

3376/2020

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is referred to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional Details & Conditions
Conditions, Dum Dum, 24-Pgs. (Hindi)

24 JUN 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 24th day of June.
Two Thousand Twenty (2020)

BETWEEN

13 FEB 2020

1980
NO..... Value.....
Date.....
Sold to.....
Address.....
Vendor.....

Sim Adv
S.O. [unclear]

Saidah Civil Court
CALOKE MUKRAJERT



Susret Sarkar
S/O - Lt Santirangjan Sarkar
W/O + P.O - Itakumpin
Dist - 24 Dgs (N)
Pin - 743273

Additional District Sub Registrar
Coorg District - 24 Dgs

24 JUN 2020

Service

(1) **SMT. IRA DAS (PAN EFLPD6797F)**, wife of Late Krishna Chanda Das, by Occupation – Housewife, (2) **SMT. SHYAMALI BHOWMIK (PAN – BNCPB1847A)**, wife of Sri Arpan Bhowmik, by Occupation – Housewife, (3) **SMT. RUPALI BHATTACHARJEE (PAN – ARXPB7263L)**, wife of Sri Abhijit Bhattacharjee, by Occupation – Housewife, all by faith – Hindu, by Nationality – Indian, all are residing at 42, Nalta Mahajati Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, District North 24-Parganas, hereinafter called the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

M/S. R. G. DEVELOPERS AND CONTRACTOR (PAN – AATFR0409F) a Partnership Firm having its registered office at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, being represented by its Partners namely (1) **SRI JOYDEB ADDYA (having Pan BHPPA4040K)**, son of Late Jagannath Addya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 18, Mahajati Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas and (2) **SRI DEBANIK SARKAR (having Pan BQLPS1004C)**, son of Sri Ranjan Sarkar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 187, Kalibari Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, (3) **SRI TARUN BAIDYA (having Pan ADRPB4096P)**, son of Sri Ajit Baidya, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 1, Subhas Sarani, Nalta, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, hereinafter called the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor, successors in office and assigns) of the **OTHER PART**. Be it noted that as per Deed in Book No. IV, Being No. 150600073 for the year 2020, registered at A.D.S.R. Cossipore Dum Dum, the said Partnership Firm will be represented by its two partners **SRI DEBANIK SARKAR** and **SRI TARUN BAIDYA** jointly.

WHEREAS one Santosh Kumar Das, son of Late Satish Chandra Das purchased ALL THAT piece and parcel of land measuring more or less 9 Cottahs equivalent 15 Decimals lying and situated at District 24-Parganas, P.S. Dum Dum, Sub-Registry Office Cossipore Dum Dum, Mouza – Sultanpur, J.L.No. 10, R.S. No. 148, Touzi No.173, under Khatian No. 847 comprised in Dag No. 185, vide a registered Sale Deed in Book No. I, Volume No. 15, Pages 259 to



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251, Being No. 848 for the year 1954, registered with the Sub-Registry Office Cossipore Dum Dum from Sri Nirod Ranjan Dey.

AND WHEREAS said Santosh Kumar Das further purchased a plot of land measuring more or less 1 Cottah 8 Chittacks lying and situated at District 24-Parganas, P.S. Dum Dum, Sub-Registry Office Cossipore Dum Dum, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, Sabek Khatian No. 852 Hal Khatian No. 1664 comprised in C.S. Dag No. 187, R.S. Dag No. 187/902 & 187/903, vide a registered Sale Deed in Book No. I, Volume No. 17, Pages 77 to 81, Being No. 591 for the year 1964, registered with the Sub-Registry Office Cossipore Dum Dum from Sri Kalipada Guha.

AND WHEREAS the said Santosh Kumar Das recorded his name in the Settlement record being R.S. Khatian No. 2258, R.S. Dag No. 185/884, land measuring 0.3 Decimals and R.S. Dag No. 185/883 land measuring 13 Decimals.

AND WHEREAS the said Santosh Kumar Das mutated his name in the records of local Panchayet and he constructed a partly two storied building and partly tile shed structure on the said plot of land.

AND WHEREAS by a Deed of Gift executed on 06.09.1993, Sri Santosh Kumar Das gifted and transferred ALL THAT piece and parcel of land measuring more or less 13 Chittacks 13 Sq.ft. with One Room measuring more or less 529 Sq.ft. on the First Floor lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, Ward No. 7 under Dum Dum Municipality under A.D.S.R.O. Cossipore Dum Dum to Sri Krishna Chandra Das, son of Late Satish Chandra Das, vide a registered Gift Deed in Book No. I, Volume No. 119, Pages 43 to 50 Being No. 5189 for the year 1993, registered with the A.D.S.R.O. Cossipore Dum Dum.

AND WHEREAS the said Sri Krishna Chandra Das mutated his name in the records of Dum Dum Municipality being Holding No. 75, Mahajati Road Bye Lane, Kolkata – 700 028 in Ward No. 7.



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AND WHEREAS the said Krishna Chandra Das died intestate on 16.07.2018 leaving behind his wife Smt. Ira Das and two daughters namely Smt. Shyamali Bhowmik & Smt. Rupali Bhattacharjee as his only legal heirs and successors.

AND WHEREAS the said Smt. Ira Das, Smt. Shyamali Bhowmik & Smt. Rupali Bhattacharjee jointly inherited the property of the said deceased Krishna Chandra Das as per Hindu Succession Act. 1956.

AND WHEREAS the said Smt. Ira Das, Smt. Shyamali Bhowmik & Smt. Rupali Bhattacharjee are the joint absolute Owners of ALL THAT piece and parcel of land measuring more or less 13 Chittacks 13 Sq.ft. with One Room measuring more or less 529 Sq.ft. on the First Floor lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, being Municipal Holding No. 75, Mahajati Road Bye Lane, Kolkata – 700 028, Ward No. 7 under Dum Dum Municipality under A.D.S.R.O. Cossipore Dum Dum, particularly mentioned and described in the Schedule – A hereunder written and now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with right to sell, convey and transfer the same to others at any consideration or under any terms and conditions as the Owners will think fit and proper.

AND WHEREAS the Owners herein approached to the Developer herein to construct a multi storied building on the aforesaid entire Property morefully described in the Schedule – 'A' written hereunder on the undernoted Schedule property situated at being Municipal Holding No. 75, Mahajati Road Bye Lane, under Ward No. 7, under Additional District Sub-Registration Office at Cossipore Dum-Dum in the District of North 24-Parganas and the Developers herein are agreed with the Owners for construct the said project at the terms and conditions appearing hereunder.

THIS AGREEMENT is drawn up in writing with details of such terms and conditions mutually agreed to by the parties herein.

1. The Owners do hereby authorised and empower the Developer to construct a multi storied building on the said plot of land morefully described in the Schedule – A



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written hereinunder at the costs and expenses of Developer and for the aforesaid purpose the Owners on this day will deliver full vacant possession of the said land with one room on the First Floor and also make over the original deeds and documents unto the Developer and these documents will remain in custody and possession of the Developer till performance of the agreed terms and conditions by and between the parties hereto and the Owners or any of their heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever.

2. The Developer will obtain sanction plan for construction of multi storied building on the said land at its own costs and in that connection the Owners will sign on all applications as required for getting the plan sanctioned from the Dum Dum Municipality.

3. That in lieu of the Owners' land the Developer will allot to the Owners as hereunder-

- (a) The Owners shall get 1200 Sq.ft. covered area including proportionate share of staircase and lift, which will be as under –
 - i) One Flat on the Third Floor, South-West side, measuring covered area 570 Sq.ft.
 - ii) One Flat on the Third Floor, South-East side, measuring covered area 500 Sq.ft.
- (b) The Owners shall get one Shop Room measuring more or less 130 Sq.ft. covered area on the Ground Floor.
- (c) If the Developer obtain sanction plan G+5 storied building on the undernoted Schedule property in that case the Developer will allot to the Owner 100 Sq.ft. covered area on the Fifth Floor
- (d) That the Owners must clear the title of their property and the expenses for the same will be paid by the Owners 50% and the Developer will be paid the 50% expenses.
- (e) That if the Developer at its own expenses clear the title of the property in that case the 50% expenses for clear the said property will be deducted or adjusted against the Owner's Allocation at the rate of Rs.2,000/- per Sq.ft.
- (f) Further the Developer shall pay a non-refundable amount of Rs.1,001/- (Rupees One Thousand One) only to the Owner herein at the time of execution of this Development Agreement.
- (g) The Developer will arrange one temporary shifting of One Bed Room Flat or the will pay Rs. 4,000/- per month to the Owners from the date of hand over the vacant possession of the existing Owners Building to the date of hand over the Owner's Allocation in the Proposed building.



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- (h) That at the time of final measurement of the Flat (Owner's Allocation) if the area is less than the Owner's Allocation as stated above in that case the Developer shall pay to the Owner at the rate of Rs.2,000/- per Sq.ft. for the less area than 1070 Sq.ft. covered area of the Flat and Shop Room measuring covered area 130 Sq.ft. on the other hand if the area of the Owner will increase in the aforesaid Owner's Allocated area in that case the Owner shall pay a sum of Rs.2,000/- per Sq.ft. for the excess area of Owner's Allocation to the Developer.
- g) That the Owners shall purchase excess area maximum 100 Sq.ft. more-or less from the Developer except of Owners' Allocation at the rate of Rs.3,000/- per Sq.ft.

4. All applications, plans and other papers and documents, as may be required by the Developer hereto for the purpose of obtaining necessary sanction on and from the appropriate authorities, shall be prepared and submitted by the Developer on behalf of the Owners. The Developer shall pay and bear all fees including Architect's fees, charges, surcharges and every expenses required to be paid or deposited to the Municipality or any other authorities for the purpose of making the plan sanctioned for construction build up of the said building on the said plot of land.

5. The Owners shall grant to the Developer and / or to the Developer's nominee or nominees a General Power of Attorney as may be required for the purpose of obtaining Sanction Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the building and also for pursuing and following up the matters with the Dum Dum Municipality and other authorities and for sell of flats, garages, shop etc. and to execute agreement for sale of flats, garages, shops etc. and also execute the deed of conveyance of the same and receipt the earnest money or advance amount and full payment of sale price from the intending purchaser or purchasers (except Owners' allocation).

6. That the Developer shall be entitled to hang any signboard or make any publicity towards booking of flat in the proposed building without any objection demand or claim from the land Owners.

7. The Party of the Developer shall pay the Municipal and other Government rents and taxes from the date of getting possession from the Owners, it is made clear that only for land the Owners shall be bound to pay the said outstanding dues till the date of making over possession in favour of the Developer.

8. All other flats of the proposed building to be constructed by the Developer save and except the Owners' allocation mentioned in the paragraph No. 3 shall be disposed of by the Second Part i.e. the Developer to the prospective buyers at any consideration or price which shall be at the sole discretion of the Developer to which the Owners shall have



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no claim in any manner whatsoever. The Owners shall co-operate in selling the flats in each and every manner the Developer shall desire from time to time and all times till disposal of flats.

9. The Developer and / or prospective buyer shall bear all statutory liabilities required handing over possession of the other flats as shall be payable to the Government and Owners shall not be responsible for the same in any way manner whatsoever.

The Developer shall be at liberty to negotiate for sale of building / portion of the proposed building to be constructed upon the said land with any prospective buyer or buyers before or in course of construction together with proportionate share of land on which the said multi storeyed building will be constructed as such consideration and on such terms and conditions and with such person or persons as the Developer shall think fit and proper and the Owners, shall at the request of the Developer, execute and register the Deed of Conveyances in respect of the Flat, Flats, shops, Garage and proportionate share of the said land only to and in favour of the person or persons or the nominee or nominees of the Developer. It is clearly agreed and declared that consideration money for such transfers, as aforesaid including earnest money or initial payments or part payments thereof shall be received by and belong absolutely to the Developer which will be solely declared by the Developer.

10. The Developer shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of the proposed building including flats, units or apartments save and except of Owners' allocated portion mentioned in Clause 3 or for sale of the same on such terms and conditions and for such consideration as the Developer shall think fit and proper and the Owners undertake to give the Developer or Developer's agent, a General Power of Attorney.

11. The Owners shall have no right or power to terminate this Agreement provided the Developer would be violate any of the terms and conditions contained in this Agreement.

12. Be it provided however that the costs of the conveyance or conveyances including non judicial stamps and registration expenses and all other legal expenses shall be borne exclusively and paid by the Developer, his nominee or nominees and / or prospective buyers (for Developer's Allocation).

13. The Developer shall at it's own costs construct, erect and complete the building with qualitative materials at the place mentioned above after obtaining the sanctions plan with such materials and with such specifications as may be recommended by the technical person from time to time.



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14. The Developer shall install, erect in the said building at its own costs like as pump sets, tubewell water storage tanks, overhead reservoirs, electric wiring fittings and installations and other facilities as are required to be provided in a residential building having self contained apartment and constructed for sale of flats therein on Ownership basis as mutually agreed.

15. The Developer shall be authorised by the Owners for the construction of the building and to apply for and obtain temporary and permanent constructions of water, drainage, sewerage and / or other facilities if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building.

16. In case of any dispute between the Owners and the Developer shall approach an Arbitrator to be appointed jointly.

17. All costs, charges and expenses including fees of the technical person shall be discharged and paid by the Developer, the Owners hereto shall have no liability or responsibility in this context in any manner whatsoever.

18. As and from the date of service of notice of possession of the Owners' allocation, the Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Second Party its nominee, assignee or prospective buyers the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owners' allocation, such charges are to include proportionate share of premises for the insurance of the building, water, fire and scavenging charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and its renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes, electrical and equipments, stairways, corridors, halls, passage, ways, parthways and other facilities whatsoever as may be mutually agreed from time to time.

19. The Owners shall not do any act deed or thing whereby the Developer shall prevented from construction and completion of the said building if not the Developer violate any terms and conditions of this Agreement.

20. The Developer herein shall demolish the existing building at its own cost and the materials of the said demolished building shall be taken by the developer.

21. The Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Owners or as a joint Venture between the parties hereto constituted an Association of persons.



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22. It is understood that from time to time to facilities the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners do hereby undertake further that they will do all such acts, deeds, matters and things and shall execute any such additional Power of Attorney and / or authorisation as may be required by the Developer for the purpose and the Owners also undertake to sign, execute all such additional development agreement, applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owners and / or go against the spirit of the presents and if any dispute arises in the title of the Owners in that case the Owners at his/her/their own costs and responsibility will correct the same.

23. That the Owners at the time of execution and registration of the Development Agreement hand over the vacant possession of the existing building to the Developer and at the same time the Owners shall hand over all original Deeds and documents of the undernoted 'A' Schedule property to the Developer.

24. The Developer will amalgamate the under 'A' Schedule property with other property or properties.

- COMMON RESTRICTIONS -

The Owners' allocation in the proposed building be subject to the same restrictions and use as are applicable to the Developer allocation in the building intended for common benefits of all occupiers of the building which shall including the following :-

25. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the buildings.

26. Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.

27. Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.

28. The said properties have not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax.



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Cooch Behar Durg-Dum 24 Parganas

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29. The Owners shall answer the requisition on title within one week from the date of the receipt of the said requisition on title from the Advocate or Solicitors for the Developer as and when required.

30. The Developer hereby agrees and covenants with the Owners to complete the construction of the building within **24 (Twenty Four)** months from the date of sanction plan and further time may be allowed for another 6 (six) months.

31. The Developer and the Owners doth hereby agrees that in case of any unforeseen happenings such as non-availability of basic raw materials for the constructions work non-availability to masons and labourers, strikes local and national disturbances, riots, natural calamities like flood earthquakes etc. and for any other such types of reasons which are not under the control of the Developer herein, the period of **24 (Twenty Four)** months within which the construction work is to be completed

32. Immediately upon the Developer obtaining possession of the said land and building plan the Developer shall be entitled to start construction of the said building at the said premises and the Owners shall not prevent the Developer from making construction of the proposed multi storied building and completion thereof.

33. The name of the building shall be given as "**R.G. APARTMENT**" mutually agreed by both the Parties.

34. The Top roof will be used by all the Flat Owners as common except Shop Owners.

35. If the Developer fails to complete the construction of the building within the stipulated period without any reason in that case the Developer shall compensate the Owners which will be mutually settled by both the Parties.

36. That the Developer has every right to transfer in all sorts of the Flats and Garages, Shops etc. of the entire building and proportionate share of land on the 'A' schedule property except the Owners's allocation as stated above in Clause No. 3.

- SCHEDULE 'A' ABOVE REFERRED TO -

ALL THAT piece and parcel of land measuring more or less 13 Chittacks 13 Sq.ft. with One Room measuring more or less 529 Sq.ft. on the First Floor including 4' ft. common passage, lying and situated at District North 24-Parganas, P.S. Dum Dum, A.D.S.R.O. Cossipore Dum Dum, Pargana – Kalikata, Mouza – Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, C.S. Khatian No. 847, R.S. Khatian No. 2258, C.S. Dag No. 185, R.S. Dag No. 185/883, being Municipal Holding No. 75, Mahajati Road Bye Lane, Kolkata – 700



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North 24 Parganas

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028, Ward No. 7 under Dum Dum Municipality under A.D.S.R.O. Cossipore Dum Dum and which is butted and bounded as follows :-

<u>ON THE NORTH BY</u>	:	16' ft. wide Municipal Road
<u>ON THE SOUTH BY</u>	:	4' ft. wide common passage
<u>ON THE EAST BY</u>	:	Plot No. E
<u>ON THE WEST BY</u>	:	18' ft. wide Mahajati Road Bye Lane.

**- THE SCHEDULE 'B' ABOVE REFERRED TO -
(OWNERS' ALLOCATION)**

The Owners will be entitled as follows :-

That in lieu of the Owners' land the Developer will allot to the Owners as hereunder-

- (a) The Owners shall get 1200 Sq.ft. covered area including proportionate share of staircase and lift, which will be as under -
 - i) One Flat on the Third Floor, South-West side, measuring covered area 570 Sq.ft.
 - ii) One Flat on the Third Floor, South-East side, measuring covered area 500 Sq.ft.
- (b) The Owners shall get one Shop Room measuring more or less 130 Sq.ft. covered area on the Ground Floor.
- (c) If the Developer obtain sanction plan G+5 storied building on the undernoted Schedule property in that case the Developer will allot to the Owner 100 Sq.ft. covered area on the Fifth Floor
- (d) That the Owners must clear the title of their property and the expenses for the same will be paid by the Owners 50% and the Developer will be paid the 50% expenses.
- (e) That if the Developer at its own expenses clear the title of the property in that case the 50% expenses for clear the said property will be deducted or adjusted against the Owner's Allocation at the rate of Rs.2,000/- per Sq.ft.
- (f) Further the Developer shall pay a non-refundable amount of Rs.1,001/- (Rupees One Thousand One) only to the Owner herein at the time of execution of this Development Agreement.
- (g) The Developer will arrange one temporary shifting of One Bed Room Flat or the will pay Rs. 4,000/- per month to the Owners from the date of hand over the vacant possession of the existing Owners Building to the date of hand over the Owner's Allocation in the Proposed building.
- (h) That at the time of final measurement of the Flat (Owner's Allocation) if the area is less than the Owner's Allocation as stated above in that case the Developer shall pay to the Owner at the rate of Rs.2,000/- per Sq.ft. for the less area than 1070 Sq.ft. covered area



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Coimbatore Dist-Office 24 Puzh

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of the Flat and Shop Room measuring covered area 130 Sq.ft. on the other hand if the area of the Owner will increase in the aforesaid Owner's Allocated area in that case the Owner shall pay a sum of Rs.2,000/- per Sq.ft. for the excess area of Owner's Allocation to the Developer.

- g) That the Owners shall purchase excess area maximum 100 Sq.ft. more or less from the Developer except of Owners' Allocation at the rate of Rs.3,000/- per Sq.ft.

SCHEDULE 'C' : SPECIFICATION -

1. Exterior brick work shall be of 8" thickness while the internal wall will be of 3", the partition between the flat will be of a 5" thickness.
2. All windows will be of shutter Aluminum frame with cover grill with 1.1 mm. glass panel.
3. All doors will be design flush door with Malaysian Sal frame and main door Seguns.
4. Walls will be of usual plaster followed by Plaster of Paris.
5. No internal colouring shall be done.
6. Floor including skirting will be made of white marble/tiles.
7. Toilet: - commode will be provided with low down cistern, white glazed tiles up-to 6'-0" along with two tap, only one shower in one toilet (concealed pipe).
8. One white wash basin shall be fitted in convenient space.
9. Kitchen – Cooking desk with sink and tiles shall be fitted up-to 2 ½ ft. above cooking table, one stainless Sink of standard size and two bibcock.
10. Balcony / Verandah shall be covered up-to 3' ft.
11. Water Supply – from Municipal water supply uninterrupted water is available generally water reservoir.
12. Electricity : (1) Concealed wiring, (2) In Bed Room – One Fan Points, Two light points and one Plug Point and One A.C. Point in one Bed room only, (3) In Dining room – One Light point, one Fan point and One plug point, (4) In Kitchen – One Light point, One Plug point, One Exhaust Fan Point, (5) In Bath Room – One Light Point, One Gyser point and One Bell point in the Main Door.
13. Lift and lift accessories.
14. The Purchasers(s) shall pay the extra charges for one collapsible gate and covered Balcony Grill in excess of 3' from the ground level.
15. C.C.T.V.



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Addl. District Sub- Registrar
Cossimbore, North 24 Parganas

24 JUN 2020

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

SIGNED, SEALED & DELIVERED

In presence of :-

WITNESSES :-

1. Tiberan Radam Roy.
3/1 Pathak para Lane
KOL-28

2. Susmit Samra
Will + P.O. - Harimpu
Dist - 24 Pgs (M)
PIN - 743273


1. Jra Das

2. Shyamali Bhosmik

3. Rupali Bhattacharjee

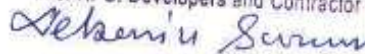
SIGNATURE OF THE OWNERS

Drafted by :-


[Mr. Chandra Nath Sen]
Advocate

Sealdah Court, Kolkata - 14.

M/s. R. G. Developers and Contractor


Partner Signature

Partner Signature

M/s. R. G. Developers and Contractor


Partner Signature

Partner Signature

SIGNATURE OF THE DEVELOPER



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Addl. District Sub- Registrar
Singur Parganas Distt-Date 24 June 2020

24 JUN 2020

RECEIVED of and from the within named Developer within mentioned sum of **Rs.1,001/-**
(Rupees One Thousand One) only as non- refundable advance as per Memo below :

MEMO OF CONSIDERATION

Paid by Cash

Rs. 1,001/-

(Rupees One Thousand One) only

WITNESSES :-

1. *Tibon Ratm Roy.*

1. *Gra Das.*

2. *Shyamali Bhosmik*

3. *Rupali Bhattacharya.*

2. *Susmita Sarkar*
Cell P.O - Harimpur
Dist - 24 PGS (W)
PIN - 749273




SIGNATURE OF THE OWNERS



Additional District Sub- Registrar
Dum-Dum Dum Dum 24 Parganas

24 JUN 2020

SPECIMEN FORM FOR TEN FINGERPRINTS

















Sl No	Signature of the Executants / Presentants					
 <i>S. P. Das</i>	Little		Ring	Middle	Fore	Thumb
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				
						
 <i>Shyamoli Bharamik</i>	Little		Ring	Middle	Fore	Thumb
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				
						
 <i>Rupali Chatterjee</i>	Little		Ring	Middle	Fore	Thumb
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				
						



↙
Addl. District Sub- Registrar
Coosapore Durg-Durg 24 Parganas

24 JUN 2020

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants						
	 <i>Debasis Sarma.</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							
	 <i>Tarun Baidya</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							



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

GRN: 192020210017023661

Payment Mode Online Payment

GRN Date: 20/06/2020 13:35:13

Bank : HDFC Bank

BRN : 1141521959

BRN Date: 20/06/2020 13:36:31

DEPOSITOR'S DETAILS

Id No. : 2000660589/3/2020
[Query No./Query Year]

Name : DEBANIK SARKAR

Contact No. : 8584048634

Mobile No. : +91 8584048634

E-mail : debanikomcl@gmail.com

Address : KOLKATA 700028

Applicant Name : Mr CHANDRA NATH SEN

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000660589/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	6021
2	2000660589/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	71
			Total	6092

In Words : Rupees Six Thousand Ninety Two only

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EFLPD6797F

नाम / Name
IRA DAS

पिता का नाम / Father's Name
NALINI KANTA GHOSH

जन्म की तारीख / Date of Birth
01/01/1944

Ira Das
Taxpayer's Signature



28/01/2018

इस कार्ड के खोने / खोने पर कृपया सूचित करें। लीटर-
आयकर सैन सेवा इकाई, एन एस यू एल
5 वीं मंजिल, मॉडर्न स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगलॉ चौक के पास,
पुणे - 411 016.

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

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

आयकर विभाग
INCOME TAX DEPARTMENT
SHYAMALI BHOWMIK



भारत सरकार
GOVT OF INDIA

KRISHNA CHANDRA DAS

12/09/1989

Permanent Account Number
BNCPB1847A

Shyamali Bhowmik
Signature



यह कार्ड खोया / गाने पर कृपया लुपित करें / लीजिए :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सहायक बिल्डिंग,
बामन टेलिफोन एक्सचेंज के नजदीक,
बामन, पुना - 411 045.

If this card is lost / someone's lost card is found
please inform / return to
Income Tax PAN Service Unit, NSDL
3rd Floor, Supply Chambers,
Near Baman Telephone Exchange,
Baman, Pune - 411 045.

Tel: 91 20 2721 8030, 20 2721 8083
e-mail: pan@nsdl.com

Shyamali Bhowmik

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUPALI BHATTACHARJEE
KRISHNA CHANDRA DAS

22/07/1979

Permanent Account Number
ARXPB7263L

Rupali Bhattacharjee
Signature



0412006

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

R G DEVELOPERS AND
CONTRACTOR



08/04/2015
Permanent Account Number
AATFR0409F

08/04/2015

इस कार्ड के खोने/पहने पर कृपया सूचित करें/सौदार्थः
आयकर सेवा इकाई, एन एन डी एल
5 थ्री फ्लोर, मास्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़द डीप बंगला चौक,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
5th Floor, Masatri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2721 8081, Fax: 91-20-2721 8081
e-mail: unit@nsdl.com

आयकर विभाग
INCOME TAX DEPARTMENT
JOYDEB ADDYA
JAGANNATH ADDYA
23/03/1971
Permanent Account Number
BHPPA4040K
Signal, m

भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIPL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614
इस कार्ड को खोने/पाने पर कृपया सूचित करें/वापस करें।
आयकर पैन सेवा यूनिट, UTIPL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

DEBANIK SARKAR

for
RANJAN SARKAR

15/12/1960

Permanent Account Number
BCLPS1094C

Debanik Sarkar

Signature

MRG







Government of India



ভারত সরকার

Unique Identification Authority of India

তালিকাভুক্তি নম্বর/Enrollment No.: 2189/69338/00545

Download Data: 18090817
Generate QR Code: 17092081

To
সুস্মিত সরকার
Susmit Sarkar
S/O Sanfranjan Sarkar
Swarupnagar
Hakimpur mandal para
Hakimpur
North 24 Parganas Hakimpur
West Bengal - 743273
9733560414

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

8032 0970 1615

আমার আধার, আমার পরিচয়



ভারত সরকার
Unique Identification Authority of India



সুস্মিত সরকার
Susmit Sarkar
অনুলিপি / UOI: 25/24/1872
বৃত্ত - MALE

8032 0970 1615

আমার আধার, আমার পরিচয়

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

INFORMATION

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

- আধার মারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী সেবালাভে গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services.



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O সানফ্রানজান সরকার, হাকিমপুর
মওল পাড়া, স্বরূপনগর, হাকিমপুর
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 743273

Address:
S/O Sanfranjan Sarkar
Hakimpur mandal para
Swarupnagar, North 24
Parganas
West Bengal

8032 0970 1615



Major Information of the Deed

Deed No :	I-1506-03283/2020	Date of Registration	24/06/2020
Query No / Year	1506-2000660589/2020	Office where deed is registered	
Query Date	19/06/2020 7:10:34 PM	1506-2000660589/2020	
Applicant Name, Address & Other Details	CHANDRA NATH SEN Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL. PIN 700014. Mobile No. : 9330062295, 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 : 1,001/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 32,61,646/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 71/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S - Dum Dum, Municipality: DUM DUM, Road: Mahajati Road, Mouza: Sultanpur, Ward No: 007, Holding No:75 JI No: 0, Pin Code : 700028






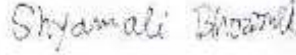


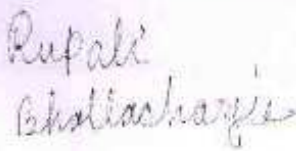
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-185/883	RS-2258	Bastu	Bastu	13 Chatak 13 Sq Ft	1/-	13,95,334/-	Width of Approach Road: 18 Ft. Adjacent to Metal Road,
Grand Total :					1.3704Dec	1 /-	13,95,334 /-	

Apartment Details :

District: North 24-Parganas, P.S - Dum Dum, Municipality: DUM DUM, Mouza: Sultanpur Road: Mahajati Road, Ward No: 007, Holding No: 75, JI No: 0 Pin Code : 700028

Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	RS - 185/883	RS - 2258	Covered Area: 529, Super Built-up Area: 634.8	1/-	18,66,312/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use, Floor Type: Cemented, Age of Flat: 1 Year, Approach Road Width: 18 Ft.



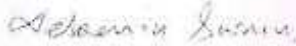


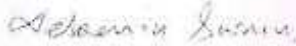


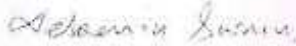


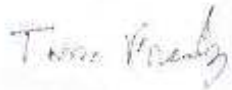


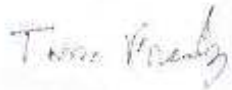


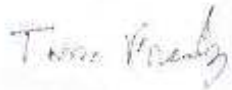
and Lord Details :

S. No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Ira Das Wife of Late Krishna Chandra Das Executed by: Self, Date of Execution: 24/06/2020 , Admitted by: Self, Date of Admission: 24/06/2020 ,Place : Office</p>	<p>Photo</p>  <p>24/06/2020</p>	<p>Finger Print</p>  <p>LTI 24/06/2020</p>	<p>Signature</p>  <p>24/06/2020</p>
<p>42 Nalta Mahajati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EFLPD6797F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2020 , Admitted by: Self, Date of Admission: 24/06/2020 ,Place : Office</p>				
2	<p>Name</p> <p>Shyamali Bhowmik Wife of Arpan Bhowmik Executed by: Self, Date of Execution: 24/06/2020 , Admitted by: Self, Date of Admission: 24/06/2020 ,Place : Office</p>	<p>Photo</p>  <p>24/06/2020</p>	<p>Finger Print</p>  <p>LTI 24/06/2020</p>	<p>Signature</p>  <p>24/06/2020</p>
<p>42 Nalta Mahajati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BNCPB1847A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2020 , Admitted by: Self, Date of Admission: 24/06/2020 ,Place : Office</p>				
3	<p>Name</p> <p>Rupali Bhattacharjee Wife of Abhijit Bhattacharjee Executed by: Self, Date of Execution: 24/06/2020 , Admitted by: Self, Date of Admission: 24/06/2020 ,Place : Office</p>	<p>Photo</p>  <p>24/06/2020</p>	<p>Finger Print</p>  <p>LTI 24/06/2020</p>	<p>Signature</p>  <p>24/06/2020</p>
<p>42 Nalta Mahajati Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARXPB7263L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/06/2020 , Admitted by: Self, Date of Admission: 24/06/2020 ,Place : Office</p>				




Developer Details :

No	Name,Address,Photo,Finger print and Signature
1	R G DEVELOPERS AND CONTRACTOR 1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 PAN No. AATFR0409F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Debanik Sarkar Son of Ranjan Sarkar Date of Execution - 24/06/2020, , Admitted by: Self, Date of Admission: 24/06/2020, Place of Admission of Execution: Office </td> <td>  Jun 24 2020 12:34PM </td> <td>  LTI 24/06/2020 </td> <td>  24/06/2020 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Debanik Sarkar Son of Ranjan Sarkar Date of Execution - 24/06/2020, , Admitted by: Self, Date of Admission: 24/06/2020, Place of Admission of Execution: Office	 Jun 24 2020 12:34PM	 LTI 24/06/2020	 24/06/2020	187 Kalibari Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BQLPS1004C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR (as Partner)		
Name	Photo	Finger Print	Signature									
Debanik Sarkar Son of Ranjan Sarkar Date of Execution - 24/06/2020, , Admitted by: Self, Date of Admission: 24/06/2020, Place of Admission of Execution: Office	 Jun 24 2020 12:34PM	 LTI 24/06/2020	 24/06/2020									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Tarun Baidya (Presentant) Son of Ajit Baidya Date of Execution - 24/06/2020, , Admitted by: Self, Date of Admission: 24/06/2020, Place of Admission of Execution: Office </td> <td>  Jun 24 2020 12:34PM </td> <td>  LTI 24/06/2020 </td> <td>  24/06/2020 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Tarun Baidya (Presentant) Son of Ajit Baidya Date of Execution - 24/06/2020, , Admitted by: Self, Date of Admission: 24/06/2020, Place of Admission of Execution: Office	 Jun 24 2020 12:34PM	 LTI 24/06/2020	 24/06/2020	1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADRPB4096P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : R G DEVELOPERS AND CONTRACTOR (as Partner)		
Name	Photo	Finger Print	Signature									
Tarun Baidya (Presentant) Son of Ajit Baidya Date of Execution - 24/06/2020, , Admitted by: Self, Date of Admission: 24/06/2020, Place of Admission of Execution: Office	 Jun 24 2020 12:34PM	 LTI 24/06/2020	 24/06/2020									

Identifier Details :

Name	Photo	Finger Print	Signature
Susrut Sarkar Son of Late Santi Ranjan Sarkar Vill Hakimpur, P.O:- Hakimpur, P.S:- Swarupnagar, District: North 24-Parganas, West Bengal, India. PIN - 743273	 24/06/2020	 24/06/2020	 24/06/2020

Identifier Of Ira Das, Shyamali Bhowmik, Rupali Bhattacharjee, Debanik Sarkar, Tarun Baidya

Transfer of property for A1

No	From	To. with area (Name-Area)
	Ira Das	R G DEVELOPERS AND CONTRACTOR-211.600000 Sq Ft
2	Shyamali Bhowmik	R G DEVELOPERS AND CONTRACTOR-211.600000 Sq Ft
3	Rupali Bhattacharjee	R G DEVELOPERS AND CONTRACTOR-211.600000 Sq Ft

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ira Das	R G DEVELOPERS AND CONTRACTOR-0.456806 Dec
2	Shyamali Bhowmik	R G DEVELOPERS AND CONTRACTOR-0.456806 Dec
3	Rupali Bhattacharjee	R G DEVELOPERS AND CONTRACTOR-0.456806 Dec

Endorsement For Deed Number : I - 150603283 / 2020

24-06-2020

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 11:55 hrs on 24-06-2020, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Tarun Baidya ..

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 32,61,646/-

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

Execution is admitted on 24/06/2020 by 1. Ira Das, Wife of Late Krishna Chandra Das, 42 Nalta Mahajati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Shyamali Bhowmik, Wife of Arpan Bhowmik, 42 Nalta Mahajati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 3. Rupali Bhattacharjee, Wife of Abhijit Bhattacharjee, 42 Nalta Mahajati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Identified by Susrut Sarkar, , , Son of Late Santi Ranjan Sarkar, Vill Hakimpur, P.O: Hakimpur, Thana: Swarupnagar, North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Others

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

Execution is admitted on 24-06-2020 by Debanik Sarkar, Partner, R G DEVELOPERS AND CONTRACTOR (Partnership Firm), 1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Susrut Sarkar, , , Son of Late Santi Ranjan Sarkar, Vill Hakimpur, P.O: Hakimpur, Thana: Swarupnagar, North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Others

Execution is admitted on 24-06-2020 by Tarun Baidya, Partner, R G DEVELOPERS AND CONTRACTOR (Partnership Firm), 1 Subhas Sarani Nalta, P.O:- Dum Dum, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Susrut Sarkar, , , Son of Late Santi Ranjan Sarkar, Vill Hakimpur, P.O: Hakimpur, Thana: Swarupnagar, North 24-Parganas, WEST BENGAL, India, PIN - 743273, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 71/- (B = Rs 50/- , E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/06/2020 1:36PM with Govt. Ref. No: 192020210017023661 on 20-06-2020, Amount Rs: 71/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1141521959 on 20-06-2020, Head of Account 0030-03-104-001-16

nt of Stamp Duty

ned that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 1,000/-
Online = Rs 6,021/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1900, Amount: Rs. 1,000/-, Date of Purchase: 13/02/2020, Vendor name: Alok Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/06/2020 1:36PM with Govt. Ref. No: 192020210017023661 on 20-06-2020, Amount Rs: 6,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1141521959 on 20-06-2020, Head of Account 0030-02-103-003-02

Suman

Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2020, Page from 159522 to 159554
being No 150603283 for the year 2020.



Suman

Digitally signed by SUMAN BASU
Date: 2020.06.26 13:17:28 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2020/06/26 01:17:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)