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Certified that this Document is Admissible to Registration, the signature sheet and the Endorsement sheet Attached with the document are the part of this Document.

A.D.S.R. Dasgupta
 Paschim Medinipur

08/11/19

DEVELOPMENT AGREEMENT

THIS JOINT VENTURE AGREEMENT made this the 8th day of November Two Thousand Nineteen, Anno Domini. This agreement is made in continuation of the earlier agreement made on 28th October 2016 relating to the same properties vide Registered Deed No.I-1008-08148/2016 dated 04-11-2016.

BETWEEN

SOVA REAL ESTATE LLP F 119379
 ⑤ Anindam Bora Partner
 SOVA REAL ESTATE LLP
 ⑥ Debansu Chakrabarty Partner

SOVA REAL ESTATE LLP
 ⑦ Soumendhra Nath Bera Partner
 SOVA REAL ESTATE LLP
 ⑧ Sankar Bera Partner

SOVA REAL ESTATE LLP
 ① Anand Kumar Bera Partner
 SOVA REAL ESTATE LLP
 ② Anand Kumar Bera Partner

(1) **SRI DHANANJAY KUMAR BERA**, Son of Late Sitaram Bera, PAN: **AEGPB5827E**, by faith: Hindu, by nationality: Indian, by occupation: Service, residing at: Village & Post Office: Goura, Police Station: Daspur, District.: Paschim Medinipur, Pin Code: 721146; (2) **SRI NANDADULAL BERA**, Son of Late Sitaram Bera, PAN: AHUPB3809R, by faith: Hindu, by nationality: Indian, by occupation: Business, residing at: Village & Post Office: Goura, Police Station: Daspur, District.: Paschim Medinipur, Pin Code: 721146; (3) **SRI SOUMENDRA NATH BERA**, Son of Late Nemai Chandra Bera, PAN: BUEPB7962B, by faith: Hindu, by nationality: Indian, by occupation: Business, residing at: Village & Post Office: Goura, Police Station: Daspur, District.: Paschim Medinipur, Pin Code: 721146; (4) **SRI SOURIN BERA**, Son of Late Nemai Chandra Bera, PAN: BFUPB7979F, by faith: Hindu, by nationality: Indian, by occupation: Service, residing at: Village & Post Office: Goura, Police Station: Daspur, District.: Paschim Medinipur, Pin Code: 721146; hereinafter jointly called and referred to as the Owners (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include all their respective legal heirs, executors, administrators, legal representatives and assigns) of the First Part.

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Arindam Bera

Partner SOVA REAL ESTATE LLP

(5)

Debasmita Chattaraj Bera

Partner

AND

M/S: **SOVA REAL ESTATE LLP**, a Limited Liability Partnership Firm, incorporated under the Registrar of Companies, West Bengal, under the Ministry of Corporate Affairs, Govt. of India, being LLP Identification no.: AAE3783, PAN: ACVFS7385K, having Regd. Office at: Avanti Villa, Vill.: Sahapur, Post Office: Kolaghat, Police Station: Kolaghat, District.: Purba Medinipur, Pin Code: 721134, being Represented by Partners: (1) Mr. Dhananjay Kumar Bera, Son of Late Sitaram Bera, (2) Mr. Arindam Bera, Son of Mr. Dhananjay Kumar Bera and (3) Dr. Mrs. Debasmita Chattaraj Bera, Wife of Sri Sreerup Chattaraj and Daughter of Mr. Dhananjay Kumar Bera, hereinafter jointly and severally called and referred to as the Developer (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective

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Soumendranath Bera
Land owner

Partner

Dhananjay Kr Bera

Sourin Bera

Land owner

Nanda Dulal Bera

Land owner

no.: I, Volume no.: 23, Pages: 4292 to 4305, being no.: 7625 for the year 2009. Similarly, Chhanda Bera gifted out the rest 50% of her above inherited proportionate of share of properties to her Two Stepsons namely Soumendranath Bera and Sourin Bera, recorded in the Office of Daspur Sub-Registry Office, Dist.: Paschim Medinipur, vide Book no.: I, Volume no.: 23, Pages: 4306 to 4319, being no.: 7626 for the year 2009.

AND WHEREAS after demise of Sitaram Bera, his entire estate devolved among his sons and grandsons and for peaceful enjoyment of their respective share, they executed a Mutual Partition Deed, which was duly registered at: Addl. Registrar of Assurance - III, Kolkata, recorded in Book no.: I, CD Volume no.: 11, Pages: 2014 to 2042, being no.: 05607 for the year 2013.

AND WHEREAS according to the aforesaid Partition Deed, the Owner no.: 1 got total 10.688 (Ten point six eight eight) Decimal of land, comprised on Dag no.: 1007, 1014, 1080, 1081 and 1082, appertaining to Khatian no.: 937, in Mouza: Sonamui under GouraGram Panchayet, within the jurisdiction of Daspur Sub-Registry Office, Police Station: Daspur-2, Dist. Paschim Medinipur and other properties in different Mouzas, Dags and Khatians. Out of the above land 0.400 Dismal in plot No. 1014 and 2.000 Dismal in plot No. 1080 are kept for his own other use and the balance **8.288** (Eight point two eight eight) Dismal is offered for this housing project.

AND WHEREAS the Owner no.: 1 seized and possessed of or otherwise well and sufficiently entitled to right, title, interest and possession of the said land free from all encumbrances, charges, attachments, etc.

AND WHEREAS according to the aforesaid Partition Deed, the Owner no.: 2 got 13.688 (Thirteen point six eight eight) Decimal of land, comprised on Dag no.: 1006, 1007, 1014, 1081, 1082 and 1089, appertaining to Khatian no.: 950, Mouza: Sonamui under GouraGram Panchayet, within the jurisdiction of Daspur Sub-Registry Office, Police Station: Daspur,

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Partner

Sourin Bera
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Partner

SOVA REAL ESTATE LLP
Partner

Chhanda Bera
Partner

Chhanda Bera
Partner

Dist. Paschim Medinipur and other properties in different Dags and Khatians. Owner No.2 also possessed additional 1.000 Dismal land in plot no.1081 &1082 in the same Sonamui Mouza by way of exchange of land in other plots no: 1075, 1077 & 1078 in the same Sonamui Mouza from his nephews Sri Soumendranath Bera & others vide Deed No. 100806598 dated 17-08-2016 registered in Book-I volume no. 1008-2016, pages from 113221 to 113236 in the office of Additional District Sub-Registrar, Daspur. Now out of these total possessed 14.688 Dismal land in Mouza Sonamui, 0.400 Dismal in plot No.1014 and 4.000 Dismal in plot No.1080 are kept for his own other use and the balance **10.288** (Ten point two eight eight) Dismal is offered for this housing project.

AND WHEREAS the Owner No.: 2 seized and possessed of or otherwise well and sufficiently entitled to right, title, interest and possession of the said land free from all encumbrances, charges, attachments etc.

AND WHEREAS according to the aforesaid Partition Deed, the Owner no.: 3 & 4 are joint owners of **3.982** Decimal of land in Mouza: Sonamui, on Dag no.:1005, 1081, 1082 and 1089, appertaining to Khatian no.: 385/1 and 718, Mouza: Sonamui under GouraGram Panchayet, within the jurisdiction of Daspur Sub-Registry Office, Police Station: Daspur, Dist. Paschim Medinipur and other properties in different Mouzas, Dags and Khatians.

AND WHEREAS the Owner no.: 3 & 4, jointly seized and possessed of or otherwise well and sufficiently entitled to right, title, interest and possession of the said land free from all encumbrances, charges, attachments etc.

AND WHEREAS in view of the above the Owner Nos. 1 to 4 above-named are the owners of their aforesaid respective plots of land adjacent to each other total measuring **22.558** (Twenty Two Point FiveFiveEight) Decimal more or less situate and lying at Mouza: Sonamui, J.L. No. 86, Khatian No. 937, 950, 385/1 and 718,

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Sourindra Nath Bera
Land owner
Soumitra Bera
Land owner
Ahanjoy Kr Bera
Partner
Handa Lal Bera
Land owner
Debasmita Chatterjee Bera
Partner

and Dag No. 1005, 1006, 1007, 1080, 1081, 1082 and 1089 within the local limit of Goura Gram Panchayet, under Police Station: Daspur, Dist.: Paschim Medinipur, as morefully described in the First Schedule hereunder written free from all encumbrances etc.

AND WHEREAS the owners No.1 to 4 herein being desirous to construct and make multi storied building upon their said plots of land and thereby approached to the Developer herein for construction of a new building as per building plan duly approved by Goura Gram Panchayet after being duly vetted technically by the Panchayet and Rural Development Authority in the Zila Parisad of Paschim Medinipur vide its memo no.820/1(3)/Purta dated 16-03-2017, at the costs and expenses of the Developer inter alia on the condition that the owners herein shall jointly get their allocation being 25 % more or less of total sanctioned constructed area in the form of the flats/covered space/constructed areas to be given to the owners no. 1 to 4 herein in the following manner:

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Partner
Soma Bera

Partner SOVA REAL ESTATE LLP
- Abanmishra Chatterjee Bera

I. The Principal get:

a. The Principal No.1 shall get:

- i.** One 2BHK Flat of Type "E" measuring about 825 Sqr. Ft. on the Third Floor and one 3BHK Flat of Type "F" measuring about 1000 Sq. Ft. on the Fourth (Top) Floor.
- ii.** Four numbers of Shops being no.: 12, 13, 14 & 15, on the First Floor total measuring 856 sq. Ft. more or less in carpet areas.

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Partner
Souramendra Nath Bera

Partner SOVA REAL ESTATE LLP
- Sankar Bera

b. The Principal No. 2 shall get:

- i.** One 3BHK Flat of Type "F" measuring about 1000 Sq. Ft. on the Third Floor and one 2BHK Flat of Type "E" measuring about 825 Sft on the Fourth Floor.

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Partner
Chandrasekhar Bera

Partner SOVA REAL ESTATE LLP
- Pradeep Kumar Bera

- ii. Five numbers of Shops being no.: 1, 2, 3,4,&5 on the First Floor total measuring 1055sq. ft. more or less in carpet areas.

c. The Principal No. 3 shall get:

- i. Onenumber of 2 BHK flat: Type "C" measuring about 688 Sqr.Ft. andone 1 BHK flat Type "D" measuring about 429 Sft both on the Second Floor.
- ii. Two numbersof Shops on the Ground Floor measuring 206sq. ft. & 175 Sqr Ft more or lessin carpet areas.

d. The Principal No. 4 shall get:

- i. Onenumber of 2 BHK flat: Type "C" measuring about 688 Sq.Ft.and one 1 BHK flat "D" measuring about 429 Sft both on the Third Floor.
- ii. One number of Shop on the Ground Floor measuring 168 sq. ft. more or less in carpet area.

as fully described in the Second Schedule hereunder written together with undivided proportionate share of land underneath the said proposed multistoried building and common roof right with common facilities of common area and liabilities of common portion.

- ii. The Developer shall get allocation being the remaining flats /constructed area /covered areas of the proposed new multistoried building to be constructed and erected by the developer as per building plan duly approved by Goura Gram Panchayet after being duly vetted technically by the Panchayet and Rural Development Authority in the Zila Parisad of Paschim Medinipur vide its memo no.820/1(3)/Purta dated 16-03-2017,as fully described in the Third Schedule hereunder written together with undivided proportionate share of land underneath the building and common roof right with the common space/facilities and

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 Partner
 Chandanjoy Bar. Bora
 SOVA REAL ESTATE LLP
 Partner
 Nanda Shela Bora

enjoyment etc. in the proposed multi storied building except which is owners' allocation. The developer shall sell transfer etc. the flats, covered/spaces/constructed areas in its allocation to the intending Purchaser or Purchasers at such price and terms and conditions at its own discretion and also on several terms and condition which both the parties were found acceptable to the same.

AND WHEREAS the parties hereto have jointly agreed to execute this agreement for the purpose of construction of the new multi storied building and also their respective allocation as mentioned herein and on the terms and conditions hereinafter appearing, and for the purpose of registration of the said agreement being these present the parties hereto execute and register the same.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-

ARTICLE - I "DEFINITIONS"

1. The said premises shall mean and include ALL THAT a piece and parcel of land measuring about 22.558 (Twenty Two point five five eight) Decimal more or less belonging to the Owners Nos. 1 to 4 above-named. The aforesaid respective plots of land adjacent to each other total measuring 22.558 (Twenty Two point five five eight) Decimal more or less situate and lying at Mouza: Sonamui, J.L No. 86, Khalian No. 937, 950, 385/1 and 718, and Dag No. 1005, 1006, 1007, 1080, 1081, 1082 and 1089 within the local limit of Goura Gram Panchayet, under Police Station: Daspur, Dist.: Paschim Medinipur, as more fully described in the First Schedule hereunder written and are free from all encumbrances etc.

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 Partner
 Soumitra Bose.
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 Partner
 Chandanjoy Barua
 SOVA REAL ESTATE LLP
 Partner
 Nanda Dulal Barua

2. The Building shall mean a Multi-Storied building to be constructed at the said premises in accordance with the plan to be sanctioned by the Goura Gram Panchayet after technically vetted by P & R D Department in the Zila Parisad of Paschim Medinipur.

3. The Building plan shall mean the plan for the construction of the building duly approved by Goura Gram Panchayet after being duly vetted technically by the Panchayet and Rural Development Authority in the Zila Parisad of Paschim Medinipur vide its memo no.820/1(3)/Purta dated 16-03-2017 and shall include any renewal or amendments thereto and/or modifications thereof made or caused by the Developer with the consent of the Goura Gram Panchayet or P & R. D. Department of Zila Parisad, Paschim Medinipur and shall also include the plan or it's any amendments or modification to be obtained by the Developer after amalgamation of the said plots of land into one single holding as morefully described in the First Schedule hereinafter written.

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Indranil Bera

Partner

SOVA REAL ESTATE LLP

Debnmitra Chatterjee Bera

Partner

ARTICLE-II "CONSIDERATION"

In consideration of the Owners having agreed to permit the Developer to commercially exploit the said plotsof land and also in further consideration of transferring and selling the proportionate share in the land and the common areas and facilities of the building comprised at the said premises including the developer's allocation in the proposed new multistoried building in favour of the Developer and/or his nominees and assignees etc., the developer shall on completion of the construction of the new proposed multistoried building shall hand over and deliver to the owners of their allocation being the owners' allocation as described in Second Schedule hereunder written.

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Souramondra Nath Bera

Partner

Ashwanjay K. Bera

Soumitra Bera

Nanda Anil Bera

ARTICLE-III "EXPLOITATION RIGHTS"

The owners doth hereby grant an exclusive right to the Developer to build Multi-storied building at the said premises as per sanctioned plan of the proposed multistoried building consisting of several flats/ constructed areas/ covered spaces and to sell the said flats / constructed spaces/ covered spaces out of the Developer's allocation to the buyers of Developer's choice except the owners' allocation. The Developer shall be solely and exclusively entitled to obtain necessary advances from intending buyers, Purchaser and/or Purchasers on such terms and conditions as the Developer may in his absolute discretion deem fit and proper and in that event, the owners shall neither have any objection nor any financial liability and responsibility.

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Indran Banerjee

Partner SOVA REAL ESTATE LLP

Resonance Chatterjee Bsc

ARTICLE- IV "BUILDING"

1. The Developer shall prepare a plan for construction of a Multi-storied building on the land comprised at the said premises after amalgamation of the said two plots of land into one single holding at his own costs and expenses and shall submit the plan to the Goura Gram Panchayet for such construction of the multistoried building. The Developer shall appoint architect, engineer, mason, workers, durwan, mistries and shall pay their wages and salary and the owner shall not be liable for the payment of the same.
2. The Developer is hereby authorized and empowered in relation to the said construction so far as may be necessary to apply for and obtain quotas, entitlements and other allocations of or for cement, steel, bricks and other materials allocable to the owners for the construction of the said building and similarly to apply and obtain temporary and/or permanent connection of water electricity power and/or gas to the building and other inputs and facilities required for which purpose the owners do hereby agree to execute in favour of the Developer such power of attorney to

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Ashamajoy K Bera
Partner

Souren Bera

Nanda Dulal Bera

sign on behalf of the owners or assigns all such applications and other documents as shall be required for the purpose of or otherwise for or in connection with the construction of the said building from time to time.

- 3. All dealings by the Developer in respect of the construction of the building shall be in the name of owners but such dealings shall not create or fasten in any manner any financial, civil, and/or criminal liability to the owners. The owners shall not be liable for any workman compensation and shall not be liable for any other liability.

ARTICLE -V "OWNERS' ALLOCATION"

The Developer shall as per requests and demands of the owners herein as mutually agreed among themselves hand over and/or deliver to the owners the peaceful vacant possession of the owners' allocation in the following manner :-

a. The Principal No. 1 shall get:

- i. One 2BHK Flat of Type "E" measuring about 825 Sq. Ft. on the Third Floor and one 3BHK Flat of Type "F" measuring about 1000 Sq. Ft. on the Fourth (Top) Floor.
- ii. Four numbers of Shops being no.: 12,13,14 & 15, on the First Floor total measuring 856 sq. ft. more or less in carpet areas.

b. The Principal No. 2 shall get:

- i. One 3BHK Flat of Type "F" measuring about 1000 Sq. Ft. on the Third Floor and one 2BHK Flat of Type "E" measuring about 825 Sft on the Fourth Floor.
- ii. Five numbers of Shops being no.: 1, 2, 3,4&5 on the First Floor total measuring 1055 sq. ft. more or less in carpet areas.

c. The Principal No. 3 shall get:

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 Alakamita Chatterjee Bera
 SOVA REAL ESTATE LLP
 Partner
 Soumendro Nath Bera
 SOVA REAL ESTATE LLP
 Partner
 Souvik Bera
 SOVA REAL ESTATE LLP
 Partner
 Shantanuj Kr. Bera
 SOVA REAL ESTATE LLP
 Partner
 Kande dulal Bera

parties were found acceptable to the same. The Developer's allocation has also been mentioned in the Third Schedule hereunder written.

ARTICLE-VII "COMMON OBLIGATIONS"

The owners shall pay proportionate rents and taxes assessed for their flats to the Gram Panchayet / Municipality from the date of possession of the said Flats in their OWN allocation. The owners shall also pay proportionate common expenses and maintenance charges for their flats etc. to the owners' Association punctually. The owners shall not be liable for the Taxes of the flats in Developer's allocation. The Developer or his nominees shall be liable to pay Tax assessed for their respective flats/covered spaces etc. Apart from the above, the owners shall before taking possession of their allocation pay to the Developer all the amount of charges, expenses and security for bringing and installations of electric meter for their own allocation and proportionate costs and charges for bringing and installation of the main meter of the new building.

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Partner
SOVA REAL ESTATE LLP
Resmita Chatteraj Ban
Partner

ARTICLE-VIII "OWNERS' OBLIGATIONS"

- a. The owners shall give vacant possession of the First schedule property immediately as and when the Developer shall ask or demand for taking possession of the same.
- b. That during the continuance of this agreement the owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said premises.
- c. That the owners shall sign all necessary papers and documents which may be required by the Developer for the purpose of construction and development of the said property in the said premises.
- d. The owners shall execute a Registered General Power of Attorney in favour of the Developer to facilitate the construction of the building according to the sanctioned plan and to

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sell/transfer his allocation and in case of death of any of the owners herein, his/ her or their heirs shall execute power of Attorney or Powers of Attorney in favour of the Developer empowering him to sell flats and covered spaces in Developer's allocation and also authorizing the Developer to enter into agreement with intending Purchaser or Purchasers, and to receive all earnest moneys and all payments towards full consideration money and to execute sign and register such Deed of Conveyance or Conveyances of proportionate share of land or flats and covered spaces/constructed area in Developer's allocation. Be it stated here that the Developer shall be solely and absolutely entitled to sell/transfer his allocation and to receive the earnest money and consideration money in respect of such sale and he shall not have to credit such amount in the account of the owners and in that event the owners shall not have any claims or demands for the same.

- e. Simultaneously with the execution of these presents, the Developer and/or his representatives shall have free access to the premises for the purposes of soil testing, mapping and other works necessary for the Development and construction at the said premises and also the owners shall always render all help to the Developer.
- f. The owner no.1 to 4 herein and each of them doth hereby undertake not to raise any dispute at any time hereafter relating to handing over to them the covered space/flats as their owner's allocation in the proposed new multistoried building.

ARTICLE-IX "DEVELOPERS' OBLIGATIONS"

- a. The Developer shall in terms of this Agreement construct the said multistoried building on the land in accordance with the plan to be sanctioned by Goura Gram Panchayet subject to technical vetting by the Panchayet and Rural Development

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 SOVA REAL ESTATE LLP
 Partner
 ✓ *Debarun Chatterjee*
 ✓ *Soumenendra Nath Bera*
 ✓ *Borwin Bera*
 ✓ *Shanmugam K. P. S.*
 ✓ *Wade-dubal Bera*

Authority of Zila Parisad, Paschim Medinipur with consent of other appropriate authority or authorities.

- b. The Developer shall complete the multi storied building within **48 (Forty Eight) months** from the date of sanction of the building plan, i.e, by **31st March 2021** unless prevented by acts of God and/or unforeseen circumstances.
- c. The Developer shall pay and bear all Taxes and other taxes payable for the said premises from the date of his taking possession of the premises till the date of delivery of possession of the flats to the owners and thereafter the intending Purchaser shall pay the taxes but in that events, the owners shall pay the taxes for their own allocation.

ARTICLE-X "DEVELOPER'S RIGHT"

- a. The Developer shall at his own discretion and choice be solely and absolutely entitled to construct and complete the proposed new multistoried building on the land.
- b. The Developer shall at his own choice and discretion be solely and absolutely entitled to demolish the existing building/ structures standing on the land comprised at the said premises and all the dismantled materials including debris and demolished building materials shall belong to the Developer for which the none of the owners herein shall have any claims or demands for the same.
- c. The Developer shall be solely and absolutely entitled to sell, transfer and convey to any intending Purchasers ALL THAT his allocation being the Developer's Allocation in the proposed new multistoried building as his own property and none of the owners shall either raise any objection for the same or claims demands any amounts from the Developer for the same.

ARTICLE-XI "RESTRICTION"

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 Resumith Chatterjee Barua
 Partner

Soumendra Nath Barua
 Soumitra Barua

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 Partner
 Phaniyanjoy K. Barua
 Partner
 Nandan Kumar Barua

1. The Developer shall during the period of construction abide by all laws, rules and regulation of Government local bodies and/or other authorities and shall attend to answer and be responsible for any breach of any of the said laws, Bye-laws, rules and regulations and also be liable for any defect in the construction or craftsmanship of the building.
2. The owners shall abide by all laws, Bye-laws, rules and regulations of Association/Society that may be formed in the premises in due courses.
3. The owners shall not cause any obstruction or throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compound corridors or any other portions of the building.
4. The owners shall at no point of time be entitled to ask or demand the possession of their allocation in the new building until and unless they are refunding the amount of the security deposit to the Developer herein and also the payment of all the costs, charges and security deposit for electric meter in respect of their allocation and also proportionately for main meter.

ARTICLE-XII "MODE OF CONSTRUCTION AND FLATS"

All flats shall be made according to sanction plan which is to be sanctioned by GouraGram Panchayet and the Panchayet and Rural Development Authority of Zila Parisad, Paschim Medinipur and to be constructed as per specification mentioned hereunder as described in Fifth Schedule together with common use of open space, staircase, roof, passages etc. and common liabilities and maintenance.

ARTICLE-XIII "TITLES & AMENITIES"

1. The Owners declare that they have good and marketable title to the said premises without any claim, right, title or interest in or of any other persons thereon and they have a good and

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Rhamesh Chandra Bera

Partner

Nande dubal Bera

marketable title and right to enter in to this Agreement with the Developer. The owners hold the land within the ceiling limit as prescribed by the Urban Land (C & R) Act, 1976.

2. The owners hereby declare that the said premises is free from any manner of dispendens, charges, claims, encumbrances or mortgages whatsoever, and the owners must deliver all the original documents relating to the said premises to the Developer herein within 7 (seven) days from the date hereof .
3. That the Developer hereby also assure that he shall subject to force measure complete the building within 48 (Fourty Eight) months from the date of sanction of the building plan by GouraGram Panchayet and the Panchayet and Rural Development Authority of Zila Parisad, Paschim Medinipur for construction of the building at the said premises as described in the First Schedule hereunder written and if the developer fails to complete the building within time, then a further period of six month to be extended, and thereafter, if the owners' allocation are not handed over, this agreement shall be treated cancelled, void, in operative and all the amounts of costs, charges and expenses to be incurred for the construction so far to be made by the Developer shall be paid by the owners to the Developer.
4. The Developer agrees to construct the building in accordance with the sanctioned building plan and agree to pay any fees payable to the concerned authority or any other Body or authorities concerned relating to any deviation.
5. The Developer shall neither be liable and responsible for any personal liabilities of the owners nor be liable or responsible for distribution and/or allocation among the owners no.1 to 4 relating to their owner's allocation in the proposed multi storied building and if any defect and difficulties raise on behalf of the owners no. 1 to 6 and /or their respective family members, the owners will be responsible for that and they will liable to pay all

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Sourendra Nath Bera.

SOVA REAL ESTATE LLP

Chamanjoy Kr. Bera

Partner SOVA REAL ESTATE LLP

Partner

Subintha Chakraborty Bera.

Subintha Bera.

Handwritten date: 12/01/2024

damages of the Developer and also refund all moneys with shifting charges, cost and damages with interest as per demands of the Developer.

ARTICLE-XIV "MISCELLANEOUS"

1. The owners and the Developer have entered in to this Agreement purely on a principal to principal basis and nothing stated herein shall be deemed to construe a partnership between the Developer and the owners and the Developer shall not in any manner constitute an association of persons. Each party shall keep the other party indemnified from and against the same and this Agreement shall be binding on the heirs executors, representatives and assigns of the parties hereto.
2. In case, the owners' allocation in the new building is less than their allocated area then the Developer shall pay to the owners the amount of the lesser area as per the then prevailing rate to be calculated on the basis of built up area and if the owners' allocation is more than the allotted area of the owners then the owners shall pay to the Developer the amount of higher area as per the then prevailing rate to be calculated on the basis of built up area.
3. It is understood that from time to time to facilities the construction of the building by the Developer various acts, deeds, matters and things not herein specified referred to which may be required to be done by the Developer for which the Developer may require the authority of the owners and various application and other documents may be required to be signed or made by the owners relating to which no specific provisions have been made herein, the owners undertake to execute any such additional power of attorney and /or other authorization as may be required by the Developer for the purpose and also undertakes to sign and execute all such additional applications and other documents as may be required for the purpose.

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Anandam Bera

Partner SOVA REAL ESTATE LLP

Rekomiya Chakraborty Bera
Partner

Sourmondra Nath Bera.

Govind Bera.

SOVA REAL ESTATE LLP

Chamanrajy Kr. Bera

Partner

Nanda Lalal Bera

4. Upon completion of the building the owners or their assigns at the request of the Developer shall execute appropriate Sale Deeds/Conveyances of the land or proportionate share of the land or flats, covered spaces in favour of the Developer and/or his nominated transferees. The Stamp duty transfer charges including registration fees payable for the transfer shall be borne by the Transferee. Developers may also execute the conveyance, Deed or Deeds by virtue of the Power of Attorney to be granted by the owners or their assigns.
5. As and from the date of completion of the building the Developer and/or his nominated transferees or Purchasers of flats and covered spaces and the owner be liable to pay and bear proportionate charges on account of Panchayet Tax or Municipal Tax and other taxes and all charges and impositions as well as common expenses payable in respect of their Allocation.
1. As and from the date of completion of the building the Developer and/or his nominated transferees or Purchasers of flats and covered spaces and the owner be liable to pay and bear proportionate charges on account of Panchayet Tax or Municipal Tax and other taxes and all charges and impositions as well as common expenses payable in respect of their Allocation.
2. That in case this agreement become infructuous due to enactment of any law by the Government of State of West Bengal, all expenses to be incurred for getting this agreement and power of attorney registered shall be borne and paid by the Developer.
3. It is further agreed by and between the parties if the existing building rules of Panchayet Act to be changed and modified then the existing agreement to be modified accordingly.

SOVA REAL ESTATE LLP

Anindan Bera

Partner SOVA REAL ESTATE LLP

Soumendro Nath Bera

Abhismita Chatterjee Bera

Partner

Soumitra Bera

SOVA REAL ESTATE LLP

Ramanujaykr. Bisoi

Partner

Madan Mohan Bera

ARTICLE-XIII: JURISDICTION

Appropriate Court at the District: Paschim Medinipur or Kolkata High Court shall have the jurisdiction to entertain all disputes and actions between the parties herein.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT a piece and parcel of land measuring about 22.558 Decimals comprised in Dag No. 1005, 1006, 1007, 1080, 1081, 1082 and 1089, under Khatian No. 937, 950, 385/1 and 718, more or less and adjacent to each other situated at Mouza: Sonamui, J.L. No.: 86, within Goura-Sonamui Gram Panchayet, Police Station: Daspur, District: Paschim Medinipur.

Butted and bounded as follows:-

- ON THE NORTH** : land on Plot No. 1080 belonging to Sri Subhrangsu Bera & his brothers and also of Sri Sourin Bera & his brothers
- ON THE SOUTH** : Houses of Sri Mohini Mohan Dinda on plot 1089 and also houses of Sri Sib Sankar Bera & his brothers on plot no. 1089.
- ON THE EAST** : Passage on plots No. 1081 & 1082 belonging to the parties to this agreement and also belonging to Sri Sib Sankar Bera & his brothers.
- ON THE WEST** : Ghatal-Panskura Road and its Nayanjuli.

SOVA REAL ESTATE LLP

Prindan Bera
Partner

SOVA REAL ESTATE LLP

Debnmita Chatteraj Bera
Partner

Soumendranath Bera,

Sourin Bera.

THE SECOND SCHEDULE ABOVE REFERRED TO
(Owners' Allocation)

a. The Principal No. 1 shall get:

- i. One 2BHK Flat of Type "E" measuring about 825 Sqr. Ft. on the Third Floor and one 3BHK Flat of Type "F" measuring about 1000 Sq. Ft. on the Fourth (Top) Floor.
- ii. Four numbers of Shops being nos: 12, 13, 14 & 15, on the First Floor total measuring 856 sq. ft. more or less in carpet areas.

SOVA REAL ESTATE LLP

Rhomenjoy Ho. BSA
Partner

Partner

Nanda Dehal Bera

b. The Principal No. 2 shall get:

- i. One 3BHK Flat of Type "F" measuring about 1000 Sq. Ft. on the Third Floor and one 2BHK Flat of Type "E" measuring about 825 Sft on the Fourth Floor.
- ii. Five numbers of Shops being no.: 1, 2, 3, 4 & 5 on the First Floor total measuring 1055 sq. ft. more or less in carpet areas.

c. The Principal No. 3 shall get:

- i. Onenumber of 2 BHK flat: Type "C" measuring about 688 Sq.Ft.on the Second Floor and one 1 BHK flat Type "D" measuring about 429 Sqr Ft in the same Second floor.
- ii. Two numbersof Shops on the Ground Floor measuring 206 sq. ft. more or less and 175 Sqr Ft more or less in carpet areas.

d. The Principal No. 4 shall get:

- i. Onenumber of 2 BHK flats: Type "C" measuring about 688 Sq. Ft.on the Third Floor and one 1 BHK flat Type "D" measuring about 429 Sqr Ft in the same Third floor.
- ii. One number of Shop on the GroundFloor measuring 168 sq. ft. more or less in carpet area.

together with undivided proportionate share of land underneath the said building and common roof right with common facilities of common area and liabilities of common portion and the owners allocation has also been mentioned in the Second Schedule hereunder written.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

The Developer shall get his allocation being the remaining flats /constructed area /covered areas of the proposed new building to be constructed and erected by the developer as per building plan to be sanctioned by Goura Gram Panchayet and the Panchayet and Rural Development Authority of Zila Parisad, Paschim Medinipur, together

SOVA REAL ESTATE LLP
 Partner
 Soumenendra Nath Bera
 Soumenendra Chatterjee Bera
 Partner
 SOVA REAL ESTATE LLP
 Partner
 Soumenendra Chatterjee Bera
 Partner
 SOVA REAL ESTATE LLP
 Partner
 Soumenendra Chatterjee Bera
 Partner
 SOVA REAL ESTATE LLP
 Partner
 Soumenendra Chatterjee Bera
 Partner

with undivided proportionate share of land underneath of the building and common roof right with the common space facilities and enjoyment etc. in the proposed building except which is owners' allocation. The developer shall sell the flats, covered/constructed area in his allocation to the intending Purchaser or Purchasers at such price and terms and conditions at his discretion and also on several terms and condition which both the parties were found acceptable to the same.

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Description of common areas and facilities of the proposed new building)

1. The land on which the building is located all easements rights and appurtenances belonging to land and building.
2. The foundation, columns, girders, beams, supports main wall, lobbies, corridors of that newly constructed building.
3. Stair case and light in the stair case.
4. Under ground water reservoir.
5. Overhead water tank.
6. Electric pump and motor for lifting water from the underground reservoir to the overhead tank.
7. Meter room under the staircase.
8. Boundary walls.
9. Outer wall of the building mentioned above.
10. Septic Tank.
11. Passage for egress and ingress in or out of the scheduled premises.
12. Water pipe line for lifting water from under-ground reservoir to overhead tank and from over head to the flats.
13. Main entrance gate.
14. Roof of the top floor of the building.

THE FIFTH SCHEDULE ABOVE REFERRED TO
(The building and specifications of shops/flats)

1. **STRUCTURE :**

SOVA REAL ESTATE LLP
 Partner SOVA REAL ESTATE LLP
 Anindya Das
 Soumenendra Nath Das
 Sowin Das
 Chananjay K. Das
 Partner
 Nanda Lal Das

The main structure will be of reinforced cement concrete (1:2:4). It comprised column beams, foundation etc. complete.

2. BRICK WORK :

The external walls will be of 1:5 Cement and sand, brick work with 200 mm thickness with hollow bricks. All the internal walls will be 100 mm, except the flat separating walls, stair walls and balcony walls which will be 100 mm thick.

3. EXTERNAL WALLS :

External walls will be done 200mm thickness brick work with hollow bricks, and complete plaster, finished with two coated cement paint.

4. INTERNAL WALLS :

Internal partition wall will be done 4" thickness bricks work with hollow bricks, and complete plaster, finished with wall putty.

5. FLOORING :

Flooring will be marble or tiles with skirting in all rooms will be 6", and staircase railing will be of M.S. Grills, to suit with aesthetics of the building. Hardware fittings and fixture will be provided of standard make and quality.

6. DOORS :

All the doors shutter of 30 mm. thick will be flush type doors frame will be made by sal wood, and all door finished with two quoted enamel paints.

7. WINDOWS :

All windows would be steel window with aluminum sliding fitted with glass pane (except kitchen and toilet, steel window with sun shed).

8. TOILET :

Toilets will be provided with flash P.V.C doors with 3/4th concealed PVC pipe line (I.S.) connected from general water

SOVA REAL ESTATE LLP
Sunder Reddy
Partner SOVA REAL ESTATE LLP
Sourav Reddy
Sourav Reddy
SOVA REAL ESTATE LLP
Ramanujan K. Reddy
Partner
Nanda dulal Reddy

supply from over-head tank with water connection from Gram Panchayet or own water source, standard white color Indian pan or commode with low down cistern, toilets walls will have glazed tiles upon 6'-0" height all around and 5'-6" height in bath area and flooring will be marble and one wash basin.

9. KITCHEN:

Kitchen will have one Black stone shelf above the black stone, 4'-0" glaze tiles from the top of Black stone and one stainless steel sink with two taps.

10. ELECTRICAL :

All electrical line will be concealed with wire, all materials will be of I.S.I. in each bed room two light points, one fan point, one plug point and one power point (Dinning room two light points, one fan points, one plug point and one power point, kitchen one light point, one 15 amp plug point, one exhaust fan point, toilet - one light point, balcony one light point, common light point for stairs and common service areas) and one Geezer electrical point.

11. WATER SUPPLY :

From Panchayet water supply line or own source.

N.B: Extra work and fittings and better quality of fittings, extra electrical point's fittings will be provided on extra costs payable in advance.

IN WITNESS WHEREOF the Parties above-named have set and subscribed their respective hands and seal on the day, month and year first above written.

SIGNED AND DELIVERED by the **PARTIES** above-named at Daspur in the presence of :

1. Kaili Sankar Chakrabarty
vvl. Harisingh Pmr.
2. Pritham Harsh
vvl. Komnager.

SOVA REAL ESTATE LLP

Partner
Anandam Bera

Soumendranath Bera

SOVA REAL ESTATE LLP

Partner
Rekha Chatterjee Bera

Souhin Bera.

SOVA REAL ESTATE LLP

Partner
Rohanraj Kr. Bera

Nanda Dulal Bera

1. <i>Shivanjoy Kr. Bera,</i> 2. <i>Nanda Dulal Bera</i>	3. <i>Soumendra Nath Bera.</i> 4. <i>Souvik Bera.</i>
SOVA REAL ESTATE LLP	Signature of the Owners SOVA REAL ESTATE LLP
1. <i>Shivanjoy Kr. Bera,</i> <i>Partner</i> SOVA REAL ESTATE LLP 2. <i>Arindam Bera</i> <i>Partner</i>	3. <i>Debanmitra Chatteraj Bera</i> <i>Partner</i>
	Signature of the Developer

Drafted by me

Rebati Ranjan Kano.
Vill. Chokkuttan
Deed writer
Daspur B-2 S.R. Office.
License no. 685

This deed is executed in presence of 2 witnesses and completed by total 27 pages with one Non-Judicial Stamp Paper (including one page for finger prints & photographs of the parties).

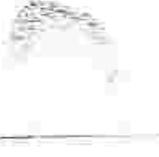
	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					



Rhananjay K. Bera
Signature

Signature

> Above all Finger prints and signature is myself.

FP	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					



Nandakishor Bera
Signature

Signature

> Above all Finger prints and signature is myself.

FP	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					



Soumenendra Nath Bera
Signature

Signature

> Above all Finger prints and signature is myself.

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Left Hand					
Right Hand					



Soumen Bera
Signature

Signature

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Left Hand					
Right Hand					



Arundhan Bera
Signature

> Above all Finger prints and signature is myself.

FP	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					



Abharnita Chatterjee Bera
Signature

> Above all Finger prints and signature is myself.

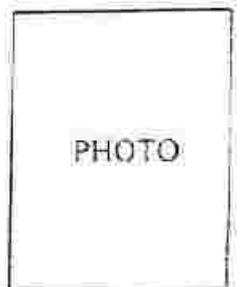
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Right Hand					



Arundhan B
Signature

> Above all Finger prints and signature is myself.

FP	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					



Signature

> Above all Finger prints and signature is myself.

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SOVA REAL ESTATE LLP



14/07/2015

Permanent Account Number

ACVFS7385K

29/07/2015

SOVA REAL ESTATE LLP

Deon
Partner



ভারতীয় বিদ্যুৎ পরিষেবা প্রদান

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1190/23272/11821

To

ধনঞ্জয় কুমার বেরা

Dhananjoy Kumar Bera

S/O: Sitaram Bera

E/1 STAFF QUARTER OF CHEVIOT CO LTD 19

MEHATA ROAD

Budge Budge (M)

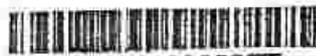
Budge Budge

Budge Budge - I South 24 Parganas

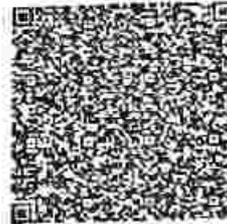
West Bengal 700137

22/11/2013

79416930



MN794169302FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9504 4130 6407

আধার - সাধারণ মানুষের অধিকার

Dhananjoy K. Bera



ভারত সরকার

Government of India



ধনঞ্জয় কুমার বেরা

Dhananjoy Kumar Bera

পিতা : সীতারাম বেরা

Father : Sitaram Bera

জন্মতারিখ / DOB : 29/03/1953

পুরুষ / Male



9504 4130 6407

আধার - সাধারণ মানুষের অধিকার

स्थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER



AEGPB5827E



नाम /NAME

DHANANJOY KUMAR BERA

पिता का नाम /FATHER'S NAME

SITARAM BERA

जन्म तिथि /DATE OF BIRTH

29-03-1953

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-XI

Dhananjay Kr. Bera

COMMISSIONER OF INCOME-TAX, W.B. - XI

Dhananjay Kr. Bera

आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
NANDA DULAL BERA		
SITA RAM BERA		
06/01/1954		
Permanent Account Number		
AHUPB3809R		
नामांकित क्र.		
Signature		

Nanda dulal Bera


 ভারত সরকার
 Government of India



নন্দদুলাল বেরা
 NANDADULAL BERA
 পিতা : সীতারাম বেরা
 Father : SITARAM BERA
 জন্মতারিখ / DOB : 06/01/1954
 পুরুষ / Male



2145 5614 6795

আধার - সাধারণ মানুষের অধিকার


 ভারতীয় পরিচয় প্রমাণ কর্তৃপক্ষ
 Unique Identification Authority of India

ঠিকানা:
 এম/3: সীতারাম বেরা, গৌরা,
 গরুয়া, গৌরা, পশ্চিম মেদিনীপুর,
 দাসপুর 2, পশ্চিম বঙ্গ, 721146

Address:
 S/O: Sitaran Bera, GOURA,
 Garuma, Gaura, Paschim
 Medinipur, Daspur-II, West
 Bengal, 721146

2145 5614 6795


 1800 300 1847


help@uidai.gov.in


www.uidai.gov.in

Nandadulal Bera

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BUEPB79626



(89433)

नाम / Name
SOUMENDRA NATH BERA

पिता का नाम / Father's Name
NENAI CHANDRA BERA

जन्म तिथि / Birth
Date - 26/11/1908

हस्ताक्षर / Signature

यदि कार्ड खोया/गुप्तता का सुरक्षा नुसार कोई/कोई-
नामक, उस नाम अपना, उस को से पत्र
गोपी बाबा, मां स्टेशन,
बॉर्डर नं. 341, बॉर्डर नं. 772,
महाराष्ट्र प्रदेश, रा. 4000 को. वि. प्र.
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL,
6th Floor, Market Station,
Plot No. 341, Survey No. 9778,
Mumbai Colony, Near Dada Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 090 Fax: 91-20-2721 8081
email: itnl@nsdl.co.in



— Soumendranath Bera.


ভাৰত - সৰকাৰ
Government of India
 লেখা বোনা
SOURIN BERA
 সংখ্যা/DOB : 2011/1972
 লিংগ / Male



6219 3821 8990

আধাৰ - সাধাৰণ মানুষেৰ অধিকাৰ

Sourin Bera


ভাৰত - সৰকাৰ
Unique Identification Authority of India
 ঠিকনা:
 S/O: শিৱাণু চন্দ্ৰ বোৰা, লেখা,
 গাৰুৱা, লেখা, পশ্চিম মেদিনীয়া,
 পিন ৭২১১৪৬
 Address:
 S/O: Nimal Chandra Bera,
 GOURA, Garuwa, Gaura,
 Paschim Medinipur, Daspur-II,
 West Bengal, 721146


6219 3821 8990

1800 501 501
 www.uidai.gov.in



ভারত সরকার
Unique Identification Authority of India
Government of India
স্বাক্ষরিত নম্বর/Enrolment No.: 2189/44849/00001

Download Date: 04/07/2017

To
অরিন্দম বেরা
Arindam Bera
S/O Dhananjoy Kumar Bera
Sahapur, Paikpari
Kolaghat
Purba Medinipur Kolaghat
West Bengal - 721134
9432955587

Generation Date: 18/05/2017



আপনার আধার সংখ্যা / Your Aadhaar No. :
6674 5180 9294
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অরিন্দাম বেরা
Arindam Bera
জন্মতারিখ/ DOB: 15/06/1984
পুংস্ব / MALE



6674 5180 9294

আমার আধার, আমার পরিচয়



- উপরে
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা মালিক করুন
 - এটি এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

- আধার মারা দেবে যলা।
- আধার স্থিতিতে পরকরী ও বেচরকরী পরিষেবা প্রাপ্তির সম্ভবক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O ধনঞ্জয় কুমার বেরা, সাহাপুর,
প ইকলাফি, কোলাঘাট, পূর্ব
মেদিনীপুর,
পশ্চিম বঙ্গ - 721134

Address:
S/O Dhananjoy Kumar Bera,
Sahapur, Paikpari, Kolaghat,
Purba Medinipur,
West Bengal - 721134

6674 5180 9294



help@uidai.gov.in



www.uidai.gov.in

Arindam Bera

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARINDAM BERA

DHANANJOY KUMAR BERA

15/06/1984

Permanent Account Number

BHEPB8553A

Arindam Bera
Signature



23112011

Arindam Bera



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

অধিকাঙ্কতির আই ডি / Enrollment No.: 1190/23272/11822

To
দেবপ্রিয়া চৌধুরী (স্বামী)
Debasmita Chatterjee (Bero)
W/O: Sreenip Chatterjee
E/STAFF QUARTER OF CHEVOT CO LTD-18
MEHLATA ROAD
Budge Budge (M)
Budge Budge
Budge Budge - I South 24 Parganas
West Bengal 700137

78414323



MN/94743282F1



আসনার আধার সংখ্যা / Your Aadhaar No. :

5965 7469 6196

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
ভারত সরকার
দেবপ্রিয়া চৌধুরী (স্বামী)
Debasmita Chatterjee (Bero)
পিতা : সুরেশ চন্দ্র বেরা
Father : Suresh Chandra Bera
অধিকাঙ্কিত / UOS : 08101985
মহিলা / Female

5965 7469 6196

আধার - সাধারণ মানুষের অধিকার



Debasmita Chatterjee Bero

आयकर विभाग

INCOME TAX DEPARTMENT

DEBASMITA CHATTARAJ BERA

DHANANJOY KUMAR BERA

08/10/1985

Permanent Account Number

AWPPC9831J

Debasmita Chattaraj Bera

Signature



भारत सरकार

GOVT. OF INDIA



04122012

Debasmita Chattaraj Bera



ভারত সরকার
 Government of India

ভারত সরকার আই ডি / Enrollment No - 1058/59010/10396

To
 গৌমেন্দ্র নাথ বেরা
 Soumendra Nath Bera
 S/O Nema: Chandra Bera
 GOURA
 Garuma
 Goura
 Daspur-II Paschim Medinipur
 West Bengal 721146

07/11/2016
 187425534



ML874255340FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8751 0285 3371

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



গৌমেন্দ্র নাথ বেরা
 Soumendra Nath Bera
 জন্মতারিখ / DOB : 28/11/1968
 পুরুষ / Male



8751 0285 3371

আধার - সাধারণ মানুষের অধিকার

Soumendra nath Bera.

Major Information of the Deed

Deed No :	I-1008-08232/2019	Date of Registration	08/11/2019
Query No / Year	1008-0001703028/2019	Office where deed is registered	
Query Date	07/11/2019 10:08:48 AM	A.D.S.R. DASPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Rebali Raman Manna Thana : Daspur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9932923773, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 24,000/-	Rs. 61,68,038/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

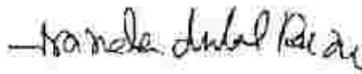
Land Details :

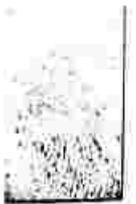
District: Paschim Midnapore, P.S:- Daspur, Gram Panchayat: GOURA, Mouza: SONAMUI, JI No: 86, Pin Code : 721146

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1007 (RS :-1007)	LR-937	Road Side	Kala	2.6 Dec	2,000/-	15,57,585/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-1080 (RS :-1080)	LR-937	Vastu	Vastu	0.03 Dec	500/-	3,804/-	
L3	LR-1081	LR-937	Vastu	Jal	4.28 Dec	4,000/-	5,42,653/-	
L4	LR-1082	LR-937	Vastu	Jal	1.378 Dec	1,400/-	1,74,714/-	
L5	LR-1006	LR-950	Road Side	Kala	2 Dec	2,000/-	11,98,143/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L5	LR-1007	LR-950	Road Side	Kala	0.206 Dec	500/-	1,23,409/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L7	LR-1081	LR-950	Vastu	Jal	0.99 Dec	1,000/-	1,25,520/-	
L8	LR-1082	LR-950	Vastu	Jal	5.169 Dec	5,200/-	6,55,367/-	
L9	LR-1089	LR-950	Vastu	Vastu	1.923 Dec	2,000/-	5,85,150/-	
L10	LR-1005	LR-985/1	Road Side	Kala	0.5 Dec	500/-	1,99,690/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L11	LR-1089	LR-985/1	Vastu	Vastu	1.195 Dec	1,200/-	3,63,627/-	
L12	LR-1081	LR-985/1	Vastu	Jal	0.1825 Dec	500/-	23,139/-	
L13	LR-1082	LR-985/1	Vastu	Jal	0.1135 Dec	500/-	14,390/-	

L14	LR-1005	LR-718	Road Side Vastu	Kala	0.5 Dec	500/-	1,99,690/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L15	LR-1089	LR-718	Vastu	Vastu	1.195 Dec	1,200/-	3,63,627/-	
L16	LR-1081	LR-718	Vastu	Jal	0.1825 Dec	500/-	23,139/-	
L17	LR-1082	LR-718	Vastu	Jal	0.1135 Dec	500/-	14,390/-	
		TOTAL :			22.558Dec	24,000 /-	61,68,038 /-	
	Grand Total :				22.558Dec	24,000 /-	61,68,038 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Dhananjoy Kumar Bera (Presentant) Son of Late Sitaram Bera Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office			
		08/11/2019	LTI 08/11/2019	08/11/2019
	Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AEGPB5827E, Aadhaar No: 95xxxxxxxx6407, Status :Individual, Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Shri Nandadulal Bera Son of Late Sitaram Bera Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office			
		08/11/2019	LTI 08/11/2019	08/11/2019
	Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHUPB3809R, Aadhaar No: 21xxxxxxxx6795, Status :Individual, Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office			

3	Name	Photo	Finger Print	Signature
	Shri Soumendra Nath Bera Son of Late Nema Chandra Bera Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office			
	08/11/2019	LTI	08/11/2019	08/11/2019
Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BUEPB7962B, Aadhaar No: 87xxxxxxxx3371, Status :Individual, Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Shri Sourin Bera Son of Late Nema Chandra Bera Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office			
	08/11/2019	LTI	08/11/2019	08/11/2019
Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BFUPB7979F, Aadhaar No: 62xxxxxxxx8990, Status :Individual, Executed by: Self, Date of Execution: 08/11/2019 , Admitted by: Self, Date of Admission: 08/11/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S SOVA REAL ESTATE LLP Vill. - Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134 , PAN No:: ACVFS7385K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri Dhananjay Kumar Bera Son of Late Sitaram Bera Date of Execution - 08/11/2019, , Admitted by: Self, Date of Admission: 08/11/2019, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 8 2019 4:43PM</p>	<p>Finger Print</p>  <p>LTI 08/11/2019</p>	<p>Signature</p>  <p>08/11/2019</p>
<p>Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AEGPB5827E, Aadhaar No: 95xxxxxxxx6407 Status : Representative, Representative of : M S SOVA REAL ESTATE LLP (as Partner)</p>				
2	<p>Name</p> <p>Shri Arindam Bera Son of Shri Dhananjay Bera Date of Execution - 08/11/2019, , Admitted by: Self, Date of Admission: 08/11/2019, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 8 2019 4:43PM</p>	<p>Finger Print</p>  <p>LTI 08/11/2019</p>	<p>Signature</p>  <p>08/11/2019</p>
<p>Vill. - Goura, P.O:- Goura, P.S:- Daspur, District:-Paschim Midnapore, West Bengal, India, PIN - 721146, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BHFPB8553A, Aadhaar No: 66xxxxxxxx9294 Status : Representative, Representative of : M S SOVA REAL ESTATE LLP (as Partner)</p>				
3	<p>Name</p> <p>Mrs Debasmita Chattaraj Bera Daughter of Shri Sreerup Chattaraj Date of Execution - 08/11/2019, , Admitted by: Self, Date of Admission: 08/11/2019, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 8 2019 4:46PM</p>	<p>Finger Print</p>  <p>LTI 08/11/2019</p>	<p>Signature</p>  <p>08/11/2019</p>
<p>58/23, Prince Anwar Shah Road, P.O:- Lake Garden, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700045, Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.:: AWPPC9831J, Aadhaar No: 59xxxxxxxx6196 Status : Representative, Representative of : M S SOVA REAL ESTATE LLP (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Shri Kallsankar Chakraborty Son of Late Prafulla Ranjan Chakraborty Vill. - Harisinghpur, P.O:- Panchmaro Pratappur, P.S:- Ghatol, District:-Paschim Midnapore, West Bengal, India, PIN - 721212</p>			

08/11/2019

08/11/2019

08/11/2019

Identifier Of Shri Dhananjoy Kumar Bera, Shri Nandadulal Bera, Shri Soumendra Nath Bera, Shri Sourin Bera, Shri Dhananjoy Kumar Bera, Shri Arindam Bera, Mrs Debasmita Chattaraj Bera

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhananjoy Kumar Bera	M S SOVA REAL ESTATE LLP-2.6 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Bera	M S SOVA REAL ESTATE LLP-0.5 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Bera	M S SOVA REAL ESTATE LLP-1.195 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Bera	M S SOVA REAL ESTATE LLP-0.1825 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumendra Nath Bera	M S SOVA REAL ESTATE LLP-0.1135 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Shri Sourin Bera	M S SOVA REAL ESTATE LLP-0.5 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Shri Sourin Bera	M S SOVA REAL ESTATE LLP-1.195 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Shri Sourin Bera	M S SOVA REAL ESTATE LLP-0.1825 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Shri Sourin Bera	M S SOVA REAL ESTATE LLP-0.1135 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhananjoy Kumar Bera	M S SOVA REAL ESTATE LLP-0.03 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri Dhananjoy Kumar Bera	M S SOVA REAL ESTATE LLP-4.28 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri Dhananjoy Kumar Bera	M S SOVA REAL ESTATE LLP-1.378 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri Nandadulal Bera	M S SOVA REAL ESTATE LLP-2 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri Nandadulal Bera	M S SOVA REAL ESTATE LLP-0.206 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri Nandadulal Bera	M S SOVA REAL ESTATE LLP-0.99 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri Nandadulal Bera	M S SOVA REAL ESTATE LLP-5.169 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Shri Nandadulal Bera	M S SOVA REAL ESTATE LLP-1.923 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Daspur, Gram Panchayat: GOURA, Mouza: SONAMUI, JI No: 86, Pin Code : 721146

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1007, LR Khatian No:- 937	Owner:ধনঞ্জয় কুমার বেরা, Gurdian:সীতারাম , Address:গৌরা , Classification:কাল, Area:0.03000000 Acre,	Shri Dhananjoy Kumar Bera
L2	LR Plot No:- 1080, LR Khatian No:- 937	Owner:ধনঞ্জয় কুমার বেরা, Gurdian:সীতারাম , Address:গৌরা , Classification:বালু, Area:0.01000000 Acre,	Shri Dhananjoy Kumar Bera
L3	LR Plot No:- 1081, LR Khatian No:- 937	Owner:ধনঞ্জয় কুমার বেরা, Gurdian:সীতারাম , Address:গৌরা , Classification:জল, Area:0.04000000 Acre,	Shri Dhananjoy Kumar Bera
L4	LR Plot No:- 1082, LR Khatian No:- 937	Owner:ধনঞ্জয় কুমার বেরা, Gurdian:সীতারাম , Address:গৌরা , Classification:জল, Area:0.01000000 Acre,	Shri Dhananjoy Kumar Bera
L5	LR Plot No:- 1006, LR Khatian No:- 950	Owner:নন্দদুলাল বেরা, Gurdian:সীতারাম , Address:গৌরা , Classification:কাল, Area:0.02000000 Acre,	Shri Nandadulal Bera

L6	LR Plot No:- 1007, LR Khatian No:- 950	Owner:নন্দদুলাল বেরা, Gurdian:সীতারাম , Address:গৌরা , Classification:কাল, Area:0.01000000 Acre,	Shri Nandadulal Bera
L7	LR Plot No:- 1081, LR Khatian No:- 950	Owner:নন্দদুলাল বেরা, Gurdian:সীতারাম , Address:গৌরা , Classification:জল, Area:0.01000000 Acre,	Shri Nandadulal Bera
L8	LR Plot No:- 1082, LR Khatian No:- 950	Owner:নন্দদুলাল বেরা, Gurdian:সীতারাম , Address:গৌরা , Classification:জল, Area:0.05000000 Acre,	Shri Nandadulal Bera
L9	LR Plot No:- 1089, LR Khatian No:- 950	Owner:নন্দদুলাল বেরা, Gurdian:সীতারাম , Address:গৌরা , Classification:জল, Area:0.02000000 Acre,	Shri Nandadulal Bera
L10	LR Plot No:- 1005, LR Khatian No:- 985/1		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 1089, LR Khatian No:- 985/1		Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 1081, LR Khatian No:- 985/1		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 1082, LR Khatian No:- 985/1		Seller is not the recorded Owner as per Applicant.
L14	LR Plot No:- 1005, LR Khatian No:- 718	Owner:সৌরিন বেরা, Gurdian:নিমাই , Address:গৌরা , Classification:কাল, Area:0.01000000 Acre,	Shri Sourin Bera
L15	LR Plot No:- 1089, LR Khatian No:- 718	Owner:সৌরিন বেরা, Gurdian:নিমাই , Address:গৌরা , Classification:জল, Area:0.01000000 Acre,	Shri Sourin Bera
L16	LR Plot No:- 1081, LR Khatian No:- 718	Owner:সৌরিন বেরা, Gurdian:নিমাই , Address:গৌরা , Classification:জল, Area:0.01000000 Acre,	Shri Sourin Bera
L17	LR Plot No:- 1082, LR Khatian No:- 718	Owner:সৌরিন বেরা, Gurdian:নিমাই , Address:গৌরা , Classification:জল,	Shri Sourin Bera

Endorsement For Deed Number : I - 100808232 / 2019

On 08-11-2019

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.

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

Presented for registration at 14:00 hrs on 08-11-2019, at the Office of the A.D.S.R. DASPUR by Shri Dhananjay Kumar Bera one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 61,68,038/-

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

Execution is admitted on 08/11/2019 by 1. Shri Dhananjay Kumar Bera, Son of Late Sitaram Bera, Vill. - Goura, P.O: Goura, Thana: Daspur, Paschim Midnapore, WEST BENGAL, India, PIN - 721146, by caste Hindu, by Profession Service, 2. Shri Nandadulal Bera, Son of Late Sitaram Bera, Vill. - Goura, P.O: Goura, Thana: Daspur, Paschim Midnapore, WEST BENGAL, India, PIN - 721146, by caste Hindu, by Profession Business, 3. Shri Soumendra Nath Bera, Son of Late Nemai Chandra Bera, Vill. - Goura, P.O: Goura, Thana: Daspur, Paschim Midnapore, WEST BENGAL, India, PIN - 721146, by caste Hindu, by Profession Business, 4. Shri Sourin Bera, Son of Late Nemai Chandra Bera, Vill. - Goura, P.O: Goura, Thana: Daspur, Paschim Midnapore, WEST BENGAL, India, PIN - 721146, by caste Hindu, by Profession Service

Indetified by Shri Kalisankar Chakraborty, , Son of Late Prafulla Ranjan Chakraborty, Vill. - Harisinghpur, P.O: Panchmaro Pratappur, Thana: Ghatal, Paschim Midnapore, WEST BENGAL, India, PIN - 721212, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 08-11-2019 by Shri Dhananjay Kumar Bera, Partner, M S SOVA REAL ESTATE LLP, Vill. - Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134

Indetified by Shri Kalisankar Chakraborty, , Son of Late Prafulla Ranjan Chakraborty, Vill. - Harisinghpur, P.O: Panchmaro Pratappur, Thana: Ghatal, Paschim Midnapore, WEST BENGAL, India, PIN - 721212, by caste Hindu, by profession Deed Writer

Execution is admitted on 08-11-2019 by Shri Arindam Bera, Partner, M S SOVA REAL ESTATE LLP, Vill. - Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134

Indetified by Shri Kalisankar Chakraborty, , Son of Late Prafulla Ranjan Chakraborty, Vill. - Harisinghpur, P.O: Panchmaro Pratappur, Thana: Ghatal, Paschim Midnapore, WEST BENGAL, India, PIN - 721212, by caste Hindu, by profession Deed Writer

Execution is admitted on 08-11-2019 by Mrs Debasmita Chattaraj Bera, Partner, M S SOVA REAL ESTATE LLP, Vill. - Sahapur, P.O:- Kolaghat, P.S:- Kolaghat, District:-Purba Midnapore, West Bengal, India, PIN - 721134

Indetified by Shri Kalisankar Chakraborty, , Son of Late Prafulla Ranjan Chakraborty, Vill. - Harisinghpur, P.O: Panchmaro Pratappur, Thana: Ghatal, Paschim Midnapore, WEST BENGAL, India, PIN - 721212, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2019 12:09PM with Govt. Ref. No: 192019200091124581 on 08-11-2019, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL1970926 on 08-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,000/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 14057, Amount: Rs.5,000/-, Date of Purchase: 08/11/2019, Vendor name: Snehasis Jana

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/11/2019 12:09PM with Govt. Ref. No: 192019200091124581 on 08-11-2019, Amount Rs: 5,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKL1970926 on 08-11-2019, Head of Account 0030-02-103-003-02



PARTHA SARATHI ROY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DASPUR
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1008-2019, Page from 150629 to 150678

being No 100808232 for the year 2019.



Parta Sarathi Roy

Digitally signed by PARTHA SARATHI
ROY
Date: 2019.11.13 13:06:04 +05:30
Reason: Digital Signing of Deed.

(PARTHA SARATHI ROY) 11/13/2019 1:05:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DASPUR
West Bengal.

(This document is digitally signed.)
