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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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3/07/23
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 I certify that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

03 JUL 2023

AGREEMENT FOR DEVELOPMENT
-CUM-
DEVELOPMENT POWER OF ATTORNEY

THIS AGREEMENT FOR DEVELOPMENT-CUM-DEVELOPMENT POWER OF ATTORNEY is made on this the...3rd...day of July..... 2023 **BETWEEN**

Palash kr. Das
Pinku Das
Leuli Roy

SREE RAM DEVELOPER
Dipankar Majumdar
 Proprietor

SL. NO. 3186 DT. 08/06/2023

NAME. M/S Sree Ram Developer

ADDRESS. 5/10 A, Netaji Nagar

Kol - 700040

RS. 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

Liptish Roy
S/o Late Amrita Kumar Roy
A/14, Ramgarh
P.O. Naktala
P.S. Netajinagar
Kolkata-700047.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

03 JUL 2023

(1) SRI PALASH KUMAR DAS, (PAN-AJJP8065A & Aadhaar No.9741 8411 1855), (2) SRI PINAK DAS, (PAN-AFQPD6001B & Aadhaar No.5714 4060 1329) both sons of Late Anil Kanti Das, by faith Hindu, Indian, by occupation- No.1) Business & 2) Retired, residing at 246, Ganguly Bagan, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047 & (3) SMT. SEULI ROY, (PAN-EABPR2162F & Aadhaar No.7524 6736 2345) wife of Sri Diptesh Kumar Roy & daughter of Late Anil Kanti Das, by faith Hindu, Indian, by occupation-Teacher, residing at A/14, Ramgarh, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047, hereinafter referred to as the 'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART:**

AND

M/S. SREE RAM DEVELOPER, a Proprietorship firm, having its office at 5/10A, Netaji Nagar, P.S. Jadavpur now Netaji Nagar, Kolkata-700040, represented by its Proprietor SRI DIPANKAR MAJUMDAR, (PAN-AKGPM8927J & Aadhaar No. 4246 5662 3243) son of Late Dilip Kumar Majumder, residing at 5/10A, Netaji Nagar, P.S. Jadavpur now Netaji Nagar, Kolkata-700040, hereinafter referred to as the 'DEVELOPER' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART:**

WHEREAS after the Partition of India, a large number of resident of former East Pakistan (now Bangladesh) crossed over and came to

Palash kr. Das

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Seuli Roy

SREE RAM DEVELOPER

Dipankar Majumdar
Proprietor

territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Governor of West Bengal offered all reasonable facilities to such person called as Refugees for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the Urban area for homestead purpose.

AND WHEREAS the father of Owners herein Anil Kanti Das, since deceased, was one of such person, who had come to use and occupy a piece of land measuring 2 Cottah 13 Chittak 0 sq.ft. be the same a little more or less, situated at Mouza-Raipur, J.L. No.33, comprised in L.O.P. No.246, appertaining C.S. Plot No.683(P), P.S. Jadavpur now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.100, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, particularly described in the First Schedule hereunder written and approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan (now Bangladesh) acquired land in Mouza-Raipur, J.L. No.33, C.S. Plot No.683(P), P.S. Jadavpur now Netaji Nagar, in the District of South 24-Parganas, in the Urban area the provision of L.D.P. Act. 1948/L.A. Act./1894, including the plot of land occupied by the said Anil Kanti Das, as described in the First Schedule hereunder written.

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Dipankar Majumdar

Proprietor

AND WHEREAS with a view to confer the absolute right, title and interest in the said land to the said Anil Kanti Das, being the Refugee from East Pakistan now Bangladesh, the Governor of the West Bengal gifted, transferred and conveyed a piece of homestead land measuring 2 Cottah 13 Chittak 0 sq.ft. be the same a little more or less, situated at Mouza-Raipur, J.L. No.33, comprised in L.O.P. No.246, appertaining C.S. Plot No.683(P), P.S. Jadavpur now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.100, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, more fully described in the First Schedule hereunder written, unto and in favour of said Anil Kanti Das, by executing a registered Deed of Gift, dated 17.03.1992 registered in the office of Addl. District Registrar at Alipore, South 24-Parganas and recorded in Book No.I, Volume No.6, page from 133 to 136, Deed No.409 for the year 1992.

AND WHEREAS while the said Anil Kanti Das enjoyed the said land upon constructing a dwelling structure, died intestate on 05.02.1999 leaving behind his three sons Sri Pankaj Das, Sri Palash Kumar Das, (owner no.1) Sri Pinak Das (Owner no.2) and one daughters Smt. Seuli Roy (Owner no.3), as his only legal heirs and successors, who jointly inherited the said land, each having 1/4th share therein, as per Hindu Succession Act.1956 and his wife Smt. Bakul Rani Das predeceased on 17.07.1991.

AND WHEREAS by way of inheritance, the owners herein and the said Sri Pankaj Das became the owner of said land measuring 2 Cottah 13 Chittak 0 sq.ft. be the same a little more or less together with structure standing thereon and got their names mutated in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been

Palash Kumar Das
Pinak Das
Seuli Roy

SREE RAM DEVELOPER
Dipankar Majumdar
Proprietor

known and numbered as KMC Premises No.23/30, Naktala Road, vide Assessee No.21-100-06-0530-3, having its postal address-246, Ganguly Bagan, Kolkata-700047, upon payment of rates and taxes thereto.

AND WHEREAS being in need of money, the said Sri Pankaj Das sold, transferred and conveyed undivided $\frac{1}{4}$ share in the said land measuring 2 Cottah 13 Chittak 0 sq.ft. be the same a little more or less, together with 450 sq.ft. cemented floor Asbestos standing thereon i.e. undivided of land measuring 11 Chittak 11.25 sq.ft. and structure measuring 112.5 sq.ft., more fully described in the First Schedule hereunder written by a Deed of Sale, dated 23.06.2023, registered in the office of District Sub-Registrar-III, Alipore and entered into Book No.I, Volume No.1603-2023, page from 249669 to 249688, Deed No.160308941, for the year 2023, unto and in favour of the said Owners herein Sri Palash Kumar Das, Sri Pinak Das and Smt. Seuli Roy.

AND WHEREAS thus the Owners herein seized and possessed of the said land measuring 2 Cottah 13 Chittak 0 sq.ft. be the same a little more or less, together with 450 sq.ft. cemented floor Asbestos standing thereon, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the Owners are desirous of constructing a G+III storied building on the said land, but due to insufficiently fund, the Owners have placed their offer to the Developer to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right, title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

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Pinak Das.
Seuli Roy

SREE RAM DEVELOPER
Dipankar Majumdar
Proprietor

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

That in this agreement unless anything appears to be repugnant to the subject or context:-

ARTICLE – I : DEFINITION

- 1.1 **OWNERS**: shall mean and include the party of the First Part and her respective heirs and successors.
- 1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and their respective heirs, executors, administrators, legal representatives and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include the land measuring 2 Cottah 13 Chittak 0 sq.ft. be the same a little more or less, together with 450 sq.ft. cemented floor Asbestos standing thereon, situated at Mouza-Raipur, J.L. No.33, comprised in L.O.P. No.246, appertaining C.S. Plot No.683(P), being **KMC Premises No.23/30, Naktala Road**, Assessee No.21-100-06-0530-3, having its postal address-246, Ganguly Bagan, Kolkata-700047, under P.S. Jadavpur now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.100, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, fully described in the First Schedule hereunder written .
- 1.4 **NEW BUILDING**: shall mean and include such G+III storied building shall be approved by the Developer herein in respect of the said property to be constructed on the said land.
- 1.5 **COMMON FACILITIES**: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, Lift pump motor, electrical and sanitary

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Pratik Das .

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SREE RAM DEVELOPER
Dipankar Majumdar
 Proprietor

installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.

- 1.6 OWNERS' ALLOCATION: shall mean and include, the owners herein shall be entitled to three self contained flats, one being **Flat No.G-1 on Ground floor Southern side**, one being **Flat No.1-A on First floor Southern side** and one being **Flat No.3-A on Third floor Southern side** of the proposed G+III storied building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building and a sum of **Rs.21,00,000/-** (Rupees Twenty One Lakh) only as and by way of forfeiture money, paid by the Developer to the Owners at the time of this Agreement
- 1.7 DEVELOPER'S ALLOCATION: shall mean and include save and except the Owners' allocation, the Developer herein shall be entitled to get remaining constructed area of the proposed G+III storied building, comprised of entire car parking space, four self contained flats, one being **Flat No.1-B on First floor Northern side**, two flats on entire **second floor** and one being **Flat No.3-B on Third floor Northern side** together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.
- 1.8 BUILDING PLAN: shall mean and include the plan approved by the parties hereto for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto.

ARTICLE- II; DATE OF COIMMENCEMENT

- 2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in

Palash kr. Das
Pinku Das
Sushil Roy

SREE RAM DEVELOPER
Dipankar Majumdar
 Proprietor

full force so long the Developer's allocation is sold or transferred to the intending purchasers.

ARTICLE -III: OWNERS' REPRESENTATION

3.1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

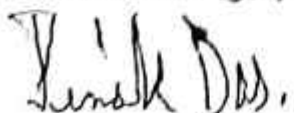
ARTICLE-IV: DEVELOPER'S REPRESENTATION

4.1 The Developer has sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

ARTICLE -V; DEVELOPMENT WORK

5.1 The Owners hereby appointed the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accept.

5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell

Palash Mr. Das

 Seuli Roy

SREE RAM DEVELOPER
Dipankar Majumdar
 Proprietor

the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

ARTICLE -VI: DEVELOPER'S COVENANTS

6.1 The Developer shall at his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the **24(Twenty Four)** months from the date of sanction of the building plan.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at his own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at his own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Ownerss and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

Palash Kr. Das
Binak Das.
Sunil Roy

SREE RAM DEVELOPER
Dipanker Majumdar
 Proprietor

ARTICLE-VII: OWNERS' COVENANTS

7.1 The Owners shall grant execute and issue a Development Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the flats and spaces as per terms of this agreement.

7.2 The Owners shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation, and for all of these acts, deeds and things the Owners shall grant power of Attorney in favour of the Developer.

7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owners shall have no right to claim anything except the Owners' allocation in the said building.

7.4 The Owners deliver the original title deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and the Developer herein retain the said original papers and documents so long the said Developer's allocation is sold to the intending Purchaser or purchasers.

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Tejash Deb,
Seeli Roy

SREE RAM DEVELOPER
Dipankar Majumdar
 Proprietor

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owners' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

ARTICLE-VIII: CONSTRUCTION

8.1 The construction of the said new building shall be made by the Developer as per the plan sanction by the Kolkata Municipal Corporation.

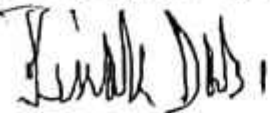
8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary to be sanctioned by the Kolkata Municipal Corporation.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

ARTICLE-IX: SPACE ALLOCATION

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owners first and after that to the

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SREE RAM DEVELOPER
Dipankar Majumdar
 Proprietor

intending purchasers according to the booking of allocation of the prospective purchasers.

9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by him and no one will be entitled to interfere thereto including the Owners herein.

ARTICLE-X: RATES & TAXES

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owners & purchasers proportionately.

10.2. The Owners, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

ARTICLE-XI: JOINT DECLARATION

11.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.

Palash Kr. Das
Sunil Das
Seeli Roy

SREE RAM DEVELOPER
Dipankar Majumdar
 Proprietor

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **24(Twenty Four)** months from the date of sanction of the building plan.

11.4 If the Developer fails to complete construction and/or complete the said building during the said period ,then in that case the Owners shall extent 6(six) months as grace period for completion of construction

11.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 The Owners will be bound to make registration of sale deed in respect of all flats and spaces of Developer's allocation at the cost of the Purchaser(s) in respect of proportionate share of land only without any claim or demand whatsoever. The Owners shall co-operate with the Developer for such registration and shall have no objection to be a party in the proposed deed of conveyance.

11.7 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

Palash Kr. Das

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SREE RAM DEVELOPER
Dipankar Majumdar
Proprietor

11.8 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

ARTICLE-XII:ARBITRATION & JURISDICTION

12.1 The Courts at District South 24-Parganas alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

DEVELOPMENT POWER OF ATTORNEY

We, (1) **SRI PALASH KUMAR DAS**, (PAN-AJJP8065A & Aadhaar No.9741 8411 1855), (2) **SRI PINAK DAS**, (PAN-AFQPD6001B & Aadhaar No.5714 4060 1329) both sons of Late Anil Kanti Das, by faith Hindu, Indian, by occupation- No.1) Business & 2) Retired, residing at 246, Ganguly Bagan, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047 & (3) **SMT. SEULI ROY**, (PAN-EABPR2162F & Aadhaar No.7524 6736 2345) wife of Sri Diptesh Kumar Roy & daughter of Late Anil Kanti Das, by faith Hindu, Indian, by occupation-Teacher, residing at A/14, Ramgarh, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700 047, hereinafter referred to as the **OWNERS/PRINCIPALS** of the send greetings.

AND WHEREAS for the purpose of construction of the proposed G+III storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, we the Principals herein do hereby nominate, constitute, authorise and appoint the said Developer **M/S. SREE RAM DEVELOPER**, a Proprietorship firm, having its office at 5/10A, Netaji Nagar, P.S. Jadavpur

Palash Kumar Das
Pinak Das
Seuli Roy

SREE RAM DEVELOPER
Bipankar Majumdar
Proprietor

now Netaji Nagar, Kolkata-700040, represented by its Proprietor **SRI DIPANKAR MAJUMDAR**, (PAN-AKGPM8927J & Aadhaar No. 4246 5662 3243) son of Late Dilip Kumar Majumder, residing at 5/10A, Netaji Nagar, P.S. Jadavpur now Netaji Nagar, Kolkata-700040,, as our true and lawful **ATTORNEY** to do and execute inter alia the following acts, deeds and things:-

- 1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
- 3 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate our said Attorney shall deem fit and proper.
- 4 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 5 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of

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Dipankar Majumdar

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SREE RAM DEVELOPER

Dipankar Majumdar
Proprietor

the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.

- 6 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.
- 7 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by our said Attorney shall be taken as our acts deeds and things as we were personally present and done the same ourselves.

Palash Kr. Das

*Rinaka D.M.
Sauli Roy*

SREE RAM DEVELOPER
Dipankar Majumdar
Proprietor

AND we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring **2 Cottah 13 Chittak 0 sq.ft.** be the same a little more or less, together with **450 sq.ft.** cemented floor Asbestos standing thereon, situated at Mouza-Raipur, J.L. No.33, comprised in L.O.P. No.246, appertaining C.S. Plot No.683(P), being **KMC Premises No.23/30, Naktala Road**, Assessee No.21-100-06-0530-3, having its postal address-246, Ganguly Bagan, Kolkata-700047, under P.S. Jadavpur now Netaji Nagar, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.100, Sub-Registry/A.D.S.R. office at Alipore, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, the total land being butted and bounded as follows:-

On the North : Open space No.245 & Colony Boundary,

On the South : Land of L.O.P. No.247,

On the East : 20'ft. wide K.M.C. Road,

On the West : Colony Boundary.

SECOND SCHEDULE ABOVE REFERRED TO

(Owners' Allocation)

ALL THAT the owners herein shall be entitled to three self contained flats, one being **Flat No.G-1 on Ground floor Southern side**, one being **Flat No.1-A on First floor Southern side** and one being **Flat No.3-A on Third floor Southern side** of the proposed G+III storied building together with undivided proportionate share in the land with right to use

Palash Mr. Das
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Sevli Roy

SREE RAM DEVELOPER
Dipankar Majumdar
Proprietor

and enjoy the common areas and facilities to be provided in the proposed building and a sum of Rs.21,00,000/-(Rupees Twenty One Lakh) only as and by way of forfeiture money, paid by the Developer to the Owners at the time of this Agreement

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT save and except the Owners' allocation, the Developer herein shall be entitled to get remaining constructed area of the proposed G+III storied building, comprised of entire car parking space, four self contained flats, one being Flat No.1-B on First floor Northern side, two flats on entire second floor and one being Flat No.3-B on Third floor Northern side together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

FOURTH SCHEDULE ABOVE REFERRED TO

Common areas and facilities mentioned in this Agreement shall include:-

- a) The foundation, column, girder, beams, supports, main walls, corridors, lobbies, staircase, stair ways, landing, side space, entrance, and exit and roof of the building.
- b) The installation of common services such as power light water, drainage and sewerage line and boundary wall etc.
- c) There will be a standard size (four person) capacity lift (if possible) for common user of Owner and occupiers of the proposed building.
- d) The underground and overhead water tank, water pump motor, water pipes and tap water connection electrical equipment apparatus and installations existing for common use.

Palash Kr. Das

Rinok Das

Seuli Roy

SREE RAM DEVELOPER

Dipankar Majumdar

Proprietor

- e) All other common parts of the property necessary or convenient to its existence maintenance for common use.

FIFTH SCHEDULE ABOVE REFERRED

(Specification of the Construction)

STRUCTURE	R.C.C. Structure with beams, columns and slabs.
WALLS	Internal of 3" thickness of No. 1 new bricks and walls shall be netted. External Walls of 8" thickness of No. 1 new bricks with plaster of finish.
TREATMENT	Anti - Termite treatment to be provided at Foundation & Plinth level. Roof Treatment shall be done before handover of the all Flats.
FLOORING WITH SKIRTING	Bed Rooms, Hall / Drawing & Dinning and Veranda : Marble/Vitrified Tiles – Good quality
	Kitchen : Anti Skid Vitrified Tiles floor with door sill, Washing place down from kit floor
	Toilet & WC: Marble/Tiles.
	Staircase & Landing: Marble. Stairs iron-railing with wooden handrail.
DOORS	All Door frames will be made of Sal wood 4" X 2½". Inner surface of the frame shall be painted.
	Entrance main door will be made of Flush Doors ISI make with Godrej Lock, Door Stopper, Sand Block & all fittings.
	Other Doors - Flush Doors ISI make hot press phenol bond flush door, 32 mm in thickness (Make: ISI) with Has-bolt, Door Stopper & all fittings.
	Toilet & W.C. Doors shall be PVC .
DOOR FITTINGS	Steel type. Chromium Plated Door Ring, Tower bolt (10") & Door Hinge.
WINDOWS & GRILL	Aluminium sliding windows.
	All metal surfaces (grill/panel) covered with 2 coat primer and 2 coat Color good quality make.
ELECTRICALS / CABLE / TELEPHONE	Concealed copper wiring will be done by fire proof wire with proper specifications (Make: Havels) and Switches of Tray / Anchor. Main switches shall be Havels Make.
	Each apartment will be provided with Safety equipment i.e. M.C.B. (Make:) must be provided for all points.

Palash Kumar Das
Binak Das
Souli Roy

SREE RAM DEVELOPER
Dipankar Majumdar
 Proprietor

	Entrance Calling Bell for each apartment (From Ground & Main Entrance).
	Adequate Lighting at Staircase, Parking space, Terrace and Boundary wall. Electrical arrangement to be provided in the Pump Room.
	Maximum safety measures and checks will be provided. Materials used, including switches will conform to ISI standards.
SANITARY AND CONCEALED PLUMBING	Kitchen : Black Granite top Cooking platform over Black Stone with Stainless steel sink(20" x 16") having with Chromium-plated Bib Cock (1 no.). Below platform 2 tire shelves by Black Stone shall be provided including gas cylinder space. One whole shall be provided for Cooking Gas pipe line.
	Glazed / Ceramic tiles up to 7'(Seven feet) height from floor.
	1 no C.P. Bib Cock below sink provided for washing utensils.
	Total Kitchen Water Point : 2 No's
	Toilet: Glazed ceramic tiles up-to door height (7 feet) on wall.
	Concealed hot and cold pipe line.
	Complete set Commode Wash Basin (White) No1, with C.P. Pillar Cock. (Wash Basin may fix outside of the Toilet).
	Total Toilet Water Point : Wash Basin -2, Tap-4, Mixture -1 for concealed bath line with C.P. Bib Cock
	W.C. : Glazed ceramic tiles up-to door height (7 feet) on wall.
	Complete set (with seat cover) of Commodes / Western style - 1no. (White) with 1no. C.P. Pillar Cock.
	Concealed shower lines with C.P. Bib Cock.
	Total W.C. Water Point : 2 No.
	Roof and Garage : Water Point : 2 No. each.
	External plumbing line : Finolex / Supreme/ Oriplast make.
	All sanitary ware and fittings will conform to ISI standards. Adequate care will be taken to deliver quality materials and workmanship.
WATER SUPPLY	Overhead R.C.C/Brick/P.V.C. reservoir and Underground reservoir with KMC water line to be provided.
	Electric Pump and Motor with Starter to be installed by Developer at ground level within a suitable place for lifting water to overhead reservoir. (Pump Make - Hixson & Motor Make - Compton.

Palash Kr. Das
Dinak Das,
Seuli Roy

SREE RAM DEVELOPER
Dipankar Majumdar
 Proprietor

PAINTING	External Finish: All external walls covered with 2/3 coats WEATHERCOAT of Good Brand / BERGER. Total Staircase area shall be done with Pop. Garage area paint by WEATHERCOAT.
	Weather proof paint and other decorative finish as per Architect Scheme.
	Internal Finish: All covered area i.e. Bed, Living & Dining, Kitchen, Toilet & WC shall be done by Plaster of Paris (P.O.P.).
VERANDA	Half Covered Grill for Veranda.

(Specification of Construction and Amenities)

ELECTRIC POINTS :

Bed Rooms each	4 Points
Bed Rooms each - 5 Amp	2 Points
Kitchen	4 Points
Kitchen - 5 Amp & 15 Amp	1 Point each
Toilets	3 Points each
Verandah	2 Points
Verandah - 5 Amp	1 Point
Drawing / Dining	5 Points
Drawing / Dining 5 Amp	3 Points and 1 Point
A.C. Point (master bed room)	1 Point

WATER SUPPLY: Municipal Water supply from common overhead reservoir.**ELECTRIC SUPPLY:** The security deposit with CESC and cost of obtaining Electric connections / installation will be on account of the purchaser.

Palash Kr. Das

Pratik Das.
Santi Roy

SREE RAM DEVELOPER

Dipankar Majumdar
Proprietor

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

SIGNED SEALED & DELIVERED

In presence of:-

1. *Liptish Kumar Roy*
Late Anulya Kumar Roy
A/14, Kamgarh,
P.O. Naktola,
Kolkata-700 047
Netajinagar Police Station,

2. *Ashni Kar*
Alipore Police Court
Kolkata-700027

Palash Kr. Das
Binish Das,
Seuli Roy

OWNERS/PRINCIPALS

SREE RAM DEVELOPER
Dipankar Majumdar
 Proprietor

DEVELOPER/ATTORNEY

Drafted by:-

Alor Saha
 Advocate,
 Alipore Police Court,
 Kolkata-700 027

F 460/93

RECEIVED from the within named Developer the within mentioned sum of **Rs.21,00,000/-** (Rupees Twenty One Lakh) only, being total forfeiture money, paid by the Developer as per memo below :-

MEMO

<u>Cheque No.</u> <u>RTGS No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount</u>
KKBKR520230 61400948372	14.06.23	Punjab & Sind Bank in favour of Palash Kr Das	Rs. 7,00,000/-
KKBKR520230 61400947751	14.06.23	Punjab & Sind Bank in favour of Pinak Das.	Rs. 8,00,000/-
KKBKR52023614 00943003	14.06.23	Punjab & Sind Bank in favour of Seuli Roy	Rs. 6,00,000/-

Total .. **Rs.21,00,000/-**

WITNESSES:-

1. *Siplesh Roy*

Palash Kr. Das

Pinak Das.

Seuli Roy

2. *Ashwika*

OWNERS

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Palash Kumar Das

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature Pink Das

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature... *Seuli Roy*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature... *Dipankar Majumdar*

Major Information of the Deed

Deed No :	I-1603-09492/2023	Date of Registration	03/07/2023
Query No / Year	1603-2002522523/2021	Office where deed is registered	
Query Date	03/12/2021 9:44:03 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	S DAS ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003983258, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 21,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 46,77,750/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,071/- (Article:48(g))	Rs. 21,060/- (Article:E, E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

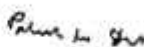
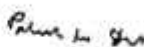
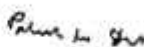
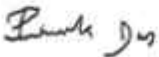
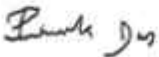
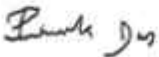
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naktala Road, , Premises No: 23/30, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		2 Katha 13 Chatak	1/-	45,56,250/-	Width of Approach Road: 20 Ft.,
Grand Total :					4.6406Dec	1 /-	45,56,250 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	1/-	1,21,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		450 sq ft	1 /-	1,21,500 /-	

Lord Details :

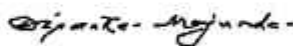
No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri PALASH KUMAR DAS Son of Late ANIL KANTI DAS Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>03/07/2023</td> <td></td> <td>LTI 03/07/2023</td> <td>03/07/2023</td> </tr> </tbody> </table> 246, GANGULY BAGAN, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx5A, Aadhaar No: 97xxxxxxxx1855, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Shri PALASH KUMAR DAS Son of Late ANIL KANTI DAS Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office				03/07/2023		LTI 03/07/2023	03/07/2023
Name	Photo	Finger Print	Signature										
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03/07/2023		LTI 03/07/2023	03/07/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri PINAK DAS Son of Late ANIL KANTI DAS Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>03/07/2023</td> <td></td> <td>LTI 03/07/2023</td> <td>03/07/2023</td> </tr> </tbody> </table> 246, GANGULY BAGAN, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx1B, Aadhaar No: 57xxxxxxxx1329, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Shri PINAK DAS Son of Late ANIL KANTI DAS Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office				03/07/2023		LTI 03/07/2023	03/07/2023
Name	Photo	Finger Print	Signature										
Shri PINAK DAS Son of Late ANIL KANTI DAS Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office													
03/07/2023		LTI 03/07/2023	03/07/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt SEULI ROY Wife of Shri DIPTESH KUMAR ROY Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>03/07/2023</td> <td></td> <td>LTI 03/07/2023</td> <td>03/07/2023</td> </tr> </tbody> </table> A/14, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EAxxxxxx2F, Aadhaar No: 75xxxxxxxx2345, Status :Individual, Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Smt SEULI ROY Wife of Shri DIPTESH KUMAR ROY Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office				03/07/2023		LTI 03/07/2023	03/07/2023
Name	Photo	Finger Print	Signature										
Smt SEULI ROY Wife of Shri DIPTESH KUMAR ROY Executed by: Self, Date of Execution: 03/07/2023 , Admitted by: Self, Date of Admission: 03/07/2023 ,Place : Office													
03/07/2023		LTI 03/07/2023	03/07/2023										

Developer Details :

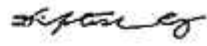
Sl No	Name,Address,Photo,Finger print and Signature
1	SREE RAM DEVELOPER 5/10A, NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AKxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri DIPANKAR MAJUMDAR (Presentant) Son of Late DILIP KUMAR MAJUMDER Date of Execution - 03/07/2023, , Admitted by: Self, Date of Admission: 03/07/2023, Place of Admission of Execution: Office	 Jul 3 2023 11:54AM	 LTI 03/07/2023	 03/07/2023
5/10A, NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx7J, Aadhaar No: 42xxxxxxxx3243 Status : Representative, Representative of : SREE RAM DEVELOPER (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPTESH KUMAR ROY Son of AMULYA KUMAR ROY A/14, RAMGARH, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	 03/07/2023	 03/07/2023	 03/07/2023
Identifier Of Shri PALASH KUMAR DAS, Shri DIPANKAR MAJUMDAR, Shri PINAK DAS, Smt SEULI ROY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri PALASH KUMAR DAS	SREE RAM DEVELOPER-1.54688 Dec
2	Shri PINAK DAS	SREE RAM DEVELOPER-1.54688 Dec
3	Smt SEULI ROY	SREE RAM DEVELOPER-1.54688 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri PALASH KUMAR DAS	SREE RAM DEVELOPER-150.00000000 Sq Ft
2	Shri PINAK DAS	SREE RAM DEVELOPER-150.00000000 Sq Ft
3	Smt SEULI ROY	SREE RAM DEVELOPER-150.00000000 Sq Ft

07-2023

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)

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

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

Presented for registration at 11:34 hrs on 03-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri DIPANKAR MAJUMDAR .,

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 46,77,750/-

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

Execution is admitted on 03/07/2023 by 1. Shri PALASH KUMAR DAS, Son of Late ANIL KANTI DAS, 246, GANGULY BAGAN, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Shri PINAK DAS, Son of Late ANIL KANTI DAS, 246, GANGULY BAGAN, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 3. Smt SEULI ROY, Wife of Shri DIPTESH KUMAR ROY, A/14, RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service

Indetified by Mr DIPTESH KUMAR ROY, , , Son of AMULYA KUMAR ROY, A/14, RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business

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

Execution is admitted on 03-07-2023 by Shri DIPANKAR MAJUMDAR, proprietor, SREE RAM DEVELOPER (Sole Proprietorship), 5/10A, NETAJI NAGAR, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas,, West Bengal, India, PIN:- 700040

Indetified by Mr DIPTESH KUMAR ROY, , , Son of AMULYA KUMAR ROY, A/14, RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,060.00/- (B = Rs 21,000.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21,060/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/12/2021 12:49PM with Govt. Ref. No: 192021220136712311 on 15-12-2021, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS2516872 on 15-12-2021, Head of Account 0030-03-104-001-16
Online on 03/07/2023 11:37AM with Govt. Ref. No: 192023240117169858 on 03-07-2023, Amount Rs: 19,039/-, Bank: SBI EPay (SBlePay), Ref. No. 6082369677335 on 03-07-2023, Head of Account 0030-03-104-001-16

ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 6,971/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3186, Amount: Rs.100.00/-, Date of Purchase: 08/06/2023, Vendor name: T K Purkayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/12/2021 12:49PM with Govt. Ref. No: 192021220136712311 on 15-12-2021, Amount Rs: 4,021/-, Bank:

State Bank of India (SBIN0000001), Ref. No. CKS2516872 on 15-12-2021, Head of Account 0030-02-103-003-02

Online on 03/07/2023 11:37AM with Govt. Ref. No: 192023240117169858 on 03-07-2023, Amount Rs: 2,950/-, Bank:

SBI EPay (SBIEPay), Ref. No. 6082369677335 on 03-07-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 263705 to 263738

being No 160309492 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.07.03 12:50:34 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/03 12:50:34 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)