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Certified that the document is admitted to registration. The signature sheets and the encroachment sheets attached with this document are the part of this document.

*R. Prasad*  
 District Sub-Registrar-II  
 Alipore, South 24 Parganas

7 OCT 2017

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 16/10/17  
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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 16th day of October Two Thousand Seventeen  
BETWEEN

For VEERBALAJI INFRABUILD (P) LTD.

*[Signature]*  
 Director

✓ *[Signature]*  
 ✓ *[Signature]*  
 ✓ *Suman Sekhsaria*

*[Signature]*

(1) **JAGDISH KUMAR KHEMKA**, son of the Late Om Prakash Khemka, having PAN APOPK1261Q, residing at 117, Block-F, New Alipore, Kolkata-700 053, (2) **SUDARSHAN KHEMKA**, son of Jagdish Kumar Khemka, having PAN ANLPK0806A, residing at 117, Block-F, New Alipore, Kolkata-700 053, (3) **RAM PRAKASH DALMIA**, son of the Late Dwarka Das Dalmia, having PAN ACUPA0205H, residing at 11, Ashoka Road, Kolkata-700 027, (4) **ADITYA DALMIA**, son of Ram Prakash Dalmia, having PAN AGLPD8450A, residing at 11, Ashoka Road, Kolkata-700 027, (5) **SUMAN SEKHSARIA**, wife of Vinodt Sekhsaria, having PAN AZZPS4681B, residing at 23J, Radha Madhab Dutta Garden Lane, Neermani Building, Kolkata-700 010, hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs/heirss executors, administrator, representatives and assign) of the **ONE PART**.

**AND**

**VEERBALAJI INFRABUILD PRIVATE LIMITED** a company duly incorporated under The Companies Act, 1956, having its registered office at 19/4, Sahapur Colony, Block J, 1<sup>st</sup> Floor, New Alipore, Post Office New Alipore, Police Station- Hare Street, Kolkata - 700 053, having Corporate Identity Number(CIN): U45400WB2010PTC144624(2009-2010) PAN: AADCV25451) represented by Mr. **ADITYA DALMIA**, son of Sri Ramprakash Dalmia, residing at "**SHREENIKET BUILDING**" Flat No. 9B, 9<sup>th</sup> Floor, 11, Ashoka Road, Police Station Alipore, Kolkata - 700 027, having PAN No. **AGLPD8450A**, a Director thereof, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and included its successor, successors-in-interest and assigns) of the **OTHER PART**.

**WHEREAS:**

A. By a Bengali Kobala dated the 8<sup>th</sup> day of Ashwin, 1360 corresponding to the 25<sup>th</sup> day of September, 1953 made between one Smt. Ashalata Dassi therein referred to as the Vendor of the One Part and one Asgar Ali Molla therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Behala, in Book No.1, Volume No. 30, Pages 31 to 33, Being No. 2044 for the year 1953, the Vendor therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in

favour of the Purchaser therein All That the piece and parcel of land containing an area of 35¼ decimals be the same a little more or less lying situate at Mouza Parui J.L. No.3, R.S. No.80, Touzi No. 351, Khatian No. 876/877, Dag Nos. 2592 & 2593 (Part), Police Station the then Behala, District the then 24-Parganas, more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the **said First Plot of land**).

B. By another Bengali Kobaia dated the 23<sup>rd</sup> day of Shrabon, 1365 corresponding to the 8<sup>th</sup> day of August, 1958 made between one Jitendranath Halder, Ashwini Kumar Halder, Subodh Chandra Halder and Smt. Rhoda Bala Halder therein jointly referred to as the Vendors of the One Part and the said Asgar Ali Molla therein referred to as the Purchaser of the Other Part and registered with Sub-Registrar Behala, in Book No.1, Volume No. 36, Pages 256 to 258, Being No. 2867 for the year 1958, the Vendors therein at and for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the Purchaser therein All That the piece and parcel of land containing an area of 13 decimals be the same a little more or less lying situate at Mouza Parui, J.L. No. 3, R.S. No.80, Touzi No. 351, Khatian No. 877, Dag No. 2591, Police Station the then Behala, District the then 24-Parganas, more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the **said Second Plot of land**).

C. Being seized and possessed of All that the said first and second plots of land containing a total area of 50¼ decimals be the same a little more or less (hereinafter collectively referred to as the **said entire land**) the said Asgar Ali died on the 1<sup>st</sup> day of May, 1985 leaving him surviving his only widow Noor Anjrez Bibi and three sons namely Sk. Altaf Ali, Sk. Amjad Ali and Sk. Ahad Ali and only daughter Sarina Khatoon who upon his death became jointly entitled to All That the said entire land.

D. The said Noor Anjrez Bibi, Sk. Altaf Ali, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatoon had mutually and amicably divided and partitioned amongst themselves, inter alia, the said entire land whereby and whereunder the Vendors herein were jointly allotted, to the exclusion of the said Altaf Ali, All That the piece and parcel of land containing an area of 22 cottaks 6 chitraks be the same a little more or less out of the said entire land more fully and particularly described

in the **Schedule** hereunder written [herein after referred to as the said land].

E. The said partition so effected was duly recorded in a Deed of Partition dated the 10<sup>th</sup> day of May, 1999 made between the said Noor Aungrez Bibi, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatun therein jointly referred to as the parties of the First Part and the said Sk. Altaf Ali therein referred to as the party of the Second Part.

F. The said partition was duly accepted and acted upon by and between the parties and each party was and still is using and occupying the individual divided lot to the exclusion of the other.

G. Since then the said Noor Aungrez Bibi, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatun have been in continuous and uninterrupted possession and enjoyment of the said land.

H. The the said Noor Aungrez Bibi, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatun have recorded their names in respect of the said land in the records of the B.L. & L.R.O., Behala in the following manner:-

| c.s. Khatian No. | R.S./L.R. Khatian No. | R.S./L.R. Dag No. | Total area in Dag (Satak) | Quantity of Share (Satak) | Names             |
|------------------|-----------------------|-------------------|---------------------------|---------------------------|-------------------|
| 877              | 2156                  | 2591              | 15                        | 2                         | Noor Aungrez Bibi |
| "                | 2156                  | 2592              | 19                        | 2                         | Noor Aungrez Bibi |
| "                | 2156                  | 2593              | 16                        | 2                         | Noor Aungrez Bibi |
| "                | 464                   | 2591              | 15                        | 4                         | Sk. Amjad Ali     |
| "                | 464                   | 2592              | 19                        | 5                         | Sk. Amjad Ali     |
| "                | 464                   | 2593              | 16                        | 4                         | Sk. Amjad Ali     |
| "                | 517                   | 2591              | 15                        | 4                         | Sk. Ahad Ali      |
| "                | 517                   | 2592              | 19                        | 5                         | Sk. Ahad Ali      |
| "                | 517                   | 2593              | 16                        | 4                         | Sk. Ahad Ali      |
| "                | 5206                  | 2591              | 15                        | 1                         | Sarina Khatun     |
| "                | 5206                  | 2592              | 19                        | 2                         | Sarina Khatun     |
| "                | 5206                  | 2593              | 16                        | 2                         | Sarina Khatun     |
|                  |                       |                   |                           | TOTAL:                    | 37 Sataks -       |



|  |  |  |  |  |  |                                   |
|--|--|--|--|--|--|-----------------------------------|
|  |  |  |  |  |  | 1 Bigha 2 cottah<br>6<br>chittaks |
|--|--|--|--|--|--|-----------------------------------|

- I. The said land was subsequently included into the limits of the Maheshwala Municipality and assessed and numbered as Holding Nos. E7-82/391, Biren Roy Road & E7-1/New, Subhayan Park Road.
- J. The Noor Angrez Bibi, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatoon also mutated their names in respect of All that the said land in the records of the Maheshwala Municipality.
- K. The Noor Angrez Bibi, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatoon herein are now jointly seized and possessed of and/or otherwise well and sufficiently entitled to All That the said land free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts whatsoever nature more fully and particularly described in the **Schedule** hereunder written.
- L. the The Noor Angrez Bibi, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatoon have announced to sell their said entire property measuring about 22 cottahs 6 chittaks be the same a little more or less together with kaccha structure containing an area of 1200 Sq.ft. more or less lying and situate in Mouza Parui, J.L. No. ...., P.S. Maheshwala, collectorate R.S/L.R Dag Nos. 2591, 2592, 2593, under L.R Khatian NOS. 2156, 464, 517, 5206, S.R.O. Behala, District 24 Parganas (South) morefully described in the Schedule hereunder written, at and for the total Consideration of **Rs.70,00,000/-** (Rupees Seventy Lakh) only and the The Noor Angrez Bibi, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatoon have offered the Owners herein to purchase the said property at the said consideration free from all encumbrances, at the said consideration.
- M. The Noor Angrez Bibi, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatoon have agreed to sell and the (1) **JAGDISH KUMAR KHEMKA**, son of the Late Om Prakash Khemka, (2) **SUDARSHAN KHEMKA**, son of Jagdish Kumar Khemka, (3) **RAM PRAKASH DALMIA**, son of the Late Dwarka Das Dalmia, (4) **ADITYA DALMIA**, son of Ram Prakash Dalmia, (5) **SUMAN SEKHSARIA** wife of Vincet Sekhsaria, has agreed to purchase All That the said land free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisitions and trusts of whatsoever nature at and for the consideration of **Rs.70,00,000/-** (Rupees Seventy Lacs only).
- AND WHEREAS subsequently said Noor Angrez Bibi, Sk. Amjad Ali, Sk. Ahad Ali and Sarina Khatoon sold his entire landed property

measuring about 22 cottahs 6 chittaks Sali land more or less lying and situate in Mouza -Parul, J.L. No. ...., P.S. Maheshtala, collectorate R.S./L.R Dag Nos. 2591, 2592, 2593, under L.R Khatian nos. 2156, 464, 517, 5206, S.R.O. Behala, District 24 Parganas (South) to present Owners by way of deed of sale in 2010 registered in the office of District Sub-Registrar II, Alipore, 24 Parganas and recorded in Book No. 1, Volume No. 33, pages 140 to 156, Being No. 09150 for the year 2010.

N. The the said (1) JAGDISH KUMAR KHEMKA, son of the Late Om Prakash Khemka, (2) SUDARSHAN KHEMKA, son of Jagdish Kumar Khemka, (3) RAM PRAKASH DALMIA, son of the Late Dwarka Das Dalmia, (4) ADITYA DALMIA, son of Ram Prakash Dalmia, (5) SUMAN SEKHISARIA have recorded their names in respect of the said land in the records of the B.L.& L.R.O., Behala in the following manner:-

| c.s. Khatian No. | L.R. Khatian No. | R.S./L.R. Dag No. | Total area in Dag (Satak) | Quantity of Share (Satak) | Names                       |
|------------------|------------------|-------------------|---------------------------|---------------------------|-----------------------------|
| 877              | 8091             | 2591              |                           |                           | <u>JAGDISH KUMAR KHEMKA</u> |
| "                | 8091             | 2592              |                           |                           | <u>JAGDISH KUMAR KHEMKA</u> |
| "                | 8091             | 2593              |                           |                           | <u>JAGDISH KUMAR KHEMKA</u> |
| "                | 8087             | 2591              |                           |                           | <u>SUDARSHAN KHEMKA</u>     |
| "                | 8087             | 2592              |                           |                           | <u>SUDARSHAN KHEMKA</u>     |
| "                | 8087             | 2593              |                           |                           | <u>SUDARSHAN KHEMKA</u>     |
| "                | 8086             | 2591              |                           |                           | <u>RAM PRAKASH DALMIA</u>   |
| "                | 8086             | 2592              |                           |                           | <u>RAM PRAKASH DALMIA</u>   |
| "                | 8086             | 2593              |                           |                           | <u>RAM PRAKASH DALMIA</u>   |
| "                | 8090             | 2591              |                           |                           | <u>ADITYA DALMIA</u>        |
| "                | 8090             | 2592              |                           |                           | <u>ADITYA DALMIA</u>        |
| "                | 8090             | 2593              |                           |                           | <u>ADITYA DALMIA</u>        |

|  |      |      |  |   |                            |
|--|------|------|--|---|----------------------------|
|  | 8092 | 2591 |  |   | <b>SUMAN<br/>SEKHSARIA</b> |
|  | 8092 | 2592 |  |   | <b>SUMAN<br/>SEKHSARIA</b> |
|  |      | 2593 |  |   | <b>SUMAN<br/>SEKHSARIA</b> |
|  |      |      |  | 37 Sataks<br>= 1 Bigha<br>2 Cottah<br>6<br>Chittaks |                            |

O. The said land was subsequently included into the limits of the Maheshtala Municipality and assessed and numbered as Holding Nos. E7-82/391, Birca Roy Road & E7-1/New, Subhayan Park Road.

P. The (1) JAGDISH KUMAR KHEMKA (2) SUDARSHAN KHEMKA (3) RAM PRAKASH DALMIA (4) ADITYA DALMIA (5) SUMAN SEKHSARIA also mutated their names in respect of All that the said land in the records of the Maheshtala Municipality.

Q. the owners herein are thus absolutely seized and possessed of the land measuring about 22 cottahs 6 chittaks Sali land more or less lying and situate in Mouza -Parul, J.L. No. 03, P.S. Maheshtala, collectorate R.S/L.R Dag Nos. 2591, 2592, 2593, under L.R Khatian nos. 2156, 464, 517, 5206, S.R.O. Behala, District 24 Parganas (South) of land more fully and particularly described in the Schedule below and hereinafter referred to as the said property.

**AND WHEREAS** the owners herein have every power to deal with the said property in any manner they like.

**AND WHEREAS** the owners herein intended to develop their said property by constructing a multistoried building thereon, comprising of several residential flats, garages, shops, unit etc. but owing to paucity of land and lack of experience and knowledge failed to implement the same into reality.

**AND WHEREAS** the owners herein finding no other alternative approached the developers herein to implement a housing project as aforesaid in the said property and thereby to fulfil their desire of

developing their said property as per building plan to be sanctioned by the Maheshtala Municipality. -

**AND WHEREAS** after a few table discussion has with the owners the developer accepted the proposal of the owners herein to implement the said project in the said property and agreed to bear all cost and expenses to implement the project said subject to the terms and conditions as appearing hereinafter .

**AND WHEREAS** in order to prevent any future misunderstanding and / or misgiving the parties think it expedient to record in writing the settled terms of the said development by executing the agreement.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AND BETWEEN PARTIES TO THESE PRESENT AS FOLLOWS: -**

#### **ARTICLE A**

##### **DEFINATION**

##### **A.2 OWNERS**

As stated herein above :-

**(1) JAGDISH KUMAR KHEMKA (2) SUDARSHAN KHEMKA (3) RAM PRAKASH DALMIA (4) ADITYA DALMIA (5) SUMAN SEKHSARIA**

##### **A.2 BUILDER/ DEVELOPER**

**VEERBALAJI INFRABUILD PRIVATE LIMITED** a company duly incorporated under The Companies Act. 1956, having its registered office at 19/4, Sahapur Colony, Block J, 1<sup>st</sup> Floor, New Alipore, Post Office New Alipore, Police Station- Hare Street, Kolkata - 700 033, having Corporate Identity Number(CIN): U45400WB2010PTC144624(2009-2010) PAN: AADCV2545D represented by Mr. **ADITYA DALMIA**, son of Sri Ramprakash Dalmia, residing at "SHREENIKET BUILDING" Flat No. 9B, 9<sup>th</sup> Floor, 11, Ashoka Road, Police Station Alipore, Kolkata - 700 027, having PAN No. **AGLPD8450A**

##### **A.3 LAND**

Shall mean ALL THAT piece and parcel of Bastu Land measuring about 22 cottahs 6 chittaks Sali land more or less lying and situate in Mouza -Parui, J.L. No. 03, P.S. Maheshtala, collectorate R.S/L.R Dag Nos. 2591, 2592, 2593, under L.R Khatian nos. 8086, 8087, 8090, 8091, 8092, S.R.O. Behala, District 24 Parganas (South).



**A.4 BUILDING**

Shall mean and include the proposed multistoried building (Basement + G+7) or to be constructed on the said plot of land being Holding No. E7-82/391, Biren Roy Road & E7-1/New, Subhayan Park Road, Kolkata -700041, as per building plan sanctioned by the Maheshtala Municipality. Sanction Plan No. III-B/MM/BLDG/2/117/16-17/sp/BP Dated 22.06.2016

**A.5 SALEABLE SPACE**

Shall mean and include the space in the building available for independent use and occupations for residential and other purposes together with the right of common facilities and amenities and spaces required therefor.

**A.6 OWNERS ALLOCATION**

Owners are jointly take a sum of rupees 430.00 per square feet of entire construction area as per sanction plan issued by Maheshtala Municipality.

**A.7 DEVELOPERS ALLOCATION**

Shall mean rest consideration amount of saleable area or rest constructed area (After paying owners financial benefit as per agreement) in the building of the said premises.

**A.8 BUILDING PLAN**

Shall mean and include such plan and plans for construction of the building sanctioned or to be sanctioned by the Maheshtala Municipality including its modification and / or revisions for the said project.

**A.9 ARCHITECT**

Shall mean such Architect / Engineer appointed by the Developer who will be authorized to design and prepare the plan or its modification / revision, of the said project in the said plot of Land as referred to for necessary construction thereof.

purchaser/purchasers by way of earnest and in part of consideration or the full consideration the owners shall have no claim upon the money so received by the developers .

7. The developers as constituted attorney of the owners shall execute the agreement for sale, the Deed of Conveyance for conveying the flats , shops , garages or any saleable space thereof.
8. It is agreed by and between the parties that the developer shall be entitled to borrow money and/or to take loan from any Bank /L.I.C / H.D.F.C or any other financial institution for the said development project without creating any financial liabilities upon the owners and / or without affecting the title of the owners to the said property .
9. The legal expenses such as stamp duties registration cost etc. relating to the agreement and the power of attorney as aforesaid shall be borne by the developers.
10. From the date of delivering of Khas possession the owners of the respective flat, garage , shop , shall pay the proportionate share of Municipal Tax , maintenance and other expenses .
11. That on and from the date of the transfer and / or delivering of possession of the flats, garages , shops , to the owners and the purchasers thereof an association shall be formed by the unit holders under the relevant statute to protect the right title and interest of the respective owners of the flats , garages , shops for proper maintenance and preservation of the building and the common areas , common facilities of the premises .
12. The owners shall not be liable to and responsible for damage or for any claim arising out of any accident and / or alteration as a result of and / or in connection with the construction to be carried out and after completion of the construction of the building , the developer alone shall be responsible on the said score.

13. Both, the parties may agree in writing to alter and / or amend any of the aforesaid provision .
14. The developer shall have the absolute authority to appoint any architect for supervising the construction in all aspects together with drainage , sewerage plumbing fixtures etc. That durable quality of materials as available in the local market shall be used for the construction of the building together with all amenities as aforesaid and the owners shall not be liable in any manner whatsoever on the said account.
15. That except financial assistance the owners shall extend all co-operation to the developer in all matters including obtaining permanent water supply connection, electricity supply connection , electric meters and similar other installment needed for completion of the said.
16. The developer shall abide by all the laws by laws of the Govt. Municipality and / or other statutory body and shall be responsible to answer deviation or departure or violation of any law and the developer shall keep the owners protected and indemnified against all the third party actions , save and except the title to the owners of the said property .
17. The owners declare that save and except themselves no other person have any right interest , claim and / or demand in respect of the said property is free from all encumbrances charges , liens , dependences , attachment , trusts acquisition , requisitions , whatsoever .
18. If in future or during the course of construction any defect in the title of the owners to the said property is found or any person files any suit against the owners in respect of the said property , the developer shall have the liberty to proceed against the same on behalf of the owners and the cost therefore shall be borne by the owners.
19. The Owner shall not be liable to and responsible for any damage or for any claim arising out of any accident and/or otherwise as a result of and/or in connection with the construction to be

carried out while executing the said project and after completion of the said flats and/or structures.

20. It is agreed that in the event of any damage or injury arising out any sort of accident due to carelessness of the workmen and others, victimizing such workmen or any other persons whatsoever or causing any harm to any property during the course of construction the Developer shall keep the land Owner their estate and effect safe and harmless and indemnify against all suits, cause, rights and actions in respect of the such eventualities.
21. It is agreed that the none other than the Owner have any right, interest claim and/or demands over and in respect of the said property and/or any portion thereof. And also the said property is free from all encumbrances charges liens, impendence, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
22. If any dispute or differences arise between the parties, they will first try to solve it mutually failing the same shall be solved as per provision of the Indian Arbitration Act 1940 as amended.
23. It is agreed that the Developer Will arrange to obtain the Completion Certificate (C.C.) of the said multistoried building from the authority concern of Maheshtala Municipality by their own cost and to deliver the same to the owners.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of Eastu land containing an area of 22 cottahs 6 chittaks be the same a little **more or less** together with kaccha structure containing an area of 1200 Sq.ft. approximately constructed thereon situate lying at Mouza Parui, comprising in,

| c.s.<br>Khatian<br>No. | L.R.<br>Khatian<br>No. | R.S./L.R.<br>Dag No. | Total<br>area in<br>Dag<br>(Satak) | Quantity<br>of Share<br>(Satak) | Names                   |
|------------------------|------------------------|----------------------|------------------------------------|---------------------------------|-------------------------|
| 877                    | 8091                   | 2591                 |                                    |                                 | JAGDISH KUMAR<br>KHEMKA |
| "                      | 8091                   | 2592                 |                                    |                                 | JAGDISH KUMAR           |

|   |      |      |              |  |
|---|------|------|--------------|--|
|   |      |      |              | <u>KHEMKA</u>                              |
| " | 8091 | 2593 |              | <u>JAGDISH KUMAR</u><br><u>KHEMKA</u>      |
| " | 8087 | 2591 |              | <u>SUDARSHAN</u><br><u>KHEMKA</u>          |
| " | 8087 | 2592 |              | <u>SUDARSHAN</u><br><u>KHEMKA</u>          |
| " | 8087 | 2593 |              | <u>SUDARSHAN</u><br><u>KHEMKA</u>          |
| " | 8086 | 2591 |              | <u>RAM PRAKASH</u><br><u>DALMIA</u>        |
| " | 8086 | 2592 |              | <u>RAM PRAKASH</u><br><u>DALMIA</u>        |
| " | 8086 | 2593 |              | <u>RAM PRAKASH</u><br><u>DALMIA</u>        |
| " | 8090 | 2591 |              | <u>ADITYA DALMIA</u>                       |
| " | 8090 | 2592 |              | <u>ADITYA DALMIA</u>                       |
| " | 8090 | 2593 |              | <u>ADITYA DALMIA</u>                       |
|   | 8092 | 2591 |              | <u>SUMAN</u><br><u>SEKHSARIA</u>           |
|   | 8092 | 2592 |              | <u>SUMAN</u><br><u>SEKHSARIA</u>           |
|   |      | 2593 |              | <u>SUMAN</u><br><u>SEKHSARIA</u>           |
|   |      |      | <b>Total</b> | 37 Sataks = 1 Bigha<br>2 Cottah 6 Chittaks |

being Holding Nos.E7-82/391, Biren Roy Road and E7-1/New, Subhayan Park Road, Ward No. 14 under the Maheshtala Municipality, Police Station - Maheshtala, Kolkata-700 141, District South 24 Parganas and butted and bounded in the manner following:-

**ON THE NORTH**

By house of Gurupada Chakrabarty & Bimal Saha;

**ON THE EAST**

By 16 feet wide municipal road and Soham Deep Villa;

**ON THE SOUTH**

By Biren Roy Road (West);

**ON THE WEST**

By Niharika Apartment and house of Rasid Ali & Esad Ali.



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

SIGNED, SEALED AND DELIVERED  
In the presence of

WITNESSES

- 1. Jayants Dabmalh.  
149, Ashoka Sarani, Rajpur  
Kot. - 700 149.

- 2. Amit Guha Baskli

- ✓ 
- ✓ S. Suman Khanna
- ✓ [Handwritten signature]
- ✓ [Handwritten signature]
- ✓ Suman Sekharia

\_\_\_\_\_  
SIGNATURE OF THE OWNER

For VEERBALAJI INFRABUILD (P) LTD.

  
Director

\_\_\_\_\_  
SIGNATURE OF THE DEVELOPER

Drafted by:

Amitan K. Bhatia  
Advocate W.E/277/83  
K. K. Pore Criminal Court  
K-0 Kote - 27

Signature of the executants/ and/ or purchaser

(Left Hand)

Little Ring Middle Fore Thumb



(Right Hand)

Thumb Fore Middle Ring Little



(Left Hand)

Little Ring Middle Fore Thumb



(Right Hand)

Thumb Fore Middle Ring Little



(Left Hand)

Little Ring Middle Fore Thumb



(Right Hand)

Thumb Fore Middle Ring Little



*[Handwritten signature]*



*[Handwritten signature]*



*[Handwritten initials]*

Signature of the executants/ and/ or purchaser



(Left Hand)

| Little | Ring | Middle | Fore | Thumb |
|--------|------|--------|------|-------|
|        |      |        |      |       |

(Right Hand)

| Thumb | Fore | Middle | Ring | Little |
|-------|------|--------|------|--------|
|       |      |        |      |        |

(Left Hand)

| Little | Ring | Middle | Fore | Thumb |
|--------|------|--------|------|-------|
|        |      |        |      |       |

(Right Hand)

| Thumb | Fore | Middle | Ring | Little |
|-------|------|--------|------|--------|
|       |      |        |      |        |

(Left Hand)

| Little | Ring | Middle | Fore | Thumb |
|--------|------|--------|------|-------|
|        |      |        |      |       |

(Right Hand)

| Thumb | Fore | Middle | Ring | Little |
|-------|------|--------|------|--------|
|       |      |        |      |        |

Section 2



RECEIVED  
 without Verification / Verification  
 District Sub-Registrar-II  
 Kolkata, South 24 Parganas  
 Date: 13/10/17



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

|  |  |  |
|--|--|--|
| Query No./Year   | 1602-0001397166/2017   | Office where deed will be registered                     |
| Query Date   | 12/10/2017 10:31:19 AM   | J.S.R. II SOUTH 24-PARGANAS, District: South 24-Parganas |
| Applicant Name, Address & Other Details                      | Amit Gaha Baskhi<br>19 K.S Roy Road,, Thana : Hara Street, District : Kolkata, WEST BENGAL, PIN - 700001,<br>Mobile No. : 9581142805, Status :Solicitor Firm |  |
| Transaction  | [430a] Declaration [No of Declaration : 2]   |  |
| [D110] Sale, Development Agreement or Construction Agreement | [430a] Declaration [No of Declaration : 2]   |  |
| Market Value   | Rs. 88,77,500/-  |  |
| Rs. 65,00,000/-  | Rs. 88,77,500/-  |  |
| Stamp Duty Payable   | Rs. 53/- (Article: E, E, M(b), H)  |  |
| Rs. 10,020/- (Article:49(g))                                 | Rs. 53/- (Article: E, E, M(b), H)  |  |
| Multiplex Revenue  | Rs. 100/-  |  |
| 31/10/2017   | Rs. 100/-  |  |
| Remarks  |  |  |

Land Details :

District: South 24-Parganas, Thana: Maheshtala, Municipality: MAHESHTALA, Road: Subhayan Park Road, Mouza: Parul, Holding No: F7 | Pin Code : 700141

| Sch. No.      | Plot No. | Chattab. Number | Land Use | Area (Chatak)     | Market Value (In Rs.) | Other Details   |
|---------------|----------|-----------------|----------|-------------------|-----------------------|---|
| L1            | LR-2691  | LR-8031         | Bastu    | 22 Katha 6 Chatak | 80,00,000/-           | Width of Approach Road: 30 Ft., Adjacent to Mutal Road. |
| Grand Total : |          |                 |          | 36.91875000Dec    | 80,00,000 /-          | 80,00,000 /-  |

Structure Details :

| Sch. No.  | Structure Detail | Area (Sq Ft.)    | Market Value (In Rs.) | Other Details             |
|---|------------------|------------------|-----------------------|---------------------------|
| S1  | On Land L1       | 1200 Sq Ft.      | 8,77,500/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete |                  |                  |                       |                           |
| Total :   |                  | 1200.00000 sq ft | 5,00,000 /-           | 8,77,500 /-               |



**Card Details :**

| Sl. No. | Name & address  | Status     | Execution/Admission Details                    |
|---------|---|------------|--|
| 1       | Mr JAGDISH KUMAR KHEMKA<br>Son of Late Om Prakash Khemka, 117, Block-F, New Alipore, Kolkata-700 053., Post Office: New Alipore, New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AI OPK1261Q, Status: Individual, Executed by: Self<br>. To be Admitted by: Self  | Individual | Executed by: Self<br>. To be Admitted by: Self |
| 2       | Mr SUDARSHAN KHEMKA<br>Son of Mr Jagdish Kumar Khemka, 117, Block-F, New Alipore, Kolkata-700 053, Post Office: New Alipore, New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANLPK0806A, Status: Individual, Executed by: Self<br>. To be Admitted by: Self       | Individual | Executed by: Self<br>. To be Admitted by: Self |
| 3       | Mr RAM PRAKASH DALMIA<br>Son of Late Dwarka Das Dalmia, 11, Ashoka Road, Kolkata-700 027, Post Office: New Alipore, New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACLPA0205H, Status: Individual, Executed by: Self<br>. To be Admitted by: Self                | Individual | Executed by: Self<br>. To be Admitted by: Self |
| 4       | Mr ADITYA DALMIA<br>Son of Mr. Ram Prakash Dalmia, 11, Ashoka Road, Post Office: Alipore, Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700027<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGLPD8450A, Status: Individual, Executed by: Self<br>. To be Admitted by: Self  | Individual | Executed by: Self<br>. To be Admitted by: Self |
| 5       | Mrs SUMAN SEKHSARIA<br>Wife of Mr Vineet Sekhsaria, 23J, Radha Madhab Dutta Garden Lane, Naarmani Bui, Post Office: Beliaghata, Beliaghata, District-South 24-Parganas, West Bengal, India, PIN - 700010<br>Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AZZPS4681B, Status: Individual, Executed by: Self<br>. To be Admitted by: Self | Individual | Executed by: Self<br>. To be Admitted by: Self |

**Developer Details :**

| Sl. No. | Name & address   | Status       | Execution/Admission Details |
|---------|--|--------------|-----------------------------|
| 1       | VFERBALAJI INFRABUILD PRIVATE LIMITED ( Private Limited Company )<br>.19/4, Sahapur Colony, Post Office: New Alipore, New Alipore, District-South 24-Parganas, West Bengal, India, PIN - 700053<br>PAN No. AADGV2545D, Status: Organization, Executed by: Representative | Organization | Executed by: Representative |



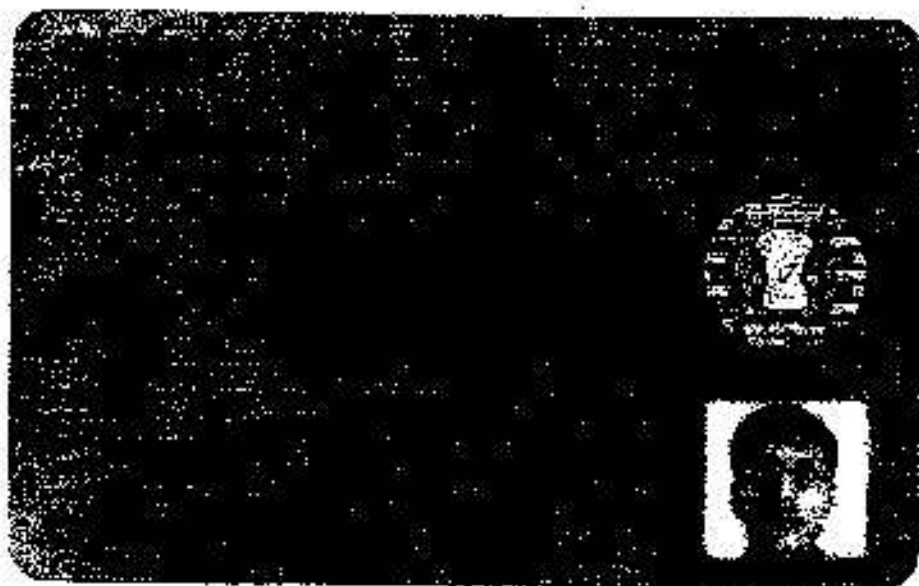


(6)



*Handwritten signature or initials*









आयकर विभाग

सिवत सरकार

INCOME TAX DEPARTMENT

GOVERNMENT OF INDIA

VCEERBALAJI INFRA BUILD PRIVATE  
LIMITED

सिवत  
सरकार

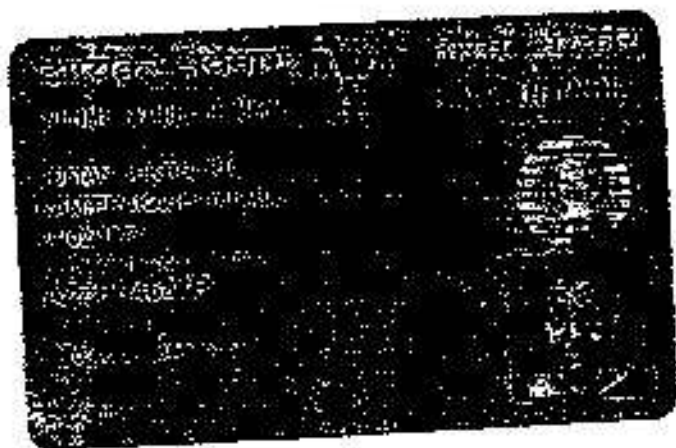
29/03/2010

Permanent Account Number

AADCV2545D







Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201719-009174828-1 Payment Mode: Online Payment  
 GRN Date: 16/10/2017 15:11:56 Bank: Indian Overseas Bank  
 BRN: 201710160930752 BRN Date: 16/10/2017 15:12:28

**DEPOSITOR'S DETAILS**

Name: aditya dalmia  
 Contact No.: Mobile No: 981 900769797  
 E-mail:  
 Address: alipore ashoka road, kolkata 700028  
 Applicant Name: Mr. Amit Guha Baksal  
 Office Name:  
 Office Address:  
 Status of Depositor: Seller/Exporters  
 Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement  
 Payment No:

No. : 16020001397166/5/2017  
 (Query No./Query Year)

**PAYMENT DETAILS**

| Sl. No. | Identification No.    | Name of C. Description                    | Head of C.         | Amount ₹ |
|---------|-----------------------|---|--------------------|----------|
| 1       | 16020001397166/5/2017 | Property (Development - Stamp duty        | 0030-02-103-003-02 | 9920     |
| 2       | 16020001397166/5/2017 | Property (Development - Registration Fees | 0030-03-104-001-16 | 53       |

Total 9973

In Words : Rupees Nine Thousand Nine Hundred Seventy Three only



Representative Details :

| Sl. No. | Name & Address   | Representative                                      |
|---------|--|---|
| 1       | Mr ADITYA DALMIA<br>Son of Mr Ram Prakash Dalmia 11, Ashoka Road, Post Office: Alipora, Alipora, District-South 24-Parganas, West Bengal, India, PIN- 700027<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AGLPJ8450A | VEERBALAJI INFRABUILD PRIVATE LIMITED (as Director) |

Identifier Details :

| Name & Address   |
|--|
| Mr Amit Guha Bakshi<br>Son of Late N K Guha Bakshi<br>36, Mukundapur, Buddha Park, Post Office: Dhalua, Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700152. Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of India, Identifier Of Mr JAGDISH KUMAR KHEMKA, Mr SUDARSHAN KHEMKA, Mr RAM PRAKASH DAL MIA, Mr ADITYA DALMIA, Mrs SUMAN SEKHSARIA, Mr ADITYA DALMIA |

Transfer of property for LI

| Sl.No | From                    | To. with area (Name-Area)                         |
|-------|-------------------------|---|
| 1     | Mr JAGDISH KUMAR KHEMKA | VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec |
| 2     | Mr SUDARSHAN KHEMKA     | VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec |
| 3     | Mr RAM PRAKASH DALMIA   | VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec |
| 4     | Mr ADITYA DALMIA        | VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec |
| 5     | Mrs SUMAN SEKHSARIA     | VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec |

Transfer of property for SI

| Sl.No | From                    | To. with area (Name-Area)                       |
|-------|-------------------------|---|
| 1     | Mr JAGDISH KUMAR KHEMKA | VEERBALAJI INFRABUILD PRIVATE LIMITED-240 Sq Ft |
| 2     | Mr SUDARSHAN KHEMKA     | VEERBALAJI INFRABUILD PRIVATE LIMITED-240 Sq Ft |
| 3     | Mr RAM PRAKASH DAL MIA  | VEERBALAJI INFRABUILD PRIVATE LIMITED-240 Sq Ft |
| 4     | Mr ADITYA DALMIA        | VEERBALAJI INFRABUILD PRIVATE LIMITED-240 Sq Ft |
| 5     | Mrs SUMAN SEKHSARIA     | VEERBALAJI INFRABUILD PRIVATE LIMITED-240 Sq Ft |



## Land Details as per Land Record

District: South 24-Parganas, Thana: Maheshtala, Municipality: MAHESHTALA, Road: Subhayan Park Road, Mouza: Farui, Holding No: F7 | Pin Code : 700141

| SRI No | Plot & Khataj Number   | Details of Land   |
|--------|--|---|
| L1     | LR Plot No:-<br>2591(Corresponding RS Plot No:- 2501); LR Khataj No:- 8091 | Owner: জগদীশ কুমার খেমনা, Guardian: নৃত্ত ঔমপ্রকাস খেমনা, Address: 117 বড়-প্রা বিডি এলিপুর কল-700053, Classification: শাদি, Area: 0.02 Acre. |

### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 25/11/2017 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned SLLRO office.



### Major Information of the Deed

|   |  |                                       |   |
|---|--|---------------------------------------|---|
| Deed No.                                | I-1602-09373/2017  | Date of Registration                  | 17/10/2017  |
| Query No / Year                         | 1602-0001397166/2017   | Office where details registered       |   |
| Query Date                              | 12/10/2017 10:31:19 AM   | D.S.R. #1 SOUTH 24-PARGANAS, District | South 24-Parganas   |
| Applicant Name, Address & Other Details | Amit Guha Bakshi<br>10 K.S Roy Road,, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001,<br>Mobile No. : 9681142805, Status: Solicitor firm |                                       |   |
| Transaction                             | [0110] Sale, Development Agreement or Construction agreement   | Additional Transaction                | [4335] Other than Immovable Property, Declaration [No of Declaration : 2] |
| Settled Value                           | Rs. 85,00,000/-  | Market Value                          | Rs. 88,77,500/-   |
| Stamp Duty (SD)                         | Rs. 10,070/- (Article: 48(g))  | Registration Fee                      | Rs. 53/- (Article: E, E, M(b), H)   |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip (Urban area)   |                                       |   |

#### Land Details :

District: South 24-Parganas, P.S.- Maheshtala, Municipality: MAHESHTALA, Road: Subhayan Park Road, Mouza: Parul, Holding No: E7 f

| Sch. No.             | Plot Number | Khatian Number | Land Use Proposed | Land Use RO/RS | Area              | Settled Value (INR) | Market Value (INR) | Other Details  |
|----------------------|-------------|----------------|-------------------|----------------|-------------------|---------------------|--------------------|--|
| L1                   | LR-2591     | LR-0091        | Bastu             | Bastu          | 22 Katha 6 Chotak | 80,00,000/-         | 80,00,000/-        | Width of Approach Road: 30 Ft, Adjacent to Metal Road, |
| <b>Grand Total :</b> |             |                |                   |                |                   | 80,00,000 /-        | 80,00,000 /-       |  |

#### Structure Details :

| Sch. No.   | Structure Details | Area of Structure | Settled Value (INR) | Market Value (INR) | Other Details             |
|--|-------------------|-------------------|---------------------|--------------------|---------------------------|
| S1   | On Land L1        | 1200 Sq Ft.       | 5,00,000/-          | 8,77,500/-         | Structure Type: Structure |
| Gr. Floor, Area of floor : 1200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                     |                    |                           |
| <b>Total :</b>   |                   | 1200 sq ft        | 5,00,000 /-         | 8,77,500 /-        |                           |

#### Land Lord Details :

| Sch. No. | Name  | Address  | Photo | Finger print | Signature |
|----------|---|--|-------|--------------|-----------|
| 1        | Mr JAGDISH KUMAR KHEMKA   | Son of Late Om Prakash Khemka 117, Block-F, New Alipore, Kolkata-700 053., P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, PIN: 700 053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AFOPK1234567890, Status: Official, Executed by: Self, Date of Execution: 13/10/2017 |       |              |           |
|          | Admitted by: Self, Date of Admission: 16/10/2017, Place: Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2017 |  |       |              |           |
|          | Admitted by: Self, Date of Admission: 16/10/2017, Place: Pvt. Residence   |  |       |              |           |





| Transfer of property for L1 |                         |   |
|-----------------------------|-------------------------|---|
| Sl.No                       | From                    | To. with area (Name-Area)                         |
| 1                           | Mr JAGDISH KUMAR KHEMKA | VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec |
| 2                           | Mr SUDARSHAN KHEMKA     | VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec |
| 3                           | Mr RAM PRAKASH DALMIA   | VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec |
| 4                           | Mr ADITYA DALMIA        | VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec |
| 5                           | Mrs SUMAN SEKHSARIA     | VEERBALAJI INFRABUILD PRIVATE LIMITED-7.38375 Dec |

| Transfer of property for S |                         |  |
|----------------------------|-------------------------|--|
| Sl.No                      | From                    | To. with area (Name-Area)                                |
| 1                          | Mr JAGDISH KUMAR KHEMKA | VEERBALAJI INFRABUILD PRIVATE LIMITED-240.00000330 Sq Ft |
| 2                          | Mr SUDARSHAN KHEMKA     | VEERBALAJI INFRABUILD PRIVATE LIMITED-240.00000000 Sq Ft |
| 3                          | Mr RAM PRAKASH DALMIA   | VEERBALAJI INFRABUILD PRIVATE LIMITED-240.00000000 Sq Ft |
| 4                          | Mr ADITYA DALMIA        | VEERBALAJI INFRABUILD PRIVATE LIMITED-240.00000000 Sq Ft |
| 5                          | Mrs SUMAN SEKHSARIA     | VEERBALAJI INFRABUILD PRIVATE LIMITED-240.00000000 Sq Ft |

### Land Details as per Land Record

District: South 24-Parganas, P.S.- Maheshtala, Municipality: MAHESHTALA, Road: Subhayan Park Road, Mouza: Parul, Holding No: E71

| Sch No. | Plot & Khata Number   | Details of Land   |
|---------|---|---|
| L1      | LR Plot No:- 2591 (Corresponding RS Plot No:- 2591), LR Khata No.- 8391 | Owner: জগদীশ কুমার খেমকা, Gurdian: স্ত্রী ওমদেবী খেমকা, Address: 117 ব্লক-০৫ নিউ অসিপুর কল-৭৩০০৫৩, Classification: শহরি, Area: 0.02000000 Acre, |

Endorsement For Deed No: 160209373 / 2017

On 16-10-2017  
 Presented for registration at 16:15 hrs on 16-10-2017 at the Private residence by Mr ADITYA DALMIA, one of the Executants.  
 Certificate of Market Value (WB/PV) times 200/-  
 Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 88,77,500/-

**Admission of Execution Under Section 50, West Bengal Registration Rules, 1962**

Execution is admitted on 16/10/2017 by 1. Mr. JAGDISH KUMAR KHEMKA, Son of Late Om Prakash Khemka, 117, Block-F, New Alipore, Kolkata-700 053, P.O: New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business. 2. Mr SUDARSHAN KHEMKA, Son of Mr Jagdish Kumar Khemka, 117, Block-F, New Alipore, Kolkata-700 053, P.O: New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business. 3. Mr RAM PRAKASH DALMIA, Son of Late Dwarka Das Dalmia, 11, Ashoka Road, Kolkata-700 027, P.O: New Alipore, Thana: New Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business. 4. Mr ADITYA DALMIA, Son of Mr Ram Prakash Dalmia, 11, Ashoka Road, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Business. 5. Mrs SUMAN SEKHSARIA, Wife of Mr Vineet Sekhsaria, 23J, Radha Madhab Dutta Garden Lane, Neemani Bui, P.O: Beliaghata, Thana: Beliaghata, South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife

Indefied by Mr Amit Guha Bakshi, . . Son of Late N K Guha Bakshi, 38, Mukundapur, Buddha Park, P.O: Dhalua, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Law Clerk

**Admission of Execution Under Section 50, West Bengal Registration Rules, 1962 - [Representative]**

Execution is admitted on 16-10-2017 by Mr ADITYA DALMIA, Director, VEERBALAJI INFRABUILD PRIVATE LIMITED (Private Limited Company), 19/4, Sahapur Colony, P.O:- New Alipore, P.S:- New Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700053 .

Indefied by Mr Amit Guha Bakshi, . . Son of Late N K Guha Bakshi, 38, Mukundapur, Buddha Park, P.O: Dhalua, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Law Clerk

*Rina Chaudhury*

**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS**  
**South 24-Parganas, West Bengal**

**Online 16-10-2017**

**Certificate of Admissibility (Rule 21, West Bengal Registration Rules, 1962)**

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 53/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2017 3:12PM with Govt. Ref. No: 192017180091748281 on 16-10-2017, Amount Rs: 53/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 201710160930752 on 16-10-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 9,920/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 7222, Amount: Rs.100/-, Date of Purchase: 16/10/2017, Vendor name: Subhankar Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/10/2017 3:12PM with Govt. Ref. No: 192017180091748281 on 16-10-2017, Amount Rs: 9,920/-, Bank: Indian Overseas Bank ( IOBA0000015), Ref. No. 201710160930752 on 16-10-2017, Head of Account 0030-02-103-003-02



*Rina Chaudhury*

**Rina Chaudhury**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS**  
**South 24-Parganas, West Bengal**

