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भारतीय गैर न्यायिक

बीस रुपये  
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Rs.20  
TWENTY  
RUPEES

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8NO. 817672/2019.

23AA 780378

Certified that the Document is admitted & Registered. The Signature Sheet and the other documents are in this document as the part of the Document.

*[Signature]*  
Additional Registrar  
of Assurances-1, Kolkata

18 JUN 2019

DEVELOPMENT AGREEMENT

THIS AGREEMENT made on this 14<sup>th</sup> June 2019 BETWEEN  
Sasanka Sekhar Mukhopadhyay son of late Subodh Chandra  
Mukhopadhyay having PAN No. AEZPM4956Q residing at 91 Dakshinpara  
Road, Kolkata 700028 P.O. Dum Dum, P.S. Dum Dum by occupation retired  
serviceman, by caste Hindu, by Nationality Indian, hereinafter referred as The  
FIRST LAND OWNER (which terms or expression shall unless  
excluded by or repugnant to the context be deemed to mean and to  
include their heirs, executors, administrators, legal representatives  
and assigns) or FIRST PART

AND

Certi  
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4273 29/5/19 28

কর্তার নাম  
স্বাম্প ডেপুটর স্বাক্ষর  
বিধান নম্বর (কম্পিউটার সিস্টেম) এ. ডি. এস. আর. ৬  
মোট স্বাম্প কত টাকা  
চালান নং  
টিকারী বাবাকল্পের ডেপুটর মিতা দত্ত

Subramanian Sen  
11, CO. St. Colony  
Raharva, 401-118

30 APR 2019

716000



Suramiam mayra  
s/o Sadhan mayra  
vi+po - Kalir maher  
P-1 - kulpi  
PIN - 743374

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14 JUN 2019



**Subrota Mukherjee** son of Late Subodh Chandra Mukhopadhyay having PAN NO. AJHPM2217M by faith -Hindu, residing at 91, Dakshinpara Road, Kolkata-700028 P.O. Dum Dum P.S. Dum Dum by Occupation retired serviceman, Indian Citizen hereinafter referred as the SECOND LAND OWNER (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, legal representatives and assigns) or SECOND PART  
AND

**Dipankar Sen & Soumen De Ray** a partnership firm having its office at 110/2 Gouri Nath Shastri Sarani, Shyam Nagar Road, Kolkata 700055, having PAN No. AAPFD9949J, represented by partners 1. **Dipankar Sen** Son of Hrishikesh Sen, residing at P-11, Rahara Co-Operative Colony, P.O. Rahara, Kolkata-700118. P.S. Khardah and 2. **Soumen De Ray** Son of Usha Ranjan De Ray, residing at 61 Shyam Nagar Road, P.O. Bangur Avenue Kolkata-700055 P.S. Dum Dum hereinafter referred to as the DEVELOPER (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, legal representatives and assigns) or the THIRD PART

WHEREAS by a Deed of Conveyance dated 06/07.03.1950 registered at the office of the Sub Registrar Cossipore, Dum Dum, Being No. 665 for the year 1950, Bibhuti Bhusan Biswas sold, transferred and conveyed to Smt. Sudhangshu Bala Mukherjee all that piece or parcel of land measuring an area 9 cottahs 04 chittaks comprised in C.S. Dag No. 2879, C.S Khatian No. 724, 725, 726, at Mouza-Satgachi, Police Station- Dum Dum, In the district of North 24 Paraganas.

AND WHEREAS by another Deed of Conveyance dated 22/23.08.1952 registered at the office of the Sub Registrar Cossipore, Dum Dum Being No. 4719 for the year 1952, Bibhuti Bhusan Biswas sold, transferred and conveyed to Smt. Sudhangshu Bala Mukherjee ALL THAT piece or parcel of land measuring an area 04 Cottahs, comprised in C.S Dag No. 2916, C.S Khatian No. 621, at Mouza-Satgachi, Police Station-Dum Dum, in the District of North 24 Paraganas.

AND WHEREAS said Smt. Sudhangshu Bala Mukherjee became owner of land of area 13 kattah 4 chittak more or less comprised in C.S Dag No. 2879, 2916

corresponding R.S Dag No. 7354,7353 and R.S. Khatian No. 1262,1182 at Mouza-Satgachi, Police Station-Dum Dum in the District of North 24 Paraganas.

AND WHEREAS Smt. Sudhangshu Bala Mukherjee at her life time sold out 2 kattah 8 chattak and 22 sqft land vide deed no.1656year 1987 ADSR Dum Dum and 2 kattah land vide deed no 512 year 1988 ADSR Dum Dum. And she left withmore or less 8 kattah 11 chattak and 22 sqft land and constructed two storied building and an adjacent single storied building on a part of her land.

AND WHEREAS Sudhangshu Bala Mukhopadhyay died intestate on 03.03.1989 leaving behind her legal heirs, husband Subodh Chandra Mukherjee and two sons namely Sasanka Sekhar Mukhopadhyay and Subrota Mukherjee.

AND WHEREAS Subodh Chandra Mukherjee died intestate on 01.05.2004 leaving behind two sons Sasanka Sekhar Mukhopadhyay and Subrota Mukherjee.

AND WHEREAS Sasanka Sekhar Mukhopadhyay or the First Party and Subrota Mukherjee or the Second Party jointly became the owner of the said land they inherited. They recorded their name with the South Dum Dum Municipality and BLRO for the said land of area 8 kattahs 11 chattak 22 sqft more or less with LR Dag no 7370 and 7369, L.R. khatian No 7435, 7434 Mouza-Satgachi,being Holding No. 96 Dakshinpara Road, ward no 27 of South Dum Dum Municipality Police Station -Dum Dum more clearly described in schedule A hereinafter.

AND WHEREAS the THIRD PARTY approached the Land Owners for joint venture development of five stored building on FIRST PARTY's and SECOND PARTY's land, Land Owners agreed. Each partners is individually a reputed developer. It has been agreed by and between the parties that the entire cost of construction of the proposed multi stored Building shall be borne by the THIRD PARTY.FIRST PARTY & SECOND PARTY shall in no way be liable for any such cost of construction.

1.That the entire financial constraint and burden along with all other responsibilities and liabilities associated with the construction of the proposed building on the piece of land shall be on the THIRD PARTY and the third party in no way shall make the FIRST PARTY & SECOND PARTY liable for any financial and any other help on that score.



2. That the possession of the said land along with the existing structure shall be handed over by the FIRST PARTY & SECOND PARTY to the DEVELOPER after the date of sanction of plan until the completion of proposed building including transfer and disposal of all the units thereof. The possession of the said land with buildings to be erected thereon and /or any portion thereon shall remain with the THIRD PARTY (Developer) and the FIRST PARTY & SECOND PARTY in no way shall interfere or cause any hindrance or impediment in construction or completion of the said Building.

3. That two multi storied buildings will be constructed on said land.

Developer will provide two adjacent 2BHK flats having super built area of minimum 900 sq.ft. each and one adjacent covered car garage with space for a 'Sedan' sized car locked by shutter gate to First Party and one 2BHK flat having super built area of minimum 900 sq. ft to Second Party during the entire period of construction of the North side building till peaceful possession of land owners allocation in the newly constructed building.

This alternate accommodation will be given free of cost by the Developer to the Land Owners. The accommodation selected by the developer will have to be approved by the Land Owners before final movement. Once land owners are shifted to the alternate accommodation along with their material then only construction of the north side building will be started by the developer.

Maintenance charge of alternate accommodation will also be paid by the developer.

One Godown will also be provided free of cost to Land Owners by the Developer for keeping all other extra material, they want to keep there safely under developer's custody. One set of key for opening and closing the locks of Godown will be handed over to the land owner for their convenience. Developer will bear cost of shifting material to and from the premises of the land owners and Godown.

The total shifting charge of furniture, including AC and other materials from & to the premises of land owners and subsequently once more if required from any flat to any flat will be borne by the Developer. The Developer will take the entire money by selling the existing structures of the premises of land owners. During construction of south side building the landowners will stay in the existing building on the said premises.

4. That the THIRD PARTY himself had verified the title of the land and is satisfied about the status of the land. The land is free from all encumbrances having clear title excepting one occupant. The entire liability of the occupant will be equally shared by Developer and Land owners i.e. Developer : two land owners = 50 : 50. The settlement is to be agreeable by all the concerned parties and is to be documented.

5. That the FIRST PARTY & SECOND PARTY do hereby agree to allow the THIRD PARTY to arrange for sale of the flats and parking spaces in the newly constructed buildings on the said land excepting the land owners allocation and entire sale proceeds shall be collected by the THIRD PARTY and the THIRD PARTY shall be allowed to appropriate expenses and investments costs incurred for such construction apart from profit if any from the same and FIRST & SECOND PARTY shall have no claim thereof. The Developer must try to sale flats and parking space to Hindu Bengali only. There will be no joint bank account among Land Owners and Developer.

6. THIRD PARTY'S responsibility is to prepare all the Plans and documents related to construction of the building at Developer's cost only and to submit to competent authority in the name of FIRST and SECOND PARTY.

Copies of all Sanctioned/ Approved documents will be handed over to land owners by the Developer with in 7 days from the date of sanction/approval. Originals to be retained by the developer.

7. That the THIRD PARTY is undertaking to complete and handover the land owner's allocation along with common facilities with proper possession letter and C.C along with one quarter building tax within four years from the date of plan sanction. The completion period may be extended for situations beyond the control of the developer. But in no case the completion period will extend for more than one year. And if the developer delays the completion, the Developer will pay Rs.20000/- per month to the FIRST PARTY and Rs.20000/- per month to the SECOND PARTY as penalty charges for delay including paying all the



rents of alternate accommodation as mentioned in point no. 3 above, for the delayed period. Validity of this agreement is 6 years from the date of registered agreement. If construction work remains stopped for more than six months at a stretch for reasons not beyond control of Developer, then the agreement will be treated as null and void. And the land owners will have the right to do anything with the unfinished property without any further reference to the developer. The Developer will have no right on the property anymore and will be eligible for no compensation whatsoever from the landowners. Clearing all outstanding liabilities is also Developer's responsibility.

8. That the FIRST PARTY & SECOND PARTY shall pay all outstanding arrears of Municipal taxes and other outgoing if any, till the date of agreement in respect of the said premises and handover all clearance certificate to the THIRD PARTY. THIRD PARTY'S responsibility is to pay and bear all property taxes, development fee and other dues and outgoings in respect of the said building accruing upto the date of completion certificate of the said Building.

9. That the THIRD PARTY will provide Security Deposit amounting Rs.500000/- (Five Lakh rupees) to each of the two land owners on the date of agreement, which will be released without interest by the land owners to the developer only after successful completion and final handover of all the allocated flats duly verified by the landowners and Security Deposit can not be adjusted with any other payment. And also the First Party and Second Party will get additional Rs. 27,00,000/- (Rupees Twenty Seven Lakhs) only each from the Developer within maximum period of Three and Half years from the date of Agreement. Otherwise the Developer will pay penalty @of 15% per Annum to the Land Owners for unpaid amount till it is not fully paid.

10. That the materials to be used for the construction of the building must be of good quality under keen supervision of the Engineer/Architect appointed by THIRD PARTY and the construction of the building must be solid so that any crack or other defect of construction may not occur in near future. The FIRST & SECOND PARTY will not be liable for any defect or damage of the construction /structure of proposed building.

11. That the THIRD PARTY takes the advance money or booking money from intending purchaser of Flat or Parking space and subsequent there to without completing the construction of the building flies away the whole liabilities and responsibilities in returning the money and/or other punishment shall be borne

by the THIRD PARTY or in absence their heirs, successors legal representatives and assigns. Liabilities of income tax & any other taxes will be solely borne by the developer for Developer's allocation excluding land owner's allocation.

12. That the FIRST PARTY & SECOND PARTY will lend his/her name and signature in all papers/plans/Documents and deeds those come on the way of the THIRD PARTY for successful implementation of the project of construction of the building on FIRST PARTY & SECOND PARTY's land.

13. That the FIRST PARTY, SECOND PARTY and THIRD PARTY together agreed that the entire proposed buildings will be used for residential purposes only.

14. That the THIRD PARTY will handover peaceful possession of the Land owner's allocation at the first instance before giving possession to other unit owners. The THIRD PARTY may enter into agreement for sale with prospective unit buyers but the THIRD PARTY will not be allowed to execute any deed of conveyance before handing over peaceful possession of land owners' allocation to the FIRST PARTY and SECOND PARTY.

15. That if required the Developer will arrange for sanction of the proposed project and would take proper permission from the appropriate office governed under the West Bengal Building Promotion & Regulation Act.

16. That in case any dispute and differences arise between the LAND OWNERS and DEVELOPER during the progress or after construction abandonment of this agreement touching or concerning either to the said construction works or building or relating to any other things arising out of this Agreement, the same shall be referred to arbitration of two arbitrators, one of which will be appointed by the Land Owners and the other by the Developer and in case of any dispute in between the said two arbitrators the same shall be referred to an umpire appointed by the said two arbitrators and the decision of the umpire shall be binding upon the parties. If that decision does not satisfy any Party, then they can take help of the Indian Law.



**SCHEDULE 'A' ABOVE REFERRED TO**  
**(SCHEDULE OF LAND)**

All that piece and parcel of BASTU land of area 8 kattah 11 Chattak 22 Sqft ( 14,386 Decimal) more or less with Holding No: 96 Dakshinpara Road. ward No 27 of South Dum Dum Municipality. Kolkata 700028 P.O. Dum Dum P.S. - Dum Dum in Satgachi Mouza with J.L.No 20 comprising land of

1. Sasanka Sekhar Mukhopadhyay with L R khatian No 7435 in L R Dag No 7369 land area 3.0 Decimal and in LR Dag No 7370 area 4.193 Decimal total land area 7.193 Decimal and

2. Subrota Mukherjee with L R khatian No 7434 in LR dag No 7369 land area 3.0 Decimal and in LR dag No 7370 area 4.193 Decimal total land area 7.193 decimal.

**The Total land situated in the two Dags are contiguous to each other and in one block.**

The land is bounded by,

**ON THE NORTH:** Municipal Road; **ON THE SOUTH:** House of Amitava Roy, **ON THE EAST:** House of Naths & Loknath Primary School; **ON THE WEST:** Municipal Road.

**SCHEDULE 'B'**

**LAND OWNERS' ALLOCATION:-**

1. The FIRST PARTY will get 20% share of the five story of two proposed buildings out of which as follows:
  - a) Entire Second floor of North side building.
  - b) 50% of North Western side of Ground floor of North side building
  - c) Balance in Third floor of South side building
2. The SECOND PARTY will get 20% share of the five story of two proposed buildings out of which as follows:
  - a) Entire Third floor of North side building
  - b) 50% of North Western side of ground floor of North side building
  - c) Balance in Second floor of South side building.

**TOILET:**(a) Branded Ceramic tiles will be fitted up to a height of 6'-6" from floor level in all toilets. Toilet floors will be antiskid tiles or best quality marble without polishing.

(b) One Low Height Anglo Indian Commode with good quality antibacterial and antimicrobial Commode seat cover and Toilet seat cover in common toilet and one European Commode with good quality antibacterial and antimicrobial Commode seat cover and Toilet seat cover in attached toilet including P.V.C low down cistern (Reliance) will be provided. Wash basin will also be provided in both toilets. All porcelain fitting will be white and PARRYWARE made.

(c) 2 Nos. C.P Bib Cock, Shower (Marc) will be provided in each toilet.

(d) Hot-water line will be provided in each Toilet.

(e) Water & Electrical Point for the "Washing Machine" to be fitted in balcony with waste water line and water point.

Extra tap water arrangement will be provided in each balcony for washing, gardening purpose. The back-side wall of tap will be covered by Branded ceramic tiles, adequate coverage only.

**DINING:**One porcelain PARRYWARE MADE white wash basin with pedestal, shelf Towel ring and mirror will be provided in dining room. One electric point, over mirror will be provided. Separate switch, plug & electric connection will be provided for ironing on ironing table.

**KITCHEN:** Kitchen Tabletop will be made of minimum 1'-8" wide Granite slab. Ceramic tile will be fitted on back side wall of table and sink, up to a height of 3'-0" from table top level and one no. very large double bowl, single drain Stainless steel sink with large stainless-steel tray and two nos. bib cock will also be provided. Dish washer point to be provided in kitchen at suitable place. One no. aqua guard point will be provided over sink. Two tap points & the third for water filter attachment.

**STAIR:** Stairs will be covered with white marble of good quality 1" thick.

Raised marble borders at side of steps for arresting fall of water and splashes of water while washing.

Stair will be of width 4' 6" each.

M.S stair railing with P.V.C hand rail top.

L.E.D light point in each landing with attractive light shades.



**DOORS & WINDOWS:**( a) All door frame 4" X 2.5" size, will be made of Sal wood. Door shutters are 1.5 inchthick hot pressed, water proof, ISI grade factory made flush door. Fitted with Mortise lock and Good quality fittings.

(b) Main entrance door of flat will be of C.P. Teak wood 1.5 inch thick finished with high gloss, best quality varnish and fitted with seven levers Godrej lock.

c)ISI grade PVC frame with door in Bathrooms and WC.

d) Aluminum window with colour anodized frame and light brown glass (One side view and heat protective).All North side windows- Plain transparent Glass for full ingress of North light.

(e) Staircase window- Full grill, one side view, light brown glass with sun film.

**WATER SUPPLY:**a)All internal water pipe line will be concealed CPVC. of required dia of approved brand. Outside water pipe line will be surface G.I.

b) Municipal water supply, underground and overhead water reservoir and pump for lifting water. Pump Auto Flow Controller will be installed, with electric connection, HAVELLS Switches, HAVELLS plug etc.

**ROOF:** Roof will have two nos. water points with brasstaps,this is for emergency purpose like one for drinking water and other for minor fire fighting. The roof boundary wall behind the taps will be wall tiled of approved brand.

Roof will have electric connection and adequate light points for general illumination fitted with outdoor lamp shades. Roof switches and plugs will be placed inside the building near roof entry gate.

**SANITARY:** All fittings of Commode, wash basin etc. will be provided of approved ISI Jaquar Brand. Waste water, rain water and soil line are ISI grade HDPE pipes with fittings.

**ELECTRIC:** Electric meters will be provided at a safe place in Building with seven levers Godrej lock. All electrical line with FINOLEX wire will be concealed and HAVELLS switch and HAVELLS plugs will be provided at all points. Three nos. light points, one no. fan point and one no. plug point will be provided in Bed Rooms. Five nos. light points, two nos. fan point, and two nos. 15 Amp. plug point will be provided in drawing cum dining room. In each toilet & kitchen two nos. light point and one no. exhaust fan point will be provided with exhaust hole and self adjustable aluminium cover. In both toilet and kitchen 2 nos. 15 Amp. plug points each will also be provided. One no. light point, one no. calling bell point will also be provided outside the main door. One no. light point at verandah with one no. fan point and one no. 5 Amp. plugpoint will also be provided. Concealed telephone line and T.V. Antenna (cable) line will also be provided in Dining cum Drawing room. Elect.Point for kitchen chimney will

be provided in kitchen. A.C point, Computer point & T.V point will be provided in Bed rooms. One inverter & UPS point will be provided at suitable place. Provision will be there for inserting large diameter A.C. cable. One light point, fan point and one five pin plug point to be provided in each of the individual land owner's garages.

#### **PAINTING & FINISHING:**

Outside wall will be painted with minimum two coats of ALLGUARD of Berger Paint or Asianpaints (apex ultima) including land boundary walls. All internal wall surface will be finished with white putty including garages. All doors and windows will be painted with enamel paint, except the main door which will be varnished. Walls of staircase upto a height of 4'-6" from top of skirting, painted with white or very light coloured enamel paint. Staircase wall above 4'-6" from skirting will be plastered and finished with suitable light-coloured plastic paint (Berger Paints or Asian Paints).

#### **Other Points:**

1. Lift facing walls will be covered with branded wall tiles of soothing light colour.
2. Ground floor will be 3'-0" high and Car Garage floor 2'-0" high from existing road level.
3. Very heavy, two nos. steel main gates will be installed with small built in doors for common use (i.e one pedestrian entrance for each gate with locking facility). Matching lighting fittings with L.E.D lights will be provided which will showcase the workmanship.
4. In each flatloft will be provided, wherever possible. Kitchen will have enough no. of racks with matching finishing and with granite top etc. In suitable position in Bathroom, wide and long rack will be provided with matching finishing with marble top. One Geyser point will also be provided in suitable position in bathroom.
5. Clear height of each floor will be as per Municipal Sanctioned Plan, preferably; (9'-1)
6. One Caretaker's Room will be provided with water and electricity connection with light & fan points with separate electric meter etc. Two common toilets in Ground floor for caretaker, drivers, servants and outsiders etc. Cloth drying arrangement for caretaker family will be given at a suitable hidden place on ground floor. Caretaker's room will have attached kitchen.



7. Good quality letter box will be provided (15"\*11"\*5") with top slit type. These will be fitted at a safe place in the building protecting from rain etc. These will be painted properly (Min. 2 coats primer & 2 coats of finish paint).

Or readymade latest type steel letter boxes will be fitted for smart look and convenience.

8. Sufficient no. of hooks for hanging photo frames (fitted with Glass) will be provided on inside walls of flats. Points of Hooks will be as decided by two land owners.

9. CCTV camera points will be installed at the main gates, roof gates, four corners of the complex and at collapsible gate entrance of each of the two buildings. The monitoring screen will be kept initially in the caretaker's room.

10. All drain mouths will be sealed (at user's end only and roof) by Aluminium or Stainless-steel nets (Jaali) to restrict ingress of Mouse, Rats, Rodents etc.

11. Dhawalgarh stone finish on exterior wall of the building.

12. At every flat, there will be one steel collapsible gate at the main entrance which is in addition to varnished Segun door.

13. Any modification or addition in agreement/construction should be freshly negotiated between Developer and Land Owners.

14. All the flat owners can use the general roof area and common areas equally at all time.

All the flat owners will have undivided, proportional share over roof and other common facilities including lift, pump, staircase, boundary walls etc.

15. No car garage opening will be there, inside the complex.

16. Land owner's allocated area including flats and garages will be designed as per the preferences of two land owners. These include but not limited to merging of two flats, electric connection point, increasing the length and breadth of Bed Rooms, Dining, Windows, Prayer Room, Drawing, Verandah, Kitchen etc.

17. Sufficient illumination will be provided in common garages and in all common areas.

18. An Office room for Association will be built at a suitable place with light, fan, and plug points to accommodate two standard size steel admirals, one office table and four chairs.

19. Individual garage of land owner will have folding, hinged shutter gate, operable, as well as, can be bolted & locked from both outside & inside.

**ELEVATOR:** Five user capacity lift with VVVF drive. Standard make with Government license having the followings,

- Lift will never stop in between floors even during power off, or in case of break down.
- Coverage of enough guarantee period will be provided.
- Battery back up facility will be provided to counter power cut off.
- Emergency Alarm in Lift.
- Provided with Crompton Greaves or equivalent 5 HP motor and reverse gear box.
- Usha Martin Cable.
- Coloured M.S. casing with collapsible gate.
- Suitable relay and safety system.
- Light & Fan.
- Standard & reputed make lift will be provided.

**Special Finishing for four flats to be occupied by land owners:**

1. Each toilet will be provided with two soap trays, one coat hanger, one towel rod, one mirror and one shelf of jaquar brand.
2. Toilets will have C.P. wall mounted diverter with telephone shower with Geysers point.
3. Wash basin in living and dining will have sensor water faucet.
4. Flush doors will have decorative lamination on both sides with lippings.
5. Entrance and balcony doors will have extra mosquito net doors mounted on wooden frame, suitably hinged.
6. Internal walls of the flats will have plastic paint finishing with Asian or Berger paints..
7. Balcony and windows with full M.S. grill covering and provision for flower tubs.
8. Parryware "touch free" Sensor urinal pot in toilets.
9. Two heavy Stainless-steel handrails in privy in each toilet, for aged persons.
10. To cover joining line of wall and Door Frames, Decorative wooden beat of adequate width are to be fixed.
11. Good quality heavy type eye hole will be fitted on main door.



IN WITNESS where of the parties hereto have here unto set and  
 Subscribe their respective hand and seal on the day month and year first  
 Above written.

Signed and Delivered in presence of

Witness:

1. *Suvanshar mayya* *Sasanka Sekhar Mukhopadhyay*  
 Vill + Po - *Wazir mahal*  
 Dist - *24 Pgs (S)*  
 P.S - *Kulpi* (Signature of FIRST LANDOWNER/ FIRST PARTY)  
 Pin - *743374*

2. *Saboota Mukherjee*  
 (Signature of SECOND LANDOWNER/SECOND PARTY)

*Soumen Mukherjee*  
 91, Dakshin Paraband  
 KOLKATA-700028

*Dipankar Sen* *DIPANKAR SEN & SOUMEN DE RAY*  
 PARTNER PARTNER

*Soumen de Ray*  
 PARTNER

(Signature of DEVELOPER/ THIRD PARTY)

Drafted by me  
 as per declaration by  
 the parties.  
*K.C. Karanickal Advocate*  
 High Court, Calcutta WB/8671/83.  
MEMO OF CONSIDERATION

Received RS 500000 ( Rs Five Lakhs ) by cheque No002899 Dt:12.06.2019

On Axis Bank, Rodkal Branch

*Sasanka Sekhar Mukhopadhyay*

Signature of FIRST LAND OWNER

Received RS 500000 ( Rs Five Lakhs ) by cheque No 002900 Dt:12.06.2019

On Axis Bank, Rodkal Branch

*Saboota Mukherjee*

Signature of SECOND LAND OWNER

Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-002683366-1

Payment Mode: Online Payment

GRN Date: 18/06/2019 08:07:25

Bank: United Bank

BRN: 14824733

BRN Date: 18/06/2019 08:05:59

DEPOSITOR'S DETAILS

Id No. : 19010000817672/12/2019

[Query No./Query Year]

Name : Mr Dipankar Sen

Contact No :

Mobile No. : +91 9163666382

E-mail :

Address : P11 Rahara CoOperative Colony

Applicant Name : Mr Dipankar Sen

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 12

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19010000817672/12/2019	Property Registration- Stamp duty	0030-02-103-003-02	500

In Words : Rupees Five Hundred only

Total

500



Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-00.2410568-1

Payment Mode Online Payment

GRN Date: 12/06/2019 15:14:13

Bank : United Bank

BRN : 14762598

BRN Date: 12/06/2019 15:14:15

DEPOSITOR'S DETAILS

Id No. : 19010000817672/9/2019

[Query No./Query Year]

Name : Dipankar Sen

Contact No. :

Mobile No. : +91 9163666382

E-mail :

Address : P11 Rahara CoOperative Colony Khardaha

Applicant Name : Mr Dipankar Sen

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 9

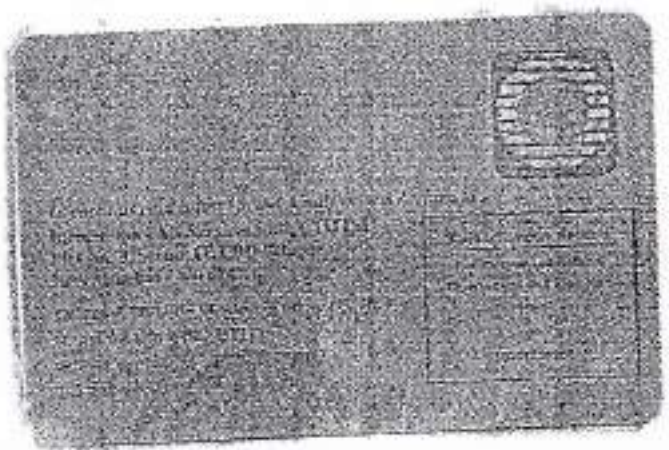
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19010000817672/9/2019	Property Registration- Stamp duty	0030-02-103-003-02	19571
2	19010000817672/9/2019	Property Registration- Registration Fees	0030-03-104-001-16	10112

In Words : Rupees Twenty Nine Thousand Six Hundred Eighty Three only

Total

29683



*Dipankar Sen*  
PARTNER

*Soumen de Ray*  
PARTNER



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBROTA MUKHERJEE

SUBODH CHANDRA MUKHERJEE

10/08/1956

Permanent Account Number

AJHPM2217M

*Subrota Mukherjee*

Signature



*Subrota Mukherjee*

*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTISL,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

*यदि कार्ड खो जाने पर कृपया सूचित करें/वापस करें :*

आयकर पैन सेवा यूनिट, UTISL,  
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई-400 614.

WGT IN 200645 11/08

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AEZPM4956Q

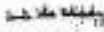


नाम / Name  
SASANKA SEKHAR MUKHOPADHYAY

पिता का नाम / Father's Name  
SURESH CHANDRA MUKHERJEE

2000018

जन्म की तिथि /  
Date of Birth  
08/01/1945

  
हस्ताक्षर / Signature

Sasanka Sekhar Mukhopadhyay

यदि कार्ड खो जाये/चले गए कृपया सूचित करें/बतानें:  
आयकर विभाग, एन एन सी डी,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मार्केट कॉलनी, नज़द डीप बांग्लो चौक,  
पुणे - 411 006

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

Income Tax (AN) Services Unit, NSDL,  
Plot No. 341, Survey No. 997/8,  
Market Colony, Near Deep Banglow Chowk,  
Pune - 411 006

Tel: 91 20 2721 5680, Fax: 91 20 2721 8081  
e-mail: info@nsdl.co.in







आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SCJMEN DE RAY

USHA RANJAN DE RAY

04/03/1965

Permanent Account Number  
AI/BPD030950

Source of Income  
Signature



*Scjmen de Ray*





ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD  
পরিচয় পত্র

DKN2920692



Elector's Name নির্বাচকের নাম	Soumen De Ray সৌমেন দে রায়
Father's Name পিতার নাম	Usha Ranjan উষা রঞ্জন
Sex লিঙ্গ	M পুরুষ
Age as on 1.1.2000 ১.১.২০০০-এ বয়স	33 ৩৩

*Soumen de Ray*



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 20 / 139 / 303152

পরিচয় পত্র



Elector's Name

Mukherjee Subrota

নির্বাচকের নাম

মুখার্জী সুরভ

Father/Mother/  
Husband's Name

Subodh

পিতা/মাতা/স্বামীর নাম

সুবোধ

Sex

M

লিঙ্গ

পুং

Age as on 1.1.1995

38

১.১.১৯৯৫-এ বয়স

৩৮

*Subrota Mukherjee*





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
WB/20/134/687690



নির্বাচকের নাম : দীপঙ্কর সেন  
Elector's Name : Dipankar Sen  
পিতার নাম : হৃদিকেশ সেন  
Father's Name : Hrishikesh Sen  
লিঙ্গ/Sex : পু/ M  
জন্ম তারিখ  
Date of Birth : 12/07/1963

WB/20/134/687690

ঠিকানা:  
সহায়, খারদাহা কো-অপারেটিভ কলোনি, খারদাহা, পশ্চিম, উত্তর  
২৪ পরগণা-৭০০১১৪

Address:  
SAHAYA, KHARDAH CO-OPERATIVE  
COLONY, KHARDAH, KHARDAH, NORTH  
24 PARGANAS-700118

Date: 26/11/2018

১০০-স্বাক্ষর বিভাগ থেকে নির্ধারিত নিয়মে স্বাক্ষরিতকরা  
স্বাক্ষরসমূহ

Facsimile Signature of the Electoral  
Registration Officer for  
109-Khardaha Constituency

ধন্যে পরিবর্তন ঘটা হলে ই-মেলের মাধ্যমে নির্বাচন কমিশনকে অবগত করা  
করা হবে এবং নির্বাচন কমিশন থেকে নতুন পরিচয় পত্র  
নির্ধারিত শর্তে প্রাপ্য হবে।

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

8331153



ভাৰতৰ নিৰ্বাচন কমিছন  
পৰিচয় পত্ৰ

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

DKN0603795



নিৰ্বাচকেৰ নাম : শশাঙ্ক শেখৰ মুখোপাধ্যায়

Elector's Name : Sasanka Sekhar  
Mukhopadhyay

পিতাৰ নাম : সুবোধ মুখোপাধ্যায়

Father's Name : Subodh Mukhopadhyay

লিংগ / Sex : পুৰ / M

জন্ম তাৰিখ : 06/01/1945  
Date of Birth

*Sasanka Sekhar Mukhopadhyay*

DKN0603795

ঠিকানা:

১১ দক্ষিণপাৰা ৰোড, ওয়ার্ড নং-২৭, দুম দুম উত্তৰ ২৪  
পাৰগনা ৭০০০২৪

Address:

11 DAKSHINPARA ROAD, WARD NO-27,  
DUM DUM NORTH 24 PARGANAS  
700028

Date: 23/02/2008

১১৯ -বোলগাচীয়া পূব নিৰ্বাচন কেন্দ্ৰৰ বিধিৰে সীমিত  
কৰ্মসম্বন্ধিত ব্যক্তিক স্বাক্ষৰ কৰা হৈছে।

Facsimile Signature of the Electoral  
Registration Officer for  
139 Bolgachia East Constituency

বিধিৰে নিৰ্বাচন কালত নতুন ঠিকানাৰ (যদিহাৰ) বিধিৰে নাম  
কালত ১১৯-বোলগাচীয়া পূব নিৰ্বাচন কেন্দ্ৰৰ বিধিৰে সীমিত  
কৰ্মসম্বন্ধিত ব্যক্তিক স্বাক্ষৰ কৰা হৈছে।

In case of change in address meet the Electoral Officer  
at the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number

১৯৯০২৪





ভাৰতৰ নিৰ্বাচন কমিশ্বন  
 গৰিচাৰ শত্ৰু  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

DQP2597748



নিৰ্বাচকেৰ নাম : শুভঙ্কৰ মহৰা

Elector's Name : Shubhankar Maitya

পিতাৰ নাম : সাধন মহৰা

Father's Name : Sadhan Maitya

লিং / Sex : পুৰ / M

জন্ম তাৰিখ / Date of Birth : 03/04/1985

*Shubhankar Maitya*

DQP2597748

ঠিকনা:  
 ১২ চিতামৰ্হী ও পশ্চিম গাজিৰামহাৰ পৰিষদখন বেঙ্গলুৱা  
 পূৱী পলিচ ২৪ পৰগণা ৭৪৩৩৭৪

Address:  
 South Chitamarzi & W. Gajiramahabar  
 Western Balpukur Kulpi South 24  
 Parganas 743374

Date: 01/05/2017  
 (১৭-তৃণলি (হৰপলিী জাতি) নিৰ্বাচন কেন্দ্ৰৰ নিৰ্বাচন  
 নিয়ন্ত্ৰণ আধিকাৰীৰ স্বাক্ষৰ অনুকৃতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 124-Kulpi (SC) Constituency

বিভিন্ন পৰিৱৰ্তন হলে নতুন ঠিকনাৰ তথ্যই নিতৈ নথি  
 তোলন ও একই নথিৰে নতুন সঠিক পৰিচালনা পত্ৰ  
 লৈ মিহি কৰিব এই পৰিচালনাৰ নথিটো উপস্থাপন কৰিব।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

# SPECIMENT FORM FOR TEN FINGERPRINTS



Sankar Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Subrata Mukherjee

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Dipankar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Soumen De Roy

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



## Major Information of the Deed

Deed No :	I-1901-03731/2019	Date of Registration	18/06/2019
Query No / Year	1901-0000817672/2019	Office where deed is registered	
Query Date	28/05/2019 11:35:11 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dipankar Sen P-11, Rahara Co-operative Colony, Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, PIN - 700118, Mobile No. : 9163666382, Status :Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4310] Other than Immovable Property, Security Bond [Rs : 10,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,32,69,431/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,091/- (Article:48(g))	Rs. 10,112/- (Article:E, E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assenent slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Dakshin Para Road, Mouza: Satgachi Premises No: 96, , Ward No: 027, Holding No:96 JI No: 20, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7369 (RS :-)	LR-7434	Bastu	Bastu	3 Dec		25,45,455/-	Property is on Road
L2	LR-7370 (RS :-)	LR-7434	Bastu	Bastu	4.193 Dec		35,57,698/-	Property is on Road
L3	LR-7369 (RS :-)	LR-7435	Bastu	Bastu	3 Dec		25,45,455/-	Property is on Road
L4	LR-7370 (RS :-)	LR-7435	Bastu	Bastu	4.193 Dec		35,57,698/-	Property is on Road
		<b>TOTAL :</b>			<b>14.386Dec</b>	<b>0 /-</b>	<b>122,06,306 /-</b>	
		<b>Grand Total :</b>			<b>14.386Dec</b>	<b>0 /-</b>	<b>122,06,306 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1500 Sq Ft.	0/-	7,59,375/-	Structure Type: Structure Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Year, Roof Type: Pucca, Extent of Completion: Complete
S2	On Land L1, L2	600 Sq Ft.	0/-	3,03,750/-	Structure Type: Structure Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete





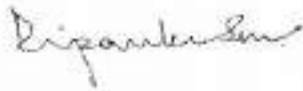


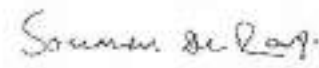
## Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Sasanka Sekhar Mukhopadhyay</b> Son of Late Subodh Chandra Mukhopadhyay Executed by: Self, Date of Execution: 14/06/2019 Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Office	 14/06/2019	 LTI 14/06/2019	 14/06/2019
	, 91, Dakshinpara Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AEZPM4956Q, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	<b>Subrota Mukherjee</b> Son of Late Subodh Chandra Mukhopadhyay Executed by: Self, Date of Execution: 14/06/2019 Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Office	 14/06/2019	 LTI 14/06/2019	 14/06/2019
	, 91, Dakshinpara Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJHPM2217M, Status :Individual, Executed by: Self, Date of Execution: 14/06/2019 , Admitted by: Self, Date of Admission: 14/06/2019 ,Place : Office			

## Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Dipankar Sen &amp; Soumen De Ray</b> , 110/2, Gouri Nath Shastri Sarani, Shyamnagar Roa, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055 . PAN No.:: AAPFD9949J, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Dipankar Sen (Presentant )</b> Son of Hrishikesh Sen Date of Execution - 14/06/2019, , Admitted by: Self, Date of Admission: 14/06/2019, Place of Admission of Execution: Office	 <small>Jun 14 2019 2:34PM</small>	 <small>LTI 14/06/2019</small>	 <small>14/06/2019</small>
, P-11, Rahara Co-operative Colony, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Dipankar Sen & Soumen De Ray (as Partners)				
2	<b>Name</b> <b>Soumen De Ray</b> Son of Usha Ranjan De Ray Date of Execution - 14/06/2019, , Admitted by: Self, Date of Admission: 14/06/2019, Place of Admission of Execution: Office	 <small>Jun 14 2019 2:33PM</small>	 <small>LTI 14/06/2019</small>	 <small>14/06/2019</small>
, 61, Shyamnagar Road, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : Dipankar Sen & Soumen De Ray (as Partners)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Suvankar Moyra</b> Son of Shri Sadhan Moyra Gazirmahal, P.O:- Gazirmahal, P.S:- Kulpi, District:-South 24-Parganas, West Bengal, India, PIN - 743374	 <small>14/06/2019</small>	 <small>14/06/2019</small>	 <small>14/06/2019</small>
Identifier Of Sasanka Sekhar Mukhopadhyay, Subrota Mukherjee, Dipankar Sen, Soumen De Ray			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Subrota Mukherjee	Dipankar Sen & Soumen De Ray-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Subrota Mukherjee	Dipankar Sen & Soumen De Ray-4.193 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Sasanka Sekhar Mukhopadhyay	Dipankar Sen & Soumen De Ray-3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Sasanka Sekhar Mukhopadhyay	Dipankar Sen & Soumen De Ray-4.193 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Sasanka Sekhar Mukhopadhyay	Dipankar Sen & Soumen De Ray-750.00000000 Sq Ft
2	Subrota Mukherjee	Dipankar Sen & Soumen De Ray-750.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Sasanka Sekhar Mukhopadhyay	Dipankar Sen & Soumen De Ray-300.00000000 Sq Ft
2	Subrota Mukherjee	Dipankar Sen & Soumen De Ray-300.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Dakshin Para Road, Mouza: Satgachi Premises No: 96, , Ward No: 027, Holding No:96 JI No: 20, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7369, LR Khatian No:- 7434	Owner:সুব্রত মুখার্জী, Gurdian:সুবো চন্দ, Address:নিজ , Classification:বার্ড, Area:0.03000000 Acre,	Subrota Mukherjee
L2	LR Plot No:- 7370, LR Khatian No:- 7434	Owner:সুব্রত মুখার্জী, Gurdian:সুবো চন্দ, Address:নিজ , Classification:বার্ড, Area:0.04850000 Acre,	Subrota Mukherjee
L3	LR Plot No:- 7369, LR Khatian No:- 7435	Owner:সশংক শেখর মুখোপাধ্যায়, Gurdian:সুবো চন্দ, Address:নিজ , Classification:বার্ড, Area:0.03000000 Acre,	Sasanka Sekhar Mukhopadhyay
L4	LR Plot No:- 7370, LR Khatian No:- 7435	Owner:সশংক শেখর মুখোপাধ্যায়, Gurdian:সুবো চন্দ, Address:নিজ , Classification:বার্ড, Area:0.04850000 Acre,	Sasanka Sekhar Mukhopadhyay



On 03-06-2019

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 1,32,69,431/-



Debasis Patra  
 ADDITIONAL REGISTRAR OF ASSURANCE  
 OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

On 14-06-2019

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

Presented for registration at 13:48 hrs on 14-06-2019, at the Office of the A.R.A. - I KOLKATA by Dipankar Sen ..

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

Execution is admitted on 14/06/2019 by 1. Sasanka Sekhar Mukhopadhyay, Son of Late Subodh Chandra Mukhopadhyay, , 91, Dakshinpara Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person, 2. Subrota Mukherjee, Son of Late Subodh Chandra Mukhopadhyay, , 91, Dakshinpara Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person

Identified by Suvankar Moyra, , , Son of Shri Sadhan Moyra, Gazirmahal, P.O: Gazirmahal, Thana: Kulpi, , South 24-Parganas, WEST BENGAL, India, PIN - 743374, by caste Hindu, by profession Service

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

Execution is admitted on 14-06-2019 by Dipankar Sen, Partners, Dipankar Sen & Soumen De Ray (Partnership Firm), , 110/2, Gouri Nath Shastri Sarani, Shyamnagar Roa, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Suvankar Moyra, , , Son of Shri Sadhan Moyra, Gazirmahal, P.O: Gazirmahal, Thana: Kulpi, , South 24-Parganas, WEST BENGAL, India, PIN - 743374, by caste Hindu, by profession Service

Execution is admitted on 14-06-2019 by Soumen De Ray, Partners, Dipankar Sen & Soumen De Ray (Partnership Firm), , 110/2, Gouri Nath Shastri Sarani, Shyamnagar Roa, P.O:- Bangur Avenue, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Suvankar Moyra, , , Son of Shri Sadhan Moyra, Gazirmahal, P.O: Gazirmahal, Thana: Kulpi, , South 24-Parganas, WEST BENGAL, India, PIN - 743374, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,112/- ( B = Rs 10,000/- ,E = Rs 28/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 10,112/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/06/2019 3:14PM with Govt. Ref. No: 192019200024105681 on 12-06-2019, Amount Rs: 10,112/-, Bank: United Bank ( UTBI00CH175), Ref. No. 14762598 on 12-06-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by online = Rs 19,571/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/06/2019 3:14PM with Govt. Ref. No: 192019200024105681 on 12-06-2019, Amount Rs: 19,571/-, Bank: United Bank ( UTBI00CH175), Ref. No. 14762598 on 12-06-2019, Head of Account 0030-02-103-003-02



**Debasis Patra**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 18-06-2019**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,112/- ( B = Rs 10,000/- ,E = Rs 28/- ,J = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 0/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2019 8:05AM with Govt. Ref. No: 192019200026833661 on 18-06-2019, Amount Rs: 0/-, Bank: United Bank ( UTBI00CH175), Ref. No. 14824733 on 18-06-2019, Head of Account

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,071/- and Stamp Duty paid by Stamp Rs 20/-, by online = Rs 500/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4273, Amount: Rs.20/-, Date of Purchase: 29/05/2019, Vendor name: M DUTTA  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/06/2019 8:05AM with Govt. Ref. No: 192019200026833661 on 18-06-2019, Amount Rs: 500/-, Bank: United Bank ( UTBI00CH175), Ref. No. 14824733 on 18-06-2019, Head of Account 0030-02-103-003-02



**Debasis Patra**  
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**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2019, Page from 182059 to 182097

being No 190103731 for the year 2019.



Digitally signed by DEBASIS PATRA  
Date: 2019.06.21 16:12:57 +05:30  
Reason: Digital Signing of Deed.

*Debasis Patra*

(Debasis Patra) 21/06/2019 16:12:42  
A DDITIONAL REGISTRAR OF ASSURANCE  
O FFICE OF THE A.R.A. - I KOLKATA  
W est Bengal.

(This document is digitally signed.)