the new proposed building to the Owners herein with such other terms and condition as stated thereunder .

AND WHEREAS it is also interalia agreed by and between the said Owners and the said Developer being the Confirming Party herein that in lieu of such development of the said land comprised in the said Premises, the said Developer being the Confirming Party herein shall also have the absolute right to construct a new building thereon at its own cost and expenses as per the sanctioned building plan to be obtained from The Kolkata Municipal Corporation in the name of the said Owners herein and the Confirming Party herein as Developer shall also have the right to sale the said entire constructed area of the new building forming part of Developer's allocation to any intending Purchaser or Purchasers at any price he may think fit and proper and for which the Owners shall give necessary registered power of Attorney for the same to the said Developer herein .

AND WHEREAS accordingly the said Owners herein executed a registered Power of Attorney dated 10.01.2019 registered before the Additional District Sub Registrar at Behala and recorded in Book No. I, Volume No. 1607-2019, Pages from 9154 to 9172, Being No. 160700281 for the Year 2019 in favor of the said Developer being the Confirming Party herein to have the building Plan sanctioned from The Kolkata Municipal Corporation and to construct the new building in and upon the said Premises at his own cost and expenses and also to sell and and/or transfer the constructed Flats, office spaces, Car Parking spaces, covered areas etc. forming part of Developer's allocation to

any intending Purchasers at the sole discretion of the said Developer being the Confirming Party herein with such other terms and conditions stated thereunder .

AND WHEREAS subsequently the said Developer being the Confirming Party herein applied for and obtained sanction of building Plan from the Kolkata Municipal Corporation vide Sanction Building Plan No. B.P. No. 2021160388, dated 29.12.2021, in the name of the Owners herein and is yet to commence construction of the new building in and upon the said Premises at their own cost and expenses .

AND WHEREAS having some difficulties and because of some financial constrains as well as due to some unavoidable circumstances, DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, son of Late Chittaranjan Dutta , the said Developer being the Confirming Party herein could not any further undertake the job for any further development and construction of new building under the provisions of the Kolkata Municipal Corporation and the Buildings Rules framed thereunder for completion of project and expressed its intention of assigning the right title and interest of the said Development Agreement to any intending party who is capable enough of taking over the said project on an as is where is basis in lieu of reimbursement of the expenses already incurred by the Developer being the Confirming Party herein and complete the said project smoothly .

AND WHEREAS M/S. ANUPAM GUHA & ASSOCIATES, a Proprietorship Firm represented by its Sole Proprietor Sri Anupam Guha son of Late Sukharanjan Guha, the Developer herein approached DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, son of Late Chittaranjan Dutta to undertake the aforesaid development work in the property of (1) **SRI DILIP KUMAR VERMA** son of Sri Radhe Verma , (2) **SRI VIDYA SAGAR SINGH**, son of Late Murli Dhar Singh and to fulfill and discharge the responsibility and obligations to said (1) **SRI DILIP KUMAR VERMA** son of Sri Radhe Verma , (2) **SRI VIDYA SAGAR SINGH**, son of Late Murli Dhar Singh for and on behalf of DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, son of Late Chittaranjan Dutta on the basis of Back to Back Agreement i.e. on the

terms and conditions that contained in the said Agreement dated 10.01.2019 with specific allotment in the allocation of shares.

AND WHEREAS said DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, son of Late Chittaranjan Dutta accepted the proposal of said M/S. ANUPAM GUHA & ASSOCIATES, a Proprietorship Firm represented by its Proprietor Sri Anupam Guha son of Late Sukharanjan Guha and accordingly informed the same to (1) SRI DILIP KUMAR VERMA son of Sri Radhe Verma, (2) SRI VIDYA SAGAR SINGH, son of Late Murli Dhar Singh and also requested them to accord their permission in the matter.

AND WHEREAS after a protracted negotiations all the parties came to a final decision and accordingly (1) SRI DILIP KUMAR VERMA son of Sri Radhe Verma, (2) SRI VIDYA SAGAR SINGH, son of Late Murli Dhar Singh, accorded their permission to DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, son of Late Chittaranjan Dutta to assign the Agreement dated 10th. January, 2019 in favour of M/S. ANUPAM GUHA & ASSOCIATES, a Proprietorship Firm represented by its Proprietor Sri Anupam Guha son of Late Sukharanjan Guha and having received the consent M/S. ANUPAM GUHA & ASSOCIATES, offered to DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, son of Late Chittaranjan Dutta to undertake the liability and responsibility for the development and construction of buildings in and upon the said property and accordingly DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, son of Late Chittaranjan Dutta accepted the said Agreement and offer of the Developer herein in the manner following.

AND WHEREAS before execution of this agreement for Development the Confirming Party has represented and assured to the Developer herein duly confirmed by the Owners as follows :-

- i) (1) SRI DILIP KUMAR VERMA son of Sri Radhe Verma, (2) SRI VIDYA SAGAR SINGH, son of Late Murli Dhar Singh are the present absolute joint Owners of the Property being Municipal Premises No. 294, Mahatma Gandhi Road,

Police Station - Haridevpur, Kolkata - 700 104, within the Kolkata Municipal Corporation, Ward No. 142, District 24 Parganas South .

- ii) That the said property is free from all encumbrances, charges, liens, lispendents, attachments whatsoever or howsoever and that the same is under the possession of the Confirming Party herein .
- iii) That excepting the said present Owners nobody has any right, title, interest, claim, demand whatsoever or howsoever into or upon the said property .
- iv) That there is no notice of acquisition or requisition received or pending in respect of the said Municipal Premises No. 294, Mahatma Gandhi Road, Police Station - Haridevpur, Kolkata - 700 104, within The Kolkata Municipal Corporation , Ward No. 142, District 24 Parganas South or any portion thereof .
- v) The Confirming Party herein has also given to understand that the said property does not fall under Urban Land (Ceiling and Regulation) Act, 1976.
- vi) The Confirming Party has declared to the Developer herein that the Owners has a marketable title in respect of the said premises without any claim, right, title, interest of any person and/or any Financial Institution or any Government Authority thereon or therein and the Owners has lawfully entered into the agreement dated 10.01.2019 with the Confirming Party herein who also join as a party hereto to confirm this Agreement and the Confirming Party hereby undertake to indemnify and keep the Developer herein indemnified against any all third party's claims, actions and demands whatsoever with regard to the title and Ownership of the Owners.
- vii) The Confirming Party further declare that the building plan of the said new proposed building has been sanctioned by the Kolkata Municipal Corporation as aforesaid in the name of the present Owners wherein the Confirming Party signed in the said plan as Attorney of the said Owners and accordingly the Conforming party relinquishing his right, title interest as Developer in and upon the Schedule below property in favour of the Developer herein with the consent of the Owners of the

said property absolutely and forever with the benefit of the sanctioned Building Plan together with the right to constructs such new proposed building in on upon the said premises as per the said plan and henceforth all required signature on any applications or plans to be submitted before the authority concerned will be signed by the Developer herein as the Constituted Attorney of the present Owners.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO as follows :

1. The Agreement dated 10th January, 2019 will be treated as a part and parcel pre conditions to this present Agreement for Development save and except the responsibility, liability and obligations on the part of DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, son of Late Chittaranjan Dutta since the same taken over and will be discharged, fulfilled and carried on by M/S. ANUPAM GUHA & ASSOCIATES, a Proprietorship Firm represented by its Proprietor Sri Anupam Guha son of Late Sukharanjan Guha and for and on behalf of DILIP ENTERPRISE and also in its place and M/S. ANUPAM GUHA & ASSOCIATES, a Proprietorship Firm represented by its Proprietor Sri Anupam Guha son of Late Sukharanjan Guha , will discharge the function of Developer as the ultimate Developer .

2. M/S. ANUPAM GUHA & ASSOCIATES, a Proprietorship Firm represented by its Proprietor Sri Anupam Guha son of Late Sukharanjan Guha shall pay a total consideration of the sum of Rs. 1,25,00,000.00 (Rupees One Crore Twenty five Lacs) only to DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, son of Late Chittaranjan Dutta towards reimbursement of the initial consideration i.e. refundable Security deposit to the tune of Rs. 75,00,000.00 (Rupees Seventy five lacs) only already paid by the Confirming Party herein to the Owners herein as aforesaid along with the entire expenses incurred as on date for obtaining sanction of building plan and other miscellaneous expenses with interest and profit thereon which DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, son of Late Chittaranjan Dutta , has confirmed the same as per Schedule of payment stated hereunder .

[Faint signature and stamp area]

3. That in this Agreement unless otherwise agreed upon the following expression will have the following meanings :-

- a) **THE PREMISES** - shall mean Municipal Premises No. 294, Mahatma Gandhi Road, Police Station - Haridevpur, Kolkata - 700 104 , within the limits of The Kolkata Municipal Corporation , Ward No. 142 , District 24 Parganas South (morefully described in the First Schedule hereunder written)
- b) **THE PLAN** - shall mean plan or plans for the proposed building prepared by the Architect appointed by the Confirming Party and submitted by the Confirming Party on behalf of the Owners to the Kolkata Municipal Corporation and obtained sanction at the cost and efforts of the Confirming Party for construction of new building or buildings on the Municipal Premises No. 294, Mahatma Gandhi Road, Police Station - Haridevpur, Kolkata - 700 104, within the limits of the Kolkata Municipal Corporation , Ward No. 142, District 24 Parganas South. The plan has been sanctioned in the name of the Owners vide Building Permit No. B.P. No. 2021160388, dated 29.12.2021.
- c) **THE OWNERS** - shall mean (1) **SRI DILIP KUMAR VERMA** , son of Sri Radhe Verma , residing at Premises No. 61/IB, B.L. Saha Road , 3rd Floor , Flat No-9 , P.O. - Alipore , P.S - Behala , Kolkata - 700 053, (2) **SRI VIDYA SAGAR SINGH** , son of Late Murli Dhar Singh , son of Late Murli Dhar Singh including their respective legal heirs , representatives, executors, administrators and assigns and successors ;
- d) **THE DEVELOPER** - shall mean **M/S. ANUPAM GUHA & ASSOCIATES**, a Proprietorship Firm having its registered office at Premises No. 98 B, N.S.C. Bose Road, Police Station - Netaji Nagar, P.O. Regent Park, Kolkata - 700 040 represented by its Proprietor Sri Anupam Guha son of Late Sukharanjan Guha, (having Pan No. AGJPG0760G and Aadhaar Card no. 205540033591, by occupation - Business, by Faith - Hindu, residing at Premises No. 5/17, Netaji Nagar, P. S. - Netaji Nagar, P.O. Regent Park, Kolkata-700 040, be substituted in

place of DILIP ENTERPRISE represented by its Proprietor SRI DILIP DUTTA, son of Late Chittaranjan Dutta ;

- e) **THE CONFIRMING PARTY** - shall mean DILIP ENTERPRISE , a Sole Proprietorship Firm having its registered office at Premises No. 84, Chirantani Park, Post Office- Bansdrani, Police Station – Regent Park, Kolkata – 700 070, District – South 24 Pgs, represented by its sole Proprietor SRI DILIP DUTTA, (having PAN AIBPD5540R), son of Late Chittaranjan Dutta , by Faith – Hindu , By Nationality- Indian, by Occupation – Business, residing at Sree Apartment , 1st Floor , Flat No- 06, Premises No. 84, Chirantani Park, Sreekanan, Post Office – Bansdrani, Police Station- Regent Park, Kolkata- 700 070, District- 24 Parganas .
- f) **THE NEW BUILDING** – shall mean the G + Eleven storied building to be constructed on the said Municipal Premises No. 294, Mahatma Gandhi Road, Police Station - Haridevpur, Kolkata – 700 104, by the Developer in accordance with the plan or plans sanctioned by the Kolkata Municipal Corporation as aforesaid ;
- g) **OWNERS ALLOCATION AND CONSIDERATION** – shall mean the Owners shall be entitled to ALL THAT 48% (forty eight percent) of the total constructed areas i.e. Flats/Units, entire 2nd floor, 4th floor, 6th floor, 8th floor, the 10th floor Front side two flats and 11th floor One Flat on the South-Eastern side and 48% (forty eight) percent of the Commercial space of the Ground floor and First floor Front side and 48% of the Car Parking space in the Ground floor of the said new proposed building to be allotted to the Owners together with undivided proportionate share of land comprised in the said premises attributable proportionately to the said constructed areas as aforesaid along with the common rights in the common parts and portions of the proposed building , at present within the limits of the Kolkata Municipal Corporation, Ward No. 142, Municipal Premises No. 294, Mahatma Gandhi Road, Police Station - Haridevpur, Kolkata – 700 104 , Sub Registry office – Behala, District – South 24 Parganas.

As the total floors are divided into two equal parts other than the 1st floor back, Residential portion be it mention here that the Developer will adjust the extra 2% from the share of the total Owners allocation from all the residential floors from the 1st floor back portion.

AND CONSIDERATION : In addition to the aforesaid Flats, office spaces and Car Parking spaces the Owners shall also be entitled to a refundable amount of Rs. 75,00,000.00 (Rupees Seventy five Lacs) only which has already been paid by the Confirming Party to the Owners herein against accountable receipts. Be it noted that the Owners will refund the said interest free sum of Rs. 75,00,000.00 (Rupees Seventy five Lacs) only to the Developer simultaneously on getting possession of the Owner's allocation after completion certificate from the competent authority and receive of the possession letter from the Developer.

- h) **DEVELOPER'S ALLOCATION** - Shall mean the Developer shall be entitled to ALL THAT the remaining 52 % (fifty two percent) of the constructed areas i.e. Flats/Units ,entire 3rd floor, 5th floor, 7th floor, 9th floor, 10th floor, Back side Two Flats and 11th floor one Flat South-Western side and 52% (Fifty two percent) of the commercial space of the Ground floor and first floor Front side including 52% Fifty two percent) share of the Car Parking space in the Ground floor of the said new proposed building to be allotted to the Developer herein comprised in the said premises attributable proportionately to the said constructed areas as aforesaid along with the common rights in the common parts and portions of the proposed building, at present within the limits of the Kolkata Municipal Corporation, Ward No. 142 , being Municipal Premises No. 294, Mahatma Gandhi Road, Police Station – Haridevpur , Kolkata – 700 104 , Sub Registry office Behala , District : 24 Parganas (South) .
- i) **CONFIRMING PARTY'S CONSIDERATION** - It is hereby agreed by and between the Parties of the First and Second Part herein that the Developer herein shall pay a total consolidated consideration of Rs. 1,25,00,000.00 (Rupees One Crore Twenty five Lacs) only to the Confirming Party herein towards

reimbursement of the initial consideration/ refundable advance already paid by the Confirming Party to the Owner herein as aforesaid along with the entire expenses incurred as on date for obtaining sanction of building plan , other miscellaneous expenses with interest and profit thereon and such amount shall be paid by installments in the manner following :

(i)	Before execution of this Agreement	Rs. 5,50,000.00
(ii)	On signing this Agreement	Rs. 1,50,000.00
(iii)	Within twenty four months from the date herein by installments.	Rs. 1,18,00,000.00
TOTAL		Rs. 1,25,00,000.00

(Rupees One Crore and Twenty five Lacs) only

- j) **COMMON PORTIONS, FACILITIES & AMENITIES** – shall mean all the common areas and installations comprised in the proposed building and the premises, after its development, including staircases, lobbies, lift , passages, pathways, boundary walls, service areas including motor pump room, electric meter room, underground reservoir, overhead tanks, sewerage system etc. and other facilities.
- k) **UNIT** - shall mean any Flat and/or Garage space and/or office or Shop room or any covered space , in the proposed building , which is capable of being exclusively owned , used and/or enjoyed by any Unit Owners and which is not the common portions.
- l) **UNIT OWNERS** – shall mean any person who acquires, holds and/or owns any unit in the proposed building and shall include the Developer and/or their respective nominee or nominees, for the Units held by them from time to time.

m) **ASSOCIATION** - shall mean the Association to be formed by the Unit Owners for the purpose of maintenance of the new building and the premises and for collecting and defraying the common expenses provided that until such association is formed the Developer would be entitled to manage and/or maintain the new building and the premises and to collect the common expenses.

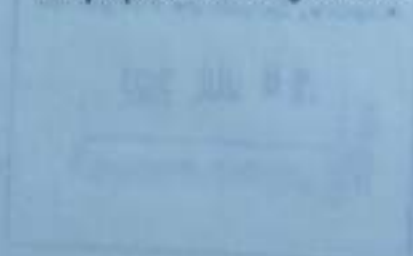
5. The Developer has represented that they are prima facie satisfied with regard to the title of the property. However, the Developer has already caused all searches at their own costs with regard to the marketability of the title of the property.

The Owners and/or the Confirming Party hereby undertakes to keep the Developer indemnified against all the Third Party's claims with regard to the title in respect of the said property and further undertakes not to create any encumbrances on the premises or on any part thereof save and except the occupation of tenants as aforesaid.

6. That the Owners doth hereby grant the exclusive right of development of the said premises unto and in favour of the Developer in terms of this Agreement with the intent and object that the Developer shall complete the construction, erect and complete the building or buildings on the said premises which will be completed in all respects in habitable condition in accordance with the sanction plan and specifications as provided in the Second Schedule written hereunder.

7. That in the circumstances and in consideration of the terms and conditions contained herein in the discharge of responsibility and the obligations to be performed, fulfilled and observed by the Developer, the Owners having agreed to grant the exclusive right of development of the said premises to the Developer. It shall be the responsibility and obligation of the Developer to comply with the terms and conditions in the manner as follows:

a) To commence the construction of the proposed building, to construct and complete the proposed building within 30 (thirty) months with an extension of further 6



months due to force majeure reason from the date of sanction of Building Plan , provided however, the aforesaid time for completion of the building may be mutually extended to such time as the parties may agree in writing.

8) That the Owners shall execute necessary Deed of Conveyance in respect of the proportionate share of land attributable to the Developer's Allocation in the proposed building in favour of the Developer or its nominee or nominees as and when required on request of the Developer. Provided further that the Confirming Party shall also join in such Deed of Conveyance in favour of the Developer or its nominee or nominees as Confirming Party as and when required on request of the Developer.

9) That the Developer shall construct and complete the said Building as per sanctioned plan and specifications as per Second Schedule as already agreed upon and shall undertake full responsibility and the Owners shall not be responsible and shall be indemnified by the Developer for any incident or accident which may occur in the said premises during the construction activities and/or faulty design and/or any other anomaly or defect or default whatsoever and the Developer shall keep the Owners & Confirming Party fully indemnified at all times against any loss damage which may be caused to the Owners or any one else due to any accident during construction or for any unauthorized construction in deviation of the sanctioned plan and/or due to any other cause whatsoever. The Developer and its associates shall always remain liable for any injury to life and limbs of any one during the construction work and keeps the Owners & Confirming Party indemnified from any loss due to such neglecting act.

10. That in consideration to the Developer constructing the said building and the terms and conditions contained in this Agreement and the obligations to be fulfilled by the Developer and for discharging as well fulfilling its liability and responsibility and duties , the Developer shall get and enjoy the Developer's Allocation of the said premises . The Developer shall abide by the terms and conditions as morefully described in the Principle Development Agreement dated 10/01/2019.



11. The Developer agrees :-

- a) To incur all cost, charges and expenses for the preparation of revised building plan for renewal if required, obtaining the same sanction and also for construction of the said building or buildings as per the Second Schedule hereunder including the payment of Architect's fees, supervision fees etc.
- b) To complete the entire construction work of the proposed building or buildings in habitable condition complete in all respect as per specifications and in habitable condition with all facilities and/or amenities attached thereto as described and provided in the Second Schedule hereinafter within 30 (thirty) months from the date of sanction building plan of new proposed building or within the further extended period of 6 months due to force majeure reason or within such extended period as may be mutually agreed upon. If the Developer fails to complete such construction work within the stipulated time frame save and except delay due to force majeure reason as aforesaid then in such case the Developer shall liable to pay Rs. 1,00,000.00 (Rupees One Lac) only per month towards demurrage charges for the period of delay to the Owners.
- c) The Developer may frame the rules and regulations for formation of the Association in consultation with the Unit Owners.
- d) The Confirming Party further agrees to make payment of rates and taxes of other outgoings in respect of the aforesaid property on and from the date of Agreement dated 10.01.2019 till date and the Developer further agrees to bear such taxes from the date hereof till the date of handing over handing over physical possession of the Flats, office space, shops, Car Parking spaces, covered spaces etc. to the intending purchasers. That after obtaining completion certificate of the new proposed building from the Kolkata Municipal Corporation, the Developer and/or the intending Purchasers being the nominees of the Developer shall be solely liable and responsible to pay their respective share of taxes in respect of their occupied portions.

- e) The Developer also agrees that from time to time the Owners and the Confirming Party or their authorized representatives shall have the right of inspection of the construction of the proposed building without creating any disturbances or obstruction of the smooth progress of the construction of the proposed building provided there is no irregularity and/or violation of sanctioned plan and the materials are as per ISI marked.
- f) The Developer herein hereby confirms that he shall abide by the terms, conditions and covenants as morefully stated in the registered Development Agreement dated 10/01/2019, registered before the A.D.S.R. Behala , District South 24 parganas and recorded in Book No. I, Volume No. 1607-2019, Pages 9234 to 9286, Being No. 160700266, for the year 2019 with regard to development of the said premises.
12. The Developer however agreed to make changes of any items apart from the specification mentioned hereinbelow in respect of the flat at the request of the intending Purchasers subject to payment of costs for the same and/or the difference of the cost thereof to the Developer.
13. The Developer shall be entitled –
- a) To construct and complete the said Building in all respect and also in habitable condition in terms of this Agreement and as well as the Principal Development Agreement dated 10.01.2019 and in accordance with the plan to be revised or renewed by the Authorities Concerned and as per the specifications mentioned in the Second Schedule within the specified time stated hereinabove.
- b) To enjoy, negotiate and enter into Agreement for Sale with buyers and accept advance and/or consideration money for the disposal of Developer's Allocation and he may think fit and proper from all such intending buyer or buyers without any interference from the Owners & Confirming Party . Provided further that the Developer shall be solely responsible for the money so received from the intending buyer and accountable to Income Tax Department and the Owners &

Confirming Party does not have any liability whatsoever for the said money received by the Developer . It is further provided that if the Developer leave the job without completing the Flat and the building save and except the litigation in the title of the said Property if any and in that event the prospective buyer who paid money to the Developer does not have any claim and/or demand against the Owners & Confirming Party .

- c) The Developer will be entitled to enter into Agreement for Sale and/or transfer the respective flats in the proposed building and for entering into such agreement with the intending buyers, the Developer shall not be liable to make the Owners as party to the said Agreement. However, at the time of execution of the Deed of Conveyance the Owners shall be a party to such deed along with the Assignor if required and the Developer .
13. The Owners has given consent pursuant to the request of the Confirming Party herein :-
- a) To sign and execute all necessary plans, papers, undertakings, affidavits, documents, declarations, deeds, which may be required for renewal of the plan and completion of construction of the proposed incomplete buildings in terms of this Agreement .
- b) The Owners and/or the Confirming Party shall not cause any impediment to the construction and completion of the New Building at the said Municipal Premises No. 294, Mahatma Gandhi Road, Police Station – Haridevpur, Kolkata – 700 104 .
- c) The Owners and/or the Confirming Party shall not cause any interruption to the Developer for completion of the incomplete work and all other allied works as may be required by the Developer for making the said proposed building in a habitable condition .
- d) The Confirming Party already handed over all the copies of title deed and other documents relating to the Schedule below property to the Developer simultaneously with the execution of this Agreement and the same shall be retained by the Developer until completion of the entire building but the Developer shall have no right to mortgage the Schedule below property with any financial Institution without written permission for consent from the Owners herein shall at the request

from the Developer produce or inspection of original Title Deeds and other documents for the purpose of house building loan of intending Flat Purchasers .

- e) The Confirming Party shall deliver the vacant possession of the aforesaid property on an as is where is basis to the Developer simultaneously with the execution of this agreement and the Developer will be entitled to complete the remaining work at the said property at his cost and also to retain the possession thereof .
- f) In the event if it is found that there is any third party claim in the said property , the Owners and/or the Assignor shall be solely liable and responsible for such claim. Further more if any liabilities of the Owners and/or the Confirming Party herein is found later on then such liabilities shall be exclusively paid by the Owners and/or the Confirming Party herein of the First and Third Part herein .

14. The Owners and the Confirming Party further confirms as follows :-

- a) Not to sell , transfer , alienate or encumber the said premises or any part of the proposed New Building or Buildings so long this Agreement shall remain in force and effective .
- b) Not to cause any obstruction or interference in the bonafide construction erection and completion of the new Building or Buildings on the said Premises. Provided the same is constructed as per sanction plan and no material of inferior quality is used .
- c) To execute a Power of Attorney to the Developer for getting the revised and/or renewed plan sanctioned and also for completion of construction of the said building being Municipal Premises No. 294, Mahatma Gandhi Road, Police Station - Haridevpur , Kolkata - 700 104 , (morefully described in the First Schedule written hereunder). The Owners will authorize both the said Developer herein to execute and register the sale deed in respect of the Developer's Allocation in the proposed building to the buyer or buyers and also to present such deed before the appropriate Registering Authority and also to admit the execution of the same.



- d) To pay the arrears , rates and taxes , Municipal charges, electricity bills , if any within ten days from the date hereof in respect of the said premises upto the date of signing and execution of this Agreement , by the Confirming Party solely to which the Owners has no liability to pay.
- e) Not to induct any tenant or encumber the said premises and keep the said premises free from encumbrances (subject to existing and occupiers) .

15. The Developer shall not be treated in default if the work is delayed due to the reasons amounting to "**FORCE MAJEURE**" or conditions beyond his control. However in that event the Developer shall be held responsible and liable to the intending buyers of the Flats , Units etc. of the Developer's allocation for the advance money so received by him from those buyers and the Owners and/or the Confirming Party shall not have any liability to them .

16. The Developer shall be entitled to deal with or to dispose off his shares of the constructed space /Units in any manner he think fit and proper without any interference from either of the parties as long as such disposals shall not violate any provisions of this Agreement.

17. The Developer herein undertake the responsibility to construct the incomplete building and hand over the Flats, office space , shops , Car Parking spaces/shop as mentioned in the Developer's allocation to the intending Purchasers and the Confirming Party herein shall not have any further claim and /or demand whatsoever upon the Developer save and except the consideration payable to them as aforesaid .

18. Miscellaneous :

- i) For the purpose of sale and transfer of Developer's allocations no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent.
- ii) The Owners as well as the Confirming Party , if however, required join as the party to the Deed of Conveyance for undivided proportionate share of land only to be

executed in favour of the prospective purchaser of the Developer's Allocation in the proposed building and the Owners as well as the Confirming Party accordingly agreed to join as party to such deed to be executed in favour of the nominee or nominees of the /Developer .

FIRST SCHEDULE AS REFERRED TO ABOVE :

[Premises No. 294, Mahatma Gandhi Road, Police Station – Haridevpur , Kolkata – 700 104, Under KMC Ward No - 142, being Assessee No- 711420505648]

ALL THAT piece and parcel of land measuring more or less measuring more or less land measuring about 16 (Sixteen) Cottahs 9 (Nine) Chittakhs 27 (Twenty Seven) sq. ft. situate and lying at Mouza - Ramchandrapur, Pargana- Magura within the limits of Kolkata Municipal Corporation known and numbered as Premises No. 294, Mahatma Gandhi Road, Police Station – Haridevpur , Under KMC Ward no - 142, being Assessee No- 711420505648 , Sub registry Office at Behala , District 24 Parganas South which is butted and bounded as follows:-

ON THE NORTH: 53 ft. wide MG Road

ON THE SOUTH: Land of Dayal Biswash

ON THE EAST: 8 ft wide road

ON THE WEST: Land of divine fellowship

SECOND SCHEDULE AS REFERRED TO ABOVE:

(General Specification)

(MANNER OF COMPLETION OF THE NEW BUILDING)

SPECIFICATION OF WORK

CONSTRUCTION

R.C.C. structure in 1:2:3 Cement : Sand : Stone chips 20 MM , 200 MM thick cement brick work (1:6) using 2 No. picked for outer wall. For internal walls 75/125 MM thick cement brick work (1:5) using H.B. netting in every Third layers.

FLOORING

Floors inside Flat shall be of vitrified tiles, skirting & Flooring of Stair and landing etc. will be cast - in- situ. The living space vitrified tiles.

DOORS

32 mm thick commercial flush doors (phenol bonded) with door locks and handles etc.

Main doors will be 35 mm thick solid door of wooden or pyne wood flush door. Door frame of Malaysian Sal after approved thickness by the Architect.

WINDOWS

All flats to have Aluminium sliding window and box grill and fitted with clear/tinted Glass

WIRING

Concealed copper wiring within the flats using I.S.I. marked wires upto points. Switches, switch boards, distribution boards and MCB excluding fans and light fittings. (Havel's / Finolex).

TOILETS

Coloured glazed tiles upto 7' height from the floor all around the toilet. All water, sewer lines are to be concealed. White basin, commode, is to be of Hindustan/Neycer/Parry make. Cistern will be slimline/reliance with standard C.P. fittings. All pipes to be used are G.I.

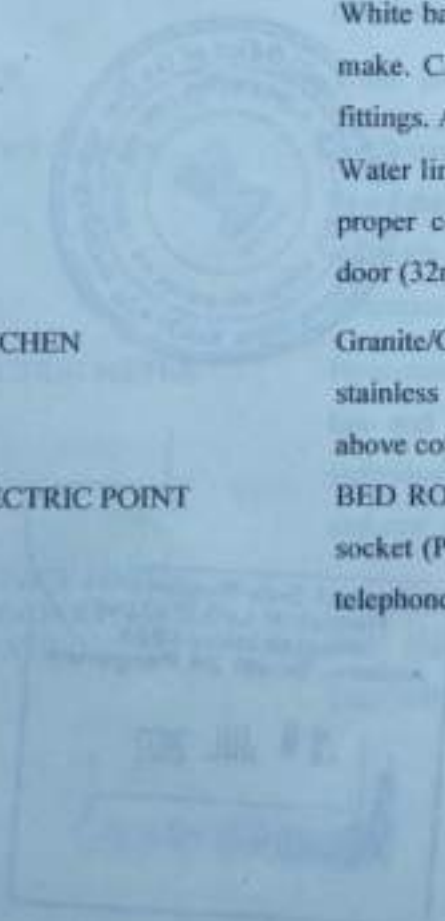
Water line should be for bath HOT & COLD WATER with proper connection for Geyser. Toilet door shall be flush door (32mm) with locking arrangements from inside.

KITCHEN

Granite/Green Marble topped cooking counter, with single stainless steel sink, coloured glazed tiles upto 3'-0" height above counter.

ELECTRIC POINT

BED ROOMS : 2 light points, 1 fan point, 1 * 5 Amp socket (Plug point) , 1 night lamp point, (1 A/C. point & 1 telephone in master bed room only.)



KITCHEN : 1 light point, 1 exhaust fan point, 1.5 amp socket, one 15 amp socket.

TOILET 1 light point, 1 fan point, 1.5 amp socket 1.15 amp. Socket (Geysers point), 1 exhaust fan point.

LIVING/DINNING : 2 light points, 2 fan points, 1 T.V. point, 1 cable point, 1.5amp socket, 1 telephone point.

Telephone line / Cable T.V. in living dining.

LIFT / ELEVATOR

4 & 5 Passengers lift / elevator of reputed company.

PAINTING

Two coats of wood primer painting on the doors and door frame and enamel painted doors , windows and grills, Internal walls will be made of cement plaster coated with plaster of paris.

WATER SUPPLY

Under ground reservoir for Kolkata Municipal Corporation water, one submersible /centrifugal pump, overhead water tank All interconnecting plumbing, valves and delivery pipelines to be installed.

ROOF

Water proofing and heat treatment.

EXTRA WORKS

Any extra work other than standard specifications given here shall be charged extra as decided by our engineer and such amounts shall be deposited with us before the execution of work.

ELECTRIC METER

Proportionate cost of Procurement of 440 volt main service line and full cost for Procurement of electric meter for individual flats from CESC or WBSEB shall be on account and cost of individual flat Owners .

SURFACE FINISH
BOUNDARY WALL
& GATE

6'-0" high from ground level boundary wall and a M.S. Gate will be provided.

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

SIGNED, SEALED & DELIVERED by the FIRST PART, OWNERS in the presence of:

1. Sanyukta
18, New Avenue,
Kolkata - 700040

2. Gauntan Khan
Aipore police court
KOL-27

Dilip Kumar Nand
Vidya Sagar Singh

OWNERS
(FIRST PART)

SIGNED, SEALED & DELIVERED by the SECOND PART, DEVELOPER in the presence of:

1. Sanyukta
18, New Avenue
Kolkata - 700040

2. Gauntan Khan
Aipore police court
KOL-27

ANUPAM GUNJA AND ASSOCIATES
Anupam Gunja
Proprietor

DEVELOPER
(SECOND PART)

SIGNED, SEALED & DELIVERED by the THIRD PART, CONFIRMING PARTY in the presence of:

1. Sanyukta
18, New Avenue
Kolkata - 700040

2. Gauntan Khan
Aipore police court
KOL-27

DILIP ENTERPRISE

Dilip Kumar Nand
Proprietor

CONFIRMING PARTY
(THIRD PART)

MEMO OF CONSIDERATION

1. By NEFT, dated 17/05/2022, Drawn on Punjab National Bank, Tollygunge Br.	Rs. 3,50,000.00
2. By NEFT, dated 16/06/2022, Drawn on Punjab National Bank, Tollygunge Br.	Rs. 1,00,000.00
3. By NEFT, dated 20/06/2022, Drawn on Punjab National Bank, Tollygunge Br.	Rs. 1,00,000.00
4. By ch. no. 721987 dt 18/5/22 on PNB, Tollygunge	Rs. 1,50,000.00
TOTAL	Rs. 7,00,000.00

(Rupees Seven lacs) only

WITNESSES:

1. Samir
18, Moore Avenue
Kolkata - 700040

ii) Gautam Khan
Alipore police court
Kot-27

DILIP ENTERPRISE

Dilip Dutta
Proprietor

(CONFIRMING PARTY)

DRAFTED BY :-

Subir Kumar Dutta
SUBIR KUMAR DUTTA

Advocate

Alipore Civil & Criminal Court,
Kolkata - 700 027 .

Adw

WB 2165/22

Thumb Fore Middle Ring Little



Left Hand
Finger Prints

Right Hand
Finger Prints



Name :-

Signature :- Dilip Kumar Venel

Thumb Fore Middle Ring Little



Left Hand
Finger Prints

Right Hand
Finger Prints



Name :-

Signature :- Vidya Sagar Singh

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :-

A handwritten signature in blue ink, appearing to read "Impan Jaha".

Thumb Fore Middle Ring Little



Left Hand
Finger Prints



Right Hand
Finger Prints



Name :-

Signature :-

A handwritten signature in blue ink, appearing to read "Dilip Dutta".



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

GRN Details

GRN: 192022230073135711
GRN Date: 14/07/2022 12:56:47
BRN: 386694435
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: Punjab National Bank
BRN Date: 14/07/2022 01:02:34
Payment Ref. No: 2001921863/3/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Anupam Guha
Address: 5/17 Netaji Nagar kol-40
Mobile: 8420560227
Depositor Status: Others
Query No: 2001921863
Applicant's Name: Mr Subir Kumar Dutta
Identification No: 2001921863/3/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001921863/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2001921863/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	7021
			Total	47042

IN WORDS: FORTY SEVEN THOUSAND FORTY TWO ONLY.



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2001921863/2022	Office where deed will be registered
Query Date	25/06/2022 9:44:59 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status :Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 7,00,000/-]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 2,65,47,583/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 40,021/- (Article:48(g))	Rs. 7,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More – Karunamoyee Ghat Road (Premises Located on M.G.Road)) , , Premises No: 294, , Ward No: 142, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	16 Katha 9 Chatak 27 Sq Ft	1/-	2,65,47,583/-	Width of Approach Road: 53 FL,
Grand Total :				27.39Dec	1 /-	265,47,583 /-	

Land Lord Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr DILIP KUMAR VERMA Son of Mr RADHE VERMA,61/1B, B.L. SAHA ROAD, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx2Q, Aadhaar No Not Provided by UIDAI,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



VIDYA SAGAR SINGH Son of Late MURLIDHAR SINGH, 61/1B, B.L. SAHA ROAD, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATxxxxxx6J, Aadhaar No Not Provided by UIDAI Status : Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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Developer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	ANUPAM GUHA & ASSOCIATES (Sole Proprietorship) ,98B, N.S.C. BOSE ROAD, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 PAN No. AGxxxxxx0G, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative
2	DILIP ENTERPRISE (Sole Proprietorship) ,84, CHIRANTANI PARK, KOLKATA, City:- Not Specified, P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 PAN No. Alxxxxxx0R, Aadhaar No Not Provided by UIDAI Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Mr DILIP DUTTA Son of Late CHITTARANJAN DUTTA 84, CHIRANTANI PARK, KOLKATA, City:- Not Specified, P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. Alxxxxxx0R, Aadhaar No Not Provided by UIDAI	DILIP ENTERPRISE (as PROPRIETOR)
2	Mr ANUPAM GUHA Son of Late SUKHA RANJAN GUHA 5/17, NETAJI NAGAR, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx0G, Aadhaar No.: 20xxxxxxxx3591	ANUPAM GUHA & ASSOCIATES (as PROPRIETOR)

Identifier Details :

Name & address
Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr DILIP KUMAR VERMA, Mr VIDYA SAGAR SINGH, Mr DILIP DUTTA, Mr ANUPAM GUHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR VERMA	ANUPAM GUHA & ASSOCIATES-6.8475 Dec, DILIP ENTERPRISE-6.8475 Dec
2	Mr VIDYA SAGAR SINGH	ANUPAM GUHA & ASSOCIATES-6.8475 Dec, DILIP ENTERPRISE-6.8475 Dec





विद्या सागर सिंग
Vidya Sagar Singh
जन्मदिनांक / DOB: 07/07/1970
पुल्ल / MALE



ठिकाना:

४१/१६, वि. अ. सगर रोड,
वि. अ. सगर, (कलकत्ता),
पश्चिम बंगाल - 700053

Address:

81/16, B.I. SAHA ROAD, New
Alipore S.O, Kolkata,
West Bengal - 700053

3129 7426 0031

3129 7426 0031

आधार-साधन मान्यता अधिकार

Aadhaar-Aam Admi ka Adhikar

Vidya Sagar Singh
Vidya Sagar Singh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
ATTPS0036J

नाम / Name
VIDYA SAGAR SINGH

पिता का नाम / Father's Name
MURLIDHAR SINGH

जन्म तिथि / Date of Birth
07/07/1970


 हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :-
 Income Tax PAN Services Unit, UHTISL
 Plot No. 3, Sector II, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/प्राप्त हो जाने का सूचना देनी चाहिए/वापस करना :-
 आयकर पैन सेवायुक्त, UHTISL
 प्लॉट नं. 3, सेक्टर 2, सीडीबीडी बेलपुर,
 नवी मुंबई-400 614.

Vidya Sagar Singh
 V.S.M.S.


 Government of India
 নামঃ
 Anupam Guha
 পিতা: সুচরঞ্জন গুহা
 Father: Sucha Ranjan Guha
 জন্ম তারিখ / DOB: 25/02/1963
 লিঙ্গ / Sex
 2055 4003 3591

আমার আধার, আমার পরিচয়

Handwritten signature


 Unique Identification Authority of India
 ঠিকানা: পিও, সুচরঞ্জন গুহা, ৬১৭, নেতাজি নগর, নেতাজি নগর, কলকাতা, পশ্চিম বঙ্গ, ভারত - ৭০০০৪০
 Address: P/O: Sucha Ranjan Guha, 617, NETAJI NAGAR, NEAR NETAJI NAGAR COLLEGE, Regent Park, Kolkata, Regent Park, West Bengal, 700040
 2055 4003 3591

 1817
 <http://www.uidai.gov.in>
 www.uidai.gov.in

Handwritten signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AGJPG076DG



पति/पत्नी
ANUPAM GUHA

पति/पत्नी/पुत्र/पुत्री का नाम
SUKHAKANAN GUHA

पति/पत्नी का पता
Date of Birth
05/02/1983

[Signature]
TIN/1234567890

[Handwritten signature]



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India
Enrollment No.: 0650/90500X00295

To
Dip Dutta
84 CHIRONTINI PARK, SREEKANON,
BANSORONI,
VTC, Bansroni,
District: South Twenty Four Parganas,
State: West Bengal,
PIN Code: 700070,
Mobile: 9433066841

1244595
10/11/2012



MF012445951F1



आपका आधार क्रमांक / Your Aadhaar No.:

5890 0072 6333

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Dip Dutta
DOB: 05/05/1964
Male

10/11/2012

5890 0072 6333

मेरा आधार, मेरी पहचान

Dip Dutta



D DUTTA



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

পঞ্জীয়নক্রম আইডি / Enrolment No. : 1040/20683/39310

To
 Dilip Kumar Verma
 দিলীপ কুমার বর্মা
 61/1/B
 B.L. SAHA ROAD
 New Alipore
 New Alipore, Kolkata
 West Bengal - 700033
 9830485253



KL785400835FT

75540083



আপনার আধার সংখ্যা / Your Aadhaar No. :

7218 5988 3150

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



দিলীপ কুমার বর্মা
 Dilip Kumar Verma
 পিতা : রাদে বর্মা
 Father : Radhe Verma

জন্ম তারিখ / DOB : 15/03/1977
 লিংগ / Male

7218 5988 3150



আধার - সাধারণ মানুষের অধিকার

Dilip Kumar Verma

Major Information of the Deed

Deed No :	I-1604-08009/2022	Date of Registration	18/07/2022
Deed No / Year	1604-2001921863/2022	Office where deed is registered	
Query Date	25/06/2022 9:44:59 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830034264, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,00,000/-]	
Set Forth value		Market Value	
Rs. 1/-		Rs. 2,65,47,583/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,071/- (Article:48(g))		Rs. 7,053/- (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:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises Located on M.G.Road)) . .
Premises No: 294, , Ward No: 142 Pin Code : 700104

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	16 Katha 9 Chatak 27 Sq Ft	1/-	2,65,47,583/-	Width of Approach Road: 53 Ft.,
Grand Total :				27.39Dec	1 /-	265,47,583 /-	

Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr DILIP KUMAR VERMA Son of Mr RADHE VERMA Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office			
18/07/2022	LTI	18/07/2022	18/07/2022

61/1B, B.L. SAHA ROAD, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr VIDYA SAGAR SINGH Son of Late MURLIDHAR SINGH Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office			
	18/07/2022	LTI	18/07/2022	18/07/2022



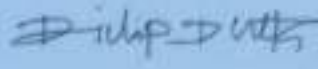


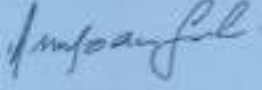
61/1B, B.L. SAHA ROAD, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANUPAM GUHA & ASSOCIATES 98B, N.S.C. BOSE ROAD, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AGxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	DILIP ENTERPRISE 84, CHIRANTANI PARK, KOLKATA, City:- Not Specified, P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: Alxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Identifier Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr DILIP DUTTA Son of Late CHITTARANJAN DUTTA Date of Execution - 18/07/2022, , Admitted by: Self, Date of Admission: 18/07/2022, Place of Admission of Execution: Office	 <small>JUL 18 2022 1:22PM</small>	 <small>L1 18/07/2022</small>	 <small>18/07/2022</small>
84, CHIRANTANI PARK, KOLKATA, City:- Not Specified, P.O:- BANSDRONI, P.S:-Regent Park, District: South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxx0R, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DILIP ENTERPRISE (as PROPRIETOR)			
Name	Photo	Finger Print	Signature
2 Mr ANUPAM GUHA (Presentant) Son of Late SUKHA RANJAN GUHA Date of Execution - 18/07/2022, , Admitted by: Self, Date of Admission: 18/07/2022, Place of Admission of Execution: Office	 <small>JUL 18 2022 1:21PM</small>	 <small>L1 18/07/2022</small>	 <small>18/07/2022</small>
5/17, NETAJI NAGAR, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0G, Aadhaar No: 20xxxxxxxx3591 Status : Representative, Representative of : ANUPAM GUHA & ASSOCIATES (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBIR KUMAR DUTTA Son of Late BISWANATH DUTTA ALIPORE POLICE COURT, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 <small>18/07/2022</small>	 <small>18/07/2022</small>	 <small>18/07/2022</small>
Identifier Of Mr DILIP KUMAR VERMA, Mr VIDYA SAGAR SINGH, Mr DILIP DUTTA, Mr ANUPAM GUHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR VERMA	ANUPAM GUHA & ASSOCIATES-6.8475 Dec, DILIP ENTERPRISE-6.8475 Dec
2	Mr VIDYA SAGAR SINGH	ANUPAM GUHA & ASSOCIATES-6.8475 Dec, DILIP ENTERPRISE-6.8475 Dec

2022

State 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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 13:14 hrs on 18-07-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ANUPAM GUHA ..

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 2,65,47,583/-

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

Execution is admitted on 18/07/2022 by 1. Mr DILIP KUMAR VERMA, Son of Mr RADHE VERMA, 61/1B, B.L. SAHA ROAD, KOLKATA, P.O: ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business, 2. Mr VIDYA SAGAR SINGH, Son of Late MURLIDHAR SINGH, 61/1B, B.L. SAHA ROAD, KOLKATA, P.O: ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Mr SUBIR KUMAR DUTTA, . . Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, 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 18-07-2022 by Mr DILIP DUTTA, PROPRIETOR, DILIP ENTERPRISE (Sole Proprietorship), 84, CHIRANTANI PARK, KOLKATA, City:- Not Specified, P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr SUBIR KUMAR DUTTA, . . Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 18-07-2022 by Mr ANUPAM GUHA, PROPRIETOR, ANUPAM GUHA & ASSOCIATES (Sole Proprietorship), 98B, N.S.C. BOSE ROAD, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr SUBIR KUMAR DUTTA, . . Son of Late BISWANATH DUTTA, ALIPORE POLICE COURT, KOLKATA, 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 7,053/- (B = Rs 7,000/- ,E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 7,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/07/2022 1:02AM with Govt. Ref. No: 192022230073135711 on 14-07-2022, Amount Rs: 7,021/-, Bank:
Punjab National Bank (PUNB0010000), Ref. No. 386694435 on 14-07-2022, Head of Account 0030-03-104-001-16

Stamp Duty

required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 50/-, by
Rs 40,021/-
ion of Stamp
Type: Impressed, Serial no 13260, Amount: Rs.50/-, Date of Purchase: 06/07/2022, Vendor name: S Das
escription of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/07/2022 1:02AM with Govt. Ref. No: 192022230073135711 on 14-07-2022, Amount Rs: 40,021/-, Bank:
Punjab National Bank (PUNB0010000), Ref. No. 386694435 on 14-07-2022, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 252593 to 252632

being No 160408009 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.07.26 10:30:24 +05:30
Reason: Digital Signing of Deed.

Anupam Halder

(Anupam Halder) 2022/07/26 10:30:24 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)