

04443/23

I-4475/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 093699

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-II  
Alipore, South 24-Parganas

29 MAR 2023

### DEVELOPMENT AGREEMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this 29<sup>th</sup> day of March, 2023 (Two Thousand Twenty Three).

BETWEEN

Blank space for signature or stamp.

26833

28 MAR 2023



No.....Rs.5000/- Date.....

Name : ..... Bodhisatwa Basu

Address : .....

Advocate  
Alipur Police Court  
Kolkata- 27

Vendor : Subhankar Das  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

26833 = 5000/-

Identified by me:  
Mounika Chowdhury  
d/o Lt. Prasanta Chowdhury  
Occupation:- Others  
Brahmapur, Kol-26



DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS, ALIPORE  
29 MAR 2023

**SRI ARIJIT SEN (PAN-BULPS1508R) (AADHAAR NO- 5750 3389 4316)**, son of Sri Arun Chandra Sen, by faith Hindu, by nationality Indian, by occupation Service, residing at 21 Sarada Park, P.O. Garia, P.S. Bansdrone, Kolkata-700084, Dist- South 24 Parganas, hereinafter called and referred to as the "**LAND OWNER**" (which expression shall unless exclude by or repugnant to the context be deemed to mean include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**SRI SOUMYAJIT MAITI (PAN-AYNPM6694H) (AADHAAR NO. 411907354656)**, son of Sri Ranjit Kumar Maity, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at T-21, Subhash Pally, P.O. Garia, P.S. Bansdrone, Kolkata-700084, sole Proprietor of **M/S. SOUMYA CONSTRUCTION**, having its office at T-21, Subhash Pally, Kolkata-700084, hereinafter called and referred to as the "**DEVELOPER/PROMOTER**" (which term or expression shall unless exclude by or repugnant to the context be deemed to mean and include its successors or successors-in-office and administrators) of the **OTHER PART/SECOND PARTY**.

**WHEREAS** one named Sri Arun Chandra Sen became owner of **ALL THAT** piece and parcel of land measuring about **3 Cottah 9 Chittak** more or less situated at Mouza-Kamdahari, R.S. Dag No.726, R.S. Khatian No.106, Touzi No.14, J.L. No.49, R.S. No. 200, P.S. Tollygunge, then Regent Park, now Bansdrone, being K.M.C. Premises No. 281 Atabagan, Mailing address-21 Sarada Park, P.O. Garia, P.S. Bansdrone, Kolkata-700084, Ward No.111, Assessee No. 31-111-01-0281-5, within the limits of the Kolkata Municipal Corporation, in the District South 24-Parganas by virtue of a Deed of Sale which is duly registered in the office of the Sub Registrar, Alipore and recorded in Book No. I, Volume No.114, Pages from 85 to 92, Deed No.4550 for the year 1982.

**AND WHEREAS** the said Arun Chandra Sen mutated his name in the records of The Kolkata Municipal Corporation vide **Assessee No. 31-111-01-0281-5** and constructed two storied building measuring about 652 sq.ft. more or less on the Ground Floor and 474 sq.ft. more or less on the First Floor and also made asbestos shed one storied structure measuring about 520 sq.ft. more or less apart from the two storied building standing thereon

as per sanction building plan vide **Building Plan No.135 of 83-84 dated 18.05.1983** and enjoying the same by paying taxes to the Kolkata Municipal Corporation without interruption, claim, or demand whatsoever and said Arun Chandra Sen also mutated his name in the office of BL&LRO vide **L.R. Khatian No. 983** and enjoying the same by paying taxes regularly.

**AND WHEREAS** the said Arun Chandra Sen gifted **ALL THAT** piece and parcel of land measuring about **3 Cottah 9 Chittak** more or less together with two storied building measuring about 652 sq.ft. more or less on the Ground Floor and 474 sq.ft. more or less on the First Floor and also made asbestos shed one storied structure measuring about 520 sq.ft. more or less, situated at Mouza-Kamdahari, R.S. & L.R. Dag No.726, R.S. Khatian No.106 corresponding L.R. Khatian No. 983, Touzi No.14, J.L. No.49, R.S. No. 200, P.S. Tollygunge, then Regent Park, now Bansdroni, being **K.M.C. Premises No. 281 Atabagan**, Mailing address-21 Sarada Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084, Ward No.111, **Assessee No. 31-111-01-0281-5**, within the limits of the Kolkata Municipal Corporation, in the District South 24-Parganas by virtue of a registered Deed of Gift dated 27<sup>th</sup> day of September, 2021 which was registered in the office of D.S.R.-II, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2021, Page from 344858 to 344881, being Deed No. 160208189 for the year 2021 in favour of his son Sri Arijit Sen, the Landowner herein.

**AND WHEREAS** said Sri Arijit Sen, the Landowner herein mutated his name in the records of The Kolkata Municipal Corporation vide **Assessee No. 31-111-01-0860-0**.

**AND WHEREAS** the land owner herein now further desirous to construct a multistoried building and wants to give **ALL THAT** piece and parcel of land measuring about **3 Cottah 9 Chittak** more or less together with two storied building measuring about 652 sq.ft. more or less on the Ground Floor and 474 sq.ft. more or less on the First Floor and also made asbestos shed one storied structure measuring about 520 sq.ft. more or less, situated at Mouza-Kamdahari, R.S. & L.R. Dag No.726, R.S. Khatian No.106 corresponding L.R. Khatian No. 983, Touzi No.14, J.L. No.49, R.S. No. 200, P.S. Tollygunge, then Regent Park, now Bansdroni, being **K.M.C. Premises No. 281 Atabagan**, Mailing address-21 Sarada Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084, Ward No.111, **Assessee No. 31-111-01-0860-**

O, within the limits of the Kolkata Municipal Corporation, in the District South 24-Parganas to the developer herein to develop their property by raising a G+III storied building thereon.

**AND WHEREAS** the developer has now agreed to develop the said premises on the terms and conditions and stipulations hereunder appearing and also agreed to enter to this development agreement for further guidance concerning mutual rights and obligations.

**IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS :- NOW THIS DEVELOPMENT OF AGREEMENT WITNESSETH as follows:**

**ARTICLE -I**  
**(DEFINITION)**

1. **LANDOWNER: SRI ARIJIT SEN (PAN-BULPS1508R) (AADHAAR NO-5750 3389 4316)**, son of Sri Arun Chandra Sen, by faith Hindu, by nationality Indian, by occupation Service, residing at 21 Sarada Park, P.O. Garia, P.S. Bansdrani, Kolkata-700084, Dist- South 24 Parganas.
2. **DEVELOPER: SRI. SOUMYAJIT MAITI (PAN- AYNPM6694H) (AADHAAR NO. 411907354656)**, son of Sri Ranjit Kumar Maiti, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at T-21, Subhash Pally, P.O.-Garia, P.S. Bansdrani, Kolkata-700084, sole Proprietor of **M/S. SOUMYA CONSTRUCTION**, having its office at T-21, Subhash Pally, Kolkata-700084.
3. **ARCHITECT** : The Architect shall mean who has for the time being, been appointed by the Developers/Contractors for designing and planning of the new Building to be constructed or any other persons, firm or company who may be appointed hereinafter by the Developers/Contractors time to time.
4. **COMMON EXPENSES** shall mean and include all expenses to be incurred by the Unit Owner for the management and maintenance of the premises as more fully detailed in the Schedule-'C' hereto.
5. **COMMON PORTIONS** shall mean all the common areas and installations to comprise in the premises after the development as more fully detailed in the Schedule-B hereto.

6. **ARBITRATOR** shall mean such person or persons whom the **DEVELOPER** and **LANDOWNER** jointly may from time to time appoint as the Arbitrator for the Project.
7. **MUNICIPALITY** shall mean the Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and/or sanction the plans.
8. **LAND** shall mean **ALL THAT** piece and parcel of land measuring about **3 Cottah 9 Chittak** more or less together with two storied building measuring about 652 sq.ft. more or less on the Ground Floor and 474 sq.ft. more or less on the First Floor and also made asbestos shed one storied structure measuring about 520 sq.ft. more or less, situated at Mouza-Kamdahari, R.S. & L.R. Dag No.726, R.S. Khatian No.106 corresponding L.R. Khatian No. 983, Touzi No.14, J.L. No.49, R.S. No. 200, P.S. Tollygunge, then Regent Park, now Bansdroni, being **K.M.C. Premises No. 281 Atabagan**, Mailing address-21 Sarada Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084, Ward No.111, **Assessee No. 31-111-01-0860-0**, within the limits of the Kolkata Municipal Corporation, in the District South 24-Parganas.
9. **NEW BUILDING** shall mean and include the G+III storied building to be constructed in the said Property as per the sanctioned Building plan or plans to be sanctioned by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved at the costs of the Developer.
10. **COMMON FACILITIES** : shall mean and include stair-cases, common passages, open spaces, water supply system, water pump and motor, specific tank, Electric lines, Land, Boundary Walls, roof, main gate, corridors of the building, boundary wall with building and points at all common areas, overhead and underground water reservoir and drainage system, care-taker room and toilet as described in the schedule 'C' herein below.
11. **OWNER'S ALLOCATION AS FIXED AS FOLLOWS:** In the new G+III storied Building, be constructed on the land described here under the **SCHEDULE 'A'** land, the **LAND OWNER** shall get:-

- i) **ALL THAT Entire Second Floor.**
- ii) **ALL THAT 1 no. of 2BKH flat at the back side of the Third Floor.**
- iii) **ALL THAT 1 no of car parking space on the Ground Floor and the Developer herein will give Rs. 5,00,000/- (Rupees Five Lakh) only as forfeit money to the Landowner herein.**

Further, be it mentioned here that land owner allocation shall be provided Together with undivided proportionate share of land along with every right, title, interest and lawful possession thereof and the developer shall issue possession letter to the land owner against his allocated portion.

**12. DEVELOPER'S ALLOCATION:** save and except owner's allocation mentioned above, the rest of all constructed/salable area of the total F.A.R./Constructed areas of G+III storied building i.e.

- i) **ALL THAT Entire First Floor.**
- ii) **ALL THAT 1 no. of 2BHK flat at the front side of the Third Floor.**
- iii) **ALL THAT remaining portion on the Ground floor after giving 1 no of car parking space to the Landowner.**

In brief aforesaid allocation discussed above shall be treated as Developer's Allocation and the said Allocated Portions could be sold, transferred and disposed of by the Developer Firm commercially or the Developers personally on the strength of Registered Development/General Power of Attorney to be executed by the Land Owner in favour of the Developer.

**13. PLANS** shall mean the plans of the new building which would be sanctioned and approved by Kolkata Municipal Corporation and other concerned authorities, which have recommended, commented upon, approved and shall also wherever the context permits, include such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations / modifications therein, if any. Be it specifically stated that despite the fact that a Power of Attorney for the purpose of getting the plan sanctioned has been agreed to be given by the owner, it is agreed that before submission of the plan a formal written approval on a copy of the Plan shall be obtained from the **OWNER** and in case of any Revised Plan also such approval has to be taken.

14. **PREMISES** shall mean having comprised in the premises having an area of **ALL THAT** piece and parcel of land measuring about **3 Cottahs 9 Chittak** more or less together with two storied building measuring about 652 sq.ft. more or less on the Ground Floor and 474 sq.ft. more or less on the First Floor and also made asbestos shed one storied structure measuring about 520 sq.ft. more or less, situated at Mouza-Kamdahari, R.S. & L.R. Dag No.726, R.S. Khatian No.106 corresponding L.R. Khatian No. 983, Touzi No.14, J.L. No.49, R.S. No. 200, P.S. Tollygunge, then Regent Park, now Bansdroni, being **K.M.C. Premises No. 281 Atabagan**, Mailing address-21 Sarada Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084, Ward No.111, **Assessee No. 31-111-01-0860-0**, within the limits of the Kolkata Municipal Corporation, in the District South 24-Parganas, more fully described in the Schedule 'A' hereto.
15. **PROJECT** shall mean the work of the development undertaken to be done by the Builder in pursuance hereof till the development of the premises be completed and possession of the completed units is taken over by the Unit **OWNER**.
16. **PROPORTIONATE** with all its cognate variations shall mean such ratio the covered area of any Unit or Units is in relation to the covered area of all the Units in the new building.
17. **UNIT** shall mean any flat in the new building is capable of being exclusively owned, used and/or enjoyed by any Unit Owner and which is not the common portion.
18. **UNIT OWNER** shall mean any person who acquired, hold and/or own and/or agree to acquire hold and/or own any unit in the new building and shall include the Owners and the Developer/Builder for the Units held by them from time to time.
- 19.a) **MASCULINE GENDER** shall include the feminine and vice versa.
- b) **SINGULAR** shall include the plural and vice versa.
20. **SUBMISSION OF THE DOCUMENTS** : at the time of agreement all original copy or the certify copy of original Deeds, tax receipt, documents, heirs certificate and all other related necessary papers shall be submitted by the **OWNER** to the Developer and against this submission the Developer

issue a proper receipt to the land owner for his documents. These documents are required for the sanction of plan of the building, execution of the building, selling of the flats of Developer's allocation and all other allied jobs.

- 21. SALEABLE SPACE :** shall mean the space which have fallen in the Developer's Allocation in the new proposed building available for independent use and occupation after making due provisions for the **OWNER'S** Allocation together with all proportionate common facilities and the space as required thereof.
- 22.EXTRA COST:** that any extra work for **OWNER**/intending purchaser/s, made by the Developer beyond the specification herein referred, should be at **OWNER**/intending purchaser/s' cost but the boundary wall of the schedule land shall be made at the cost of the Developer for the better protection of the entire building.
- 23. FORCE MAJURE:** shall mean flood, earthquake or riot, war, storm, tempest, strike, lock-out any Third party's action and/or any other act or commission beyond the control of the Parties hereto.
- 24.TRANSFER:** with its grammatical variation shall include transfer by possession and by any other mean adopted for the effecting what is understood as a transfer of space in multistoried building to purchase thereof.
- 25. TRANSFEREE:** shall mean a person, Firm, Limited Company, Association of persons to whom any space in the building has been transferred.
- 26. BUILT UP AREA:** means the Covered area of the flat or any Covered Constructed portions along with the proportionate share of stair case and lift if provided.
- 27. SUPER BUILT UP AREA:** means Built up area plus proportionate share or interest of the common land, common area, facilities, proportionate undivided common right to use land, Top roof of the Building, share of meter room, safety tank, drainage and sewerage whatsoever for common purpose and for those facilities the Developer may add any percentage as per his choice with the Covered area or built up area.

## ARTICLE-II COMMENCEMENT

The agreement shall deem to have commenced with effect from the date of execution of these presents.

### ARTICLE - II OWNER'S OBLIGATION

- 2.1** The **OWNER** has agreed to produce the original papers of the above mentioned schedule land to the Developer.
- 2.2** That the **OWNER** will to upto date all corporation taxes, B.L.&L.R.O. khajna, corporation mutation, B.L.&L.R.O. mutation.
- 2.3** The '**OWNER**' has agreed to make over possession of the said property now within his possession of the schedule land as and when required by the Developer for new construction thereon.
- 2.4** Subject to the proceeding clause, the '**OWNER**' hereby grants exclusive license and permission to the 'developer' to construct, erect and complete a multistoried building including the owner's share/allocation on the said property in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation and/or relevant Statutory Authority and handover the possession to the Land Owners within a stipulated period of **18 months** from the date of the Sanction Plan if the Developer will not be able to hand over the possession within the stipulated period of **18 months** from getting sanction plan from Kolkata Municipal Corporation then the **OWNER** will give them another **6 months** as a grace period as mutually agreed upon by the parties hereto.
- 2.5** That after completion of construction and delivery of possession of **OWNER'S** allocation in the new building, the **OWNER** shall convey and transfer to the Builder and/or his nominee or nominees i.e. prospective purchaser/s therein the undivided proportionate share in the land appurtenant to the flats, car parking space, shop room etc. out of Builder's allocation directly or through Development Power of Attorney which must to be executed after the execution of this Agreement For Development, be treated as related documents.
- 2.6** The **OWNER** shall from time to time answer and comply with all requisitions made by his advocate appointed by the developer for the project for establishing valid title of the **OWNER** in the premises if required if the **OWNER** will not able to satisfy with his documents like chain deeds, B.L.&

L.R.O. mutation, conversion of the nature of land then the developer will be able to cancel this agreement mutually with the **OWNER** and the land **OWNER** will not raise any objection.

**2.7** The **OWNER** shall execute and register one Development Power of Attorney in favour of the Developer and to enter into an Agreement with the intending Purchaser/s in respect of the Developer Allocation Flat by receiving money from them. The **OWNERS** shall execute Deed of Sale/Deed of Agreement in respect of the undivided proportionate share of land or flat and spaces in favour of any Purchaser/s nominated by the said Attorney and to present the Deed/s before the Registrar or Sub-Registrar to admit, execute of any deed executed by the Attorney on his behalf and receive consideration money and to give discharge thereof in respect of the said property.

**2.8** **OWNER** has to collect GST (if necessary) on all flats he sold to any third party from Landowner's allocation as per Government rate which he either have to give to developer and the developer will pay to Government or the land lord will pay directly to Government.

**2.9** **OWNER** has to collect the transformer charges from all the purchasers of his allocation of the proposed G+III storied building and the same has to be transferred to developer if the transformer will be installed in this project.

**2.10** The **OWNER** hereby undertakes that the developer/promoter shall be entitled to the construction and shall enjoy his allocation without any interference or disturbance provided the developer/promoter performs and observes and fulfills all the terms and conditions herein contained and/or on his part to be observed, performed and/or fulfilled.

**2.11** The **OWNER** shall be liable to meet up all previous outstanding and liabilities and Documentation including Municipal Taxes in respect of the entire premises if any. But during construction work of the venture all the liabilities in connection with the construction work shall be paid only by the **DEVELOPER** even at the time of construction work if any labour or mason or any man connected with said venture dies due to accident **OWNER** shall not be held responsible and liable to pay any compensation for the same.

**2.12** The **OWNER** hereby agrees and covenants with the **DEVELOPER** not to do any act, deed or thing whereby the **DEVELOPER** may be prevented

from selling, assigning and/or disposing of any of the **DEVELOPER** allocated portion in the building after completion of the new building.

**2.13** The owner hereby agrees and covenants with the developer/promoter not to cause any interference or hindrance in the construction of the said building on the said property by the developer/promoter, if anything is not going against the spirit of this Agreement.

**2.14** The **OWNER** hereby agrees and covenants with the developer/promoter not to do any act, deed or thing whereby the developer/promoter may be prevented from selling, assigning and/or disposing of any of developer's/promoter's allocation.

**2.15** The **OWNER** hereby agrees and covenants with the developer/promoter not to let out, grant, lease, and mortgage and/or charge the said property or any portion thereof for any reason whatsoever.

**2.16** The **OWNER** hereby agrees and covenants with the developer/promoter to execute all the papers that may be necessary in terms of the West Bengal Building (Regulation of Promotion of construction and transfer by Promoters) Act, 1993 and/or rules framed there under.

**2.17** That the **OWNER** shall sign, execute and register all necessary papers, and documents as would be required for obtaining the sanctioned building plan from Kolkata Municipal Corporation and shall attend all courts, offices, registration offices as and when the **OWNER'S** presence would be required and the developer shall pay or bear all costs and incidental charges for the purpose aforesaid.

### **ARTICLE - III** **OWNER'S RIGHTS AND REPRESENTATIONS**

**3.1** The **OWNER** is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property of land.

**3.2** None other than the said **OWNER** has any claim, right, title and/or demand over and in respect of the said property and/or any portion thereof.

**3.3** The said property is free from all encumbrances, charges, liens, lispendens, trusts, attachments, acquisitions/requisitions whatsoever and however.

**3.4** There is no excess vacant land at the said property within the meaning of the Urban Land (Ceiling & Regulations) Act.

**3.5** The Developer as well as the **OWNER** shall collect individual clearance Income Tax if required in respect of their individual allocation.

**ARTICLE-IV**  
**DEVELOPER'S/PROMOTER'S RIGHTS**

- 4.1. If any amendment or modification is required to be made in the said building plan, the same shall be done by the 'developer' on behalf of the **OWNER** and the 'developer' shall pay and bear all fees including Architect's fees, Municipal fees, charges and expenses etc. required to be paid or deposited for the purpose for construction of the proposed building.
- 4.2. Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the **OWNER** of the said property or any part thereof to the 'developer' or is creating any right, title or interest in respect thereof of the 'developer' other than an exclusive license to the 'developer' to commercially exploit the same in terms hereof by constructing a multistoried building on the said property and to deal with the developers' allocation in the building in the manner hereafter stated.
- 4.3. The developer will be responsible to arrange the investment towards the construction of the entire proposed new building to be constructed in the said premises.
- 4.4. The developer shall exclusively entitled to **DEVELOPER'S ALLOCATION** in the new building with an exclusive right to sell or any kind of transfer or otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the **OWNER** and the owner shall not in any way interfere with or disturb the quiet and peaceful; possession of the **DEVELOPER'S ALLOCATION.**
- 4.5. The decision of the **DEVELOPER** regarding the quality of the building materials shall be final and binding upon the Parties hereto. The building materials shall be standard one. However, the **OWNER** shall have the right of inspection the project from time to time if required.
- 4.6. The **OWNER** will give all original documents/papers to the Developer in time of execution of this agreement and also take a receipt from the developer and the Developer shall also return all the documents/papers to the **OWNER** after completion of the construction work and sale of all flats/units under Developer's Allocation.
- 4.7. The developer shall be deemed to be the Confirm Attorney/Agent of the Land Owner and as such Agent shall be solely and exclusively responsible for construction of the said building and also shall have Authority to sell Developer's allocated portion Together with proportionate undivided proportionate share of land along with other facilities, privileges

subject to restriction as per Apartment Act, 1972, followed by its amendment day by day on the strength of this Registered Development Power of Attorney executed by the Land **OWNER** in favour of the Developer Firm and/or in the name of **MR. SOUMYAJIT MAITI (PAN AYNPM6694H) (AADHAAR NO. 411907354656)**, son of Sri Ranjit Kumar Maiti, by Religion-Hindu, by Occupation-Business, residing at T-21, Subhash Pally, P.O.-Garia, P.S. Bansdroni, Kolkata-700084, sole Proprietor of **M/S. SOUMYA CONSTRUCTION**, having its office at T-21, Subhash Pally, Kolkata-700084 where the Land **OWNER** shall also give the Developer's Firm exclusive lawful power, right and authority to construct the said building along with the right and Authority to sell or transfer all Developer's allocated portions exclusively and independently, comprised of the new building be erected on the land described here under the **SCHEDULE-'A'**.

**4.8.** The Developer shall be authorized in the name of the **OWNER** in so far as in necessary to apply for and obtain quotas entitle required for cement, steel, bricks and other Building materials required for the entire construction of the Building and to similarly apply for and obtain temporary and permanent connection of water, electricity power, drainage, sewerage and/or Gas to the building and other facilities required for the construction of enjoyments of the Building facilities required for the construction of enjoyments of the building and also noted here that from the date of taking possession of the land for new construction, all rents, rates taxes and all others out goings shall be borne by the Developer and in the same way from the date of taking possession of the Land **OWNER** allocated portion by the Land **OWNER**, he will bear the aforesaid all outgoing expenses for his respective allocated portion only. Be it mentioned here that the Land **OWNER** shall clear all rent, rates, Municipal Taxes and other liabilities whatsoever the **OWNER** had or have till the date of delivery of land to the Developer, the Second Party herein and then the Developer shall bear the same on behalf of the land **OWNER**.

**4.9.** That the developer will have the right and authority to execute and register the Deed of Conveyance/s or any other documents unto and in favour of the intending prospective Purchaser/s or other as the case may be on the basis of the Development Power of Attorney in respect of the Flats /Shop etc. belonging to the Developer's allocation. The Owner/First Party shall have no right and authority to revoke cancel or rescind this agreement

until such time construction of the building is completed and sale and transfer of the Developer's Allocated portions is over. The Owners hereby agreed to make themselves available if necessary at the time of registration of the Deed of Conveyance/s in favour of the Purchaser to execute the same as the **OWNER**/Vendor in respect of the property under reference but in normal condition at all material times, the Developer is entitled to execute, present and give registration of any Flat/Commercial area or any unit in favour of the intending Purchaser/s, take full or part consideration of the said sold area, admit registration by signing Deed Return Receipt on the strength of Development Power of Attorney executed by the Land **OWNER** in favour of the Developer's Firm or personally to its sole proprietor and also on the strength of this Development Agreement.

**ARTICLE - V**  
**DEVELOPER'S/PROMOTER'S OBLIGATION**

- 5.1** The developer/promoter hereby agrees and covenants with the **OWNER** to complete the construction of the building within the stipulated time as stated herein. Only on reasonable ground and on request of the developers/promoters to the owner may consider and extend the completion period of the said construction on the said property.
- 5.2** The developer/promoter hereby agrees and covenants with the **OWNER** not to violate or contravene any of the provisions or rules applicable for construction of the building as result of which the obligation and liabilities will accrue upon the owner.
- 5.3** The developer/promoter hereby agrees and covenants with the owner not to do any act, deed or thing whereby the **OWNER** is prevented from enjoying, selling, assigning and/or disposing of any of the **OWNER'S** allocation on the building.
- 5.4** The developer/promoter hereby agrees and covenants with the owner that he will arrange a suitable accommodation / shifting to the owner until he hand over Land owner's Allocation to the Land owner herein.
- 5.5** That upon completion of construction of the new building, the builder shall inform the **OWNER** to take delivery of possession of the **OWNER'S** allocated area in the new building in good and habitable condition and the **OWNER** within 30 days from the date of such intimation shall take possession of his allocations thereon and the land **OWNER** shall have to pay

all rent, rates and taxes and others out goings from the date of taking land owner's allocation as per notice serves.

**ARTICLE - VI**  
**FURTHER OBLIGATIONS MUTUALLY AGREED BY**  
**THE OWNER AND THE DEVELOPER/PROMOTER**

**6.1** The **OWNER** hereby agrees and covenants with the developer/promoter that as soon as the **OWNER'S** allocated areas will be completed as per specification and satisfactory condition, and/or request of the developer/promoter to take possession of their mentioned allocation.

**6.2** The **OWNER** hereby agrees and covenants that the developer/promoter shall demolish the existing structure of the above property and shall appropriate the sale proceeds of the debris and scrap building materials of the existing building towards the cost of the demolition.

**6.3** That the developer shall have the option to develop the above property and to acquire adequate facilities the developer shall have the option to raise the construction of the proposed building by way of amalgamation of any adjoining property and the developers shall incur all costs and expenses for obtaining the order of amalgamation from concern authorities and the owner shall sign and execute all documents, forms, plans and such other formalities at the costs of the developers and the owners shall have no right to raise any objection on such account.

**6.4** That the **OWNER** shall be exclusively entitled to deal with **OWNER'S** allocation in the new building and the builder/developer shall be exclusively entitled to the developer's allocated area therein and the developer shall be at liberty to sell/transfer his/its allocated portion in favour of any person or persons at any consideration which may be considered by the Developer/Builder and the owners shall not entitled to interfere in any manner.

**ARTICLE - VII**  
**FORCE MAJEURE**

**7.1** The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

**7.2** Force majeure shall mean flood, earth-quake, riot, war, storm, tempest, civil commotion, strike, lock out, order of injunction, and/or any

other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

**ARTICLE-VIII**  
**JURISDICTION**

The courts of South 24 Parganas alone shall have the jurisdiction to entertain and try all actions, suits, and proceedings arising out of this agreement.

**ARTICLE IX**  
**ARBITRATION**

All disputes and differences between the parties hereto arising out of this agreement regarding the construction or interpretation of any of the terms and conditions herein or determination of any liability or otherwise touch these presents shall be referred to a sole Arbitrator to be nominated by both the parties with regard to appointment of the Sole Arbitrator, each party shall nominate their own Arbitrators and the same be deemed to be reference with the meaning of the Arbitration and Conciliation Act, 1996 and/or the act as may be enacted and the Statutory Amendments or modification there under and the Award given by such Arbitrators shall be binding and conclusive on the parties hereto. The Arbitrator shall have summary powers.

The Arbitrators shall have the power to appoint an Umpire in case of any difference such award to be passed by the Umpire shall be in accordance with the provisions of the Arbitration and Conciliation Act, 1996.

**SCHEDULE-'A'**  
**(DESCRIPTION OF THE LAND AND STRUCTURE)**

**ALL THAT** piece and parcel of land measuring about **3 Cottahs 9 Chittak** be the same a little more or less alongwith two storied building and separated one storied asbestos shed structure standing thereon as follow :-

<b><u>FLOOR</u></b>	<b><u>TYPE OF USE</u></b>	<b><u>FLOOR TYPE</u></b>	<b><u>ROOF</u></b>	<b><u>AGE</u></b>	<b><u>AREA</u></b>
Ground	Residential	Cemented	Asbestos	33 years	<u>520 sq.ft.</u> ✓
Ground	Residential	Cemented	Pucca	33 years	<u>652 sq.ft.</u> ✓
First	Residential	Tiles	Pucca	33 years	<u>474 sq.ft.</u> ✓

Situated at Mouza - Kamdahari, R. S. and L. R. Dag No. 726, R. S. Khatian No. 106 corresponding L. R. Khatian No. 983, Touzi No.14, J. L. No. 49, R. S. No. 200, being K. M. C. Premises No. 281, Atabagan,

Mailing address- 21 Sarada Park, P.O. Garia, P.S. Banskroni, Kolkata-700084, Ward No.111, Assessee No. **31-111-01-0860-0**, within the limits of the Kolkata Municipal Corporation, in the District South 24-Parganas and the property is butted and bounded as follows:

ON THE NORTH : House of Subrata Dey;

ON THE SOUTH : House of Nepal Bhowmick;

ON THE EAST : House of Amal Majundar,

ON THE WEST : 12' feet wide common passage

**SCHEDULE-"B"**  
**(COMMON FACILITIES)**

1. The right in common with the other purchaser for the use of the common parts for egress and ingress and right in undivided proportioned share of land
2. The right of passage in common with other purchaser to get electricity, water connection, gas connection, from and to any other unit or common parts thereof pipes, drains lying or being under through or over the said unit as far as may be reasonably necessary beneficial use and occupation of the other parts, of the building.
3. The right of protection for other parts of the building by all parts of the said unit as far as it is necessary to protect the same.
4. All essential and easement rights applicable to ownership flat as per apartment rule and possible in that area.
5. Common area, the stair case and its landing passage, outer wall, roof, overhead tank, reservoir, common pump machine, entrance, all vacant portions.
6. **There will be no Lift facility in the proposed building.**

**SCHEDULE-"C"**  
**(COMMON EXPENSES)**

1. All cost of maintenance, operating redecorating and lighting the common portions including the outer walls of the building, parking spaces and boundary walls.
2. The salaries and all expenses for the all persons employed for the common purpose.
3. Municipal and other rates, taxes and levies and all other outgoings save those separately assessed from incurred in respect of any unit.

4. Cost of establishment and operations of the society (if society form) relating to the common purpose.
5. All other expenses and outgoings as are deemed by the society to be necessary or incidental for the common purposes including for creating a fund for replacement, renovation, painting and/or periodic repainting of the common portions.

**SCHEDULE-"D"**  
**(TECHNICAL SPECIFICATION OF THE BUILDING)**

1. Foundation :As per Kolkata Municipal Corporation Structural Sanction Plan.
2. Plinths : As per Kolkata Municipal Corporation Structural Sanction Plan.
3. Super Structure :As per Kolkata Municipal Corporation Structural Sanction Plan.
4. Walls : As per Kolkata Municipal Corporation Structural Sanction Plan.
5. Floor Finishing Skirting Dado etc. : Vitrified tiles flooring 4" skirting and margin and 6'-4" Dado to bath and privy and 3' ft. Height glazed tiles above cooking platform and at toilet vitrified tiles flooring to 6' from the floor height.
6. Plaster : the outside of the building wall have cement plaster (1:6)  $\frac{3}{4}$  (Average) where at the inside and the ceiling plaster will be 1/2 "thick. (Average) in 1:4 with plaster of a paris finishing inside and outside plaster shall be of cement and sand.
7. Outside Painting : Weather Coat
8. Doors : (a) Wooden Frame (Sal Wood) of each door.  
(b) Commercial flash door with teak ply pasting and polished.  
(c) Aluminium Tower Bolt  
(d) Hasbold Handle for door for bedroom  
(e) Electrical bell point
9. Windows : Aluminium Sliding windows with (3mm) white clear glass and grill of good quality.
10. Toilet & Kitchen Fitting :  
(a) One W.C. and white commode with white P.V.C. cistern.  
(b) One white porcelain washbasin.

(c) One Shower.

(d) Two Taps.

11. Kitchen : The Kitchen will have a cooking platform with black stone, sink (stainless steel) with water connection, one point with bib-cock, will be provided in the kitchen, glazed tiles will be in front of cooking base (6'0"-2'6") with vitrified tiles flooring.

12. W.C. : (a) One European White commode with white P.V.C., cistern,

(b) One Tap

13. Stair Case & Floor : (a) Stair Case vitrified tiles floor will be provided with railing with wooden handle.

(b) Cabin for electric metre.

(c) 4" thick (average) lime tracing will be provided roof slab/or tiles.

(d) 3' height parapet wall will be provided all round the roof.

(e) The staircase and the floor of the flat will be by vitrified tiles finishing.

14. Sanitation & Cleanliness : Proportioned expenses of all owners/occupiers after completion of construction.

15. Electricals : Concealed wiring with copper wires wiring for installation.

a) Each bed room : 2 light points, 1 fan point, 2 plug points (5 amp), 1 A.C. Point.

b) Living/Dining : 2 light points, 2 fan point, 2 plug points (5 amp)

c) Kitchen : 1 light, 1 exhaust fan point (5 amp), 1 power point (15 amp).

d) W.C. : 1 light point (5 amp)

e) Toilet : 1 light, 1 exhaust fan point (5 amp), 1 plug point (15 amp).

f) Each Balcony : 1 light point (5 amp)

g) Required points for pump, stair, common passage and roof.

16. Water Supply ; One R.C.C. Overhead Reservoir provided on the top of the last roof as per design..

The suitable electric pump with motor will be installed at the ground floor to deliver water to overhead reservoir from R.S.M. Supply.

All the above technical specification is subject or being approved by Kolkata Municipal Corporation Authority and the same may be altered depending upon the size of the flat concerned and on mutual agreement between the Developer and Owner/Purchaser.

Anything extra if demanded by the Owners or intending Purchaser apart from the technical specification given is Schedule-D that shall be made or done by the cost of the Owner/Purchaser.

**IN WITNESS WHEREOF** the parties hereto have put their signature on this day, month and year first above written.

**WITNESSES :-**

1. Moumita Choudhury  
Brahmapur, Kol-96

2. — Bodhisatwa Bora  
(Advocate)  
Alipore Police Court  
Wf-27

*Anirudh Sen*

**SIGNATURE OF LAND OWNER**

SOUMYA CONSTRUCTION

*Soumyajit Hathi*

Proprietor

**SIGNATURE OF DEVELOPER**

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

*Bodhisatwa Bora*  
Advocate  
Enrolment No. WB 2138/09  
Alipore Police Court,  
Kolkata - 700027

## MONEY RECEIPT

Received Sum of Rs.5,00,000/- (Rupees Five Lakh) only as forfeit amount from the developer.

Date	Bank Name	Cheque No.	Amount
29.03.23	Indian Bank	551972	Rs. 5,00,000/-
<b>Total</b>			<b>Rs. 5,00,000/-</b>

(Rupees Five Lakh) only

**WITNESSES :-**

1. Moumita Chowdhury

Anish Sen

SIGNATURE OF LAND OWNER

2. Bedhansha Bm

Sanyajit Halhi

SPECIMEN FORM FOR TEN FINGER PRINTS



Soumyajit Hathi		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



Anirudh Sen		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192022230351965641

GRN Details

GRN: 192022230351965641 Payment Mode: Online Payment  
GRN Date: 28/03/2023 12:55:44 Bank/Gateway: HDFC Bank  
BRN : 2094477874 BRN Date: 28/03/2023 12:56:46  
GRIPS Payment ID: 280320232035196563 Payment Init. Date: 28/03/2023 12:55:44  
Payment Status: Successful Payment Ref. No: 2000807752/2/2023  
[Query No\*/Query Year]

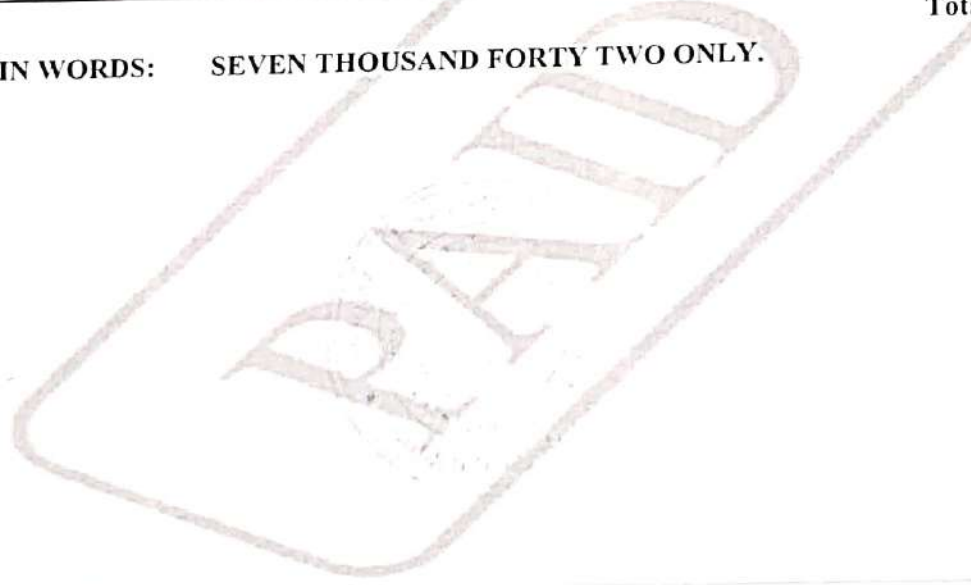
Depositor Details

Depositor's Name: BODHISATWA BASU  
Address: V-54/23 BRAHMAPUR GHOSHPARA GARIA , West Bengal, 700084  
Mobile: 9831528996  
Depositor Status: Advocate  
Query No: 2000807752  
Applicant's Name: Mr BODHISATWA BASU  
Identification No: 2000807752/2/2023  
Remarks: Sale, Development Agreement or Construction agreement  
Period From (dd/mm/yyyy): 28/03/2023  
Period To (dd/mm/yyyy): 28/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000807752/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2000807752/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	5021
			<b>Total</b>	<b>7042</b>

IN WORDS: SEVEN THOUSAND FORTY TWO ONLY.



## Major Information of the Deed

Deed No :	I-1602-04475/2023	Date of Registration	29/03/2023
Query No / Year	1602-2000807752/2023	Office where deed is registered	
Query Date	27/03/2023 12:00:25 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017932758, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 3/-		
Stamp duty Paid(SD)	Rs. 7,021/- (Article:48(g))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
	Market Value	Rs. 37,27,115/-	
	Registration Fee Paid	Rs. 5,053/- (Article:E, E, B)	

### Land Details :




District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 281, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 9 Chatak	1/-	27,41,345/-	Width of Approach Road: 12 Ft.,
<b>Grand Total :</b>				5.8781Dec	1/-	27,41,345 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1126 Sq Ft.	1/-	8,45,370/-	Structure Type: Structure
Gr. Floor, Area of floor : 652 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 474 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	520 Sq Ft.	1/-	1,40,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 520 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		1646 sq ft	2 /-	9,85,770 /-	



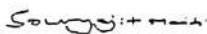
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr ARIJIT SEN</b> Son of Mr ARUN CHANDRA SEN Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office	<b>Photo</b>  29/03/2023	<b>Finger Print</b>  LTI 29/03/2023	<b>Signature</b>  29/03/2023
21, SARADA PARK, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BUxxxxxx8R, Aadhaar No: 57xxxxxxx4316, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MS SOUMYA CONSTRUCTION</b> T-21, SUBHASH PALLY, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ayxxxxx4h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr SOUMYAJIT MAITI (Presentant)</b> Son of Mr RANJIT KUMAR MAITY Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office	<b>Photo</b>  Mar 29 2023 11:20AM	<b>Finger Print</b>  LTI 29/03/2023	<b>Signature</b>  29/03/2023
T-21, SUBHASH PALLY, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx4H, Aadhaar No: 41xxxxxxx4656 Status : Representative, Representative of : MS SOUMYA CONSTRUCTION (as SOLE PROPRIETOR)				

Signer Details :

Ms. MOUMITA CHOWDHURY Daughter of Late PROSANTA CHOWDHURY BRAHMAPUR, City:- , P.O:- GARIA, P.S:- Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096	Photo	Finger Print	Signature
			
	29/03/2023	29/03/2023	29/03/2023
Identifier Of Mr ARIJIT SEN, Mr SOUMYAJIT MAITI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARIJIT SEN	MS SOUMYA CONSTRUCTION-5.87813 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARIJIT SEN	MS SOUMYA CONSTRUCTION-1126.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr ARIJIT SEN	MS SOUMYA CONSTRUCTION-520.00000000 Sq Ft

29-03-2023

**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 11:18 hrs on 29-03-2023, at the Office of the D.S.R. - II SOUTH 24-PARGANAS by Mr

SOUMYAJIT MAITI .

**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 37,27,115/-

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

Execution is admitted on 29/03/2023 by Mr ARIJIT SEN, Son of Mr ARUN CHANDRA SEN, 21, SARADA PARK, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Identified by Ms MOUMITA CHOWDHURY, , Daughter of Late PROSANTA CHOWDHURY, BRAHMAPUR, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

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

Execution is admitted on 29-03-2023 by Mr SOUMYAJIT MAITI, SOLE PROPRIETOR, MS SOUMYA CONSTRUCTION (Sole Proprietorship), T-21, SUBHASH PALLY, City:- , P.O:- Garia, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Ms MOUMITA CHOWDHURY, , Daughter of Late PROSANTA CHOWDHURY, BRAHMAPUR, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,053.00/- ( B = Rs 5,000.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2023 12:56PM with Govt. Ref. No: 192022230351965641 on 28-03-2023, Amount Rs: 5,021/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 2094477874 on 28-03-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 093699, Amount: Rs.5,000.00/-, Date of Purchase: 28/03/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2023 12:56PM with Govt. Ref. No: 192022230351965641 on 28-03-2023, Amount Rs: 2,021/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 2094477874 on 28-03-2023, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 164298 to 164327  
being No 160204475 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.04.13 13:33:23 -07:00  
Reason: Digital Signing of Deed.

(Suman Basu) 2023/04/13 01:33:23 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)