

2-3503

D-3428/2023

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

H 090295

JOINT VENTURE AGREEMENT FOR
DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made this the 8th day of May,
Two Thousand and Twenty Three A.D.

BETWEEN

9/1086179/23
AC
8/5/23

06 MAY 2023

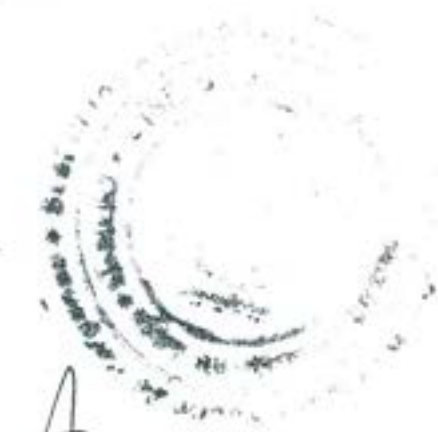
2 MAY 2023



A. NO. 751 Date
Sold to
of
Rupees 52259


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

751 of 52259 in fine amount in



Sub-Station Registrar
Alipore Police Court
Kolkata

10 sent by me
Sushro Sunda
Let Kashi sath Sunda
Garia Kol 84

i) **SMT. SUSAMA DAS** (PAN: CBVPD6413N, Aadhaar No.667178186033) wife of Sri. Pappu Das and ii) **SRI. PAPPU DAS** (Pan No. FCYPD0483B, Aadhaar No.819572710946) son of Akhil Chandra Das by faith-Hindu, by nationality-Indian, by occupation-No.1 House wife and No.2 Business residing at Kalimohan Roy Chowdhury Road, P.O- Jagatdal, P.S-Sonarpur, District- South 24 PGS, Pin-700151 hereinafter called and referred to as the OWNER (which expression shall unless excluded by or repugnant to context deemed and include his respective legal heirs, , executors, legal representatives and assigns) of THE ONE PART.

A N D

MAA. BIPADTARINI ENTERPRISE (PAN No. ABTFM2718H) a partnership concern having its office at 241, Mahamayapur Mondal Para, P.O-Garia, P.O-Garia, P.S-Sonarpur now Narendrapur, Kolkata-700084 represented by its partner

i) **SRI. ASHOKE SARDAR** (PAN:- BNFPS1471L, Aadhaar No.) Son of Sri. Chittaranjan Sardar by Nationality-Indian by faith- Hindu, by occupation-Business residing at 135, Brij Purba Para, P.O-Garia, P.S-Patuli, Kolkata-700084

ii) **SRI. SANKAR MONDAL** (PAN: ALTPM8685P, Aadhaar No. 819769174098)

Son of Mihir Mondal by Nationality-Indian by faith- Hindu, by occupation-Business residing at Charaktala, Fartbad, P.O-Garia, P.O-Garia, P.S-Sonarpur now Narendrapur, Kolkata-700084, Dist-South 24 PGS & iii) **SRI. SUBRATA SARDAR** (PAN. BAMPS4282D, Aadhaar No.983949677281) son of Late Nabakumar Sardar by Nationality-Indian by faith- Hindu, by occupation-Business residing at Mahamayapur Mondal Para Road, P.O-Garia, P.S-Sonarpur now Narendrapur, Kolkata-700084, Dist-South 24 PGS iv) **MR. NAYANANSHU DAS** (PAN: BWKPD1188H, Aadhaar No. 614023666549) son of Rabindra Nath Das by Nationality-Indian by faith-Hindu by occupation-Business residing at Dakshin Jagatdal, P.O-Dakshin Jagatdal, P.S-Sonarpur, Pin-700151, Dist-South 24 Parganas hereinafter referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to context deemed and include it's successor in office from time to time, executors, legal representatives, administrator and assigns) of the OTHER PART.

WHEREAS the owner/first part herein became the absolute owners of the schedule land by virtue of a deed of Gift and Deed of Sale duly was registered at the office of the A.D.S.R-Sonarpur Being No. 04297/2008 and two nos. of Deed of Sale duly was registered at the office of the A.D.S.R-Sonarpur Being No. 04296/2008 & 4298/2008.

AND WHEREAS by virtue of the aforesaid partition deed, the owner is thus seized possessed of ALL THAT piece and parcel of less 5 cottahs together with 400 sq.ft. structure lying and situated at Mouza- Jagaddal, J.L.No-71,Touzi No- 47, 49, 63, 64 & 68 comprised in R.S. Dag No. 3229 corresponding to L.R. Dag No. 3287 under R.S. Khatian No- 550 being L.R.Khatian No. 3072 & 3073 under P.S- Sonarpur Dist- south 24 PGS , Being Holding No. 1065, Kali Mohan Chowdhury Road within the local limits of ward No. 25 of Rajpur Sonarpur Municipality (more fully described in the first schedule hereunder written) free from all encumbrances and the said property is not affected by any legal proceedings or any acquisition/reacquisition thereof.

AND WHEREAS the owners herein have also been exercising their all rights, obligation as land owner thereof in regard to said property within their ownership.

AND WHEREAS now the owner has decided to develop the said property and as well as commercially exploiting the same and thus made negotiations with the Developer herein from time to time and upon such negotiations and discussions the owners and the Developer jointly have formulated a scheme and set out agreed terms and condition to carry our development work of the said property described in the first schedule in the manner hereinafter appearing .

AND WHEREAS the developer has relied upon the aforesaid representation and upon subsequent assurances of the owner, the developer have agreed to undertake the development work of the said premise on the terms and condition hereinafter appearing. And accordingly they sanctioned a Building plan being permit No. SWS-OBPAS/2207/2022/1375

NOW THIS DEVELOPMENT AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE OWNERS AND THE DEVELOPER AS FOLLOWS:-

1. The new building as proposed to be constructed in the said property is mentioned in the FIRST SCHEDULE hereunder and would be of multistoried residential/commercial building comprising of several flat/shops/car parking spaces in accordance with the building plan as would be prepared by the Developer through Architect at his entire cost and expenses and subsequently which would be sanctioned by the Rajpur Sonarpur Municipality .

**2. SPACE ALLOCATIONS IN THE PROPOSED NEW BUILDING:-
(owner's allocation)**

OWNER'S ALLOCATION

Shall mean entire First floor, entire fourth floor, parking space No.1, one shop room No.1 measuring about 245 sq.ft. built up area of the new building. But the area of said shop room may differ i.e more or less , if it differ, then said area of difference will adjusted with the other party at the prevailing market rate or at the rate of sale.

The owner's allocation as aforesaid are fully described in the SECOND SCHEDULE hereunder and the same shall include the right to use, enjoyment of all common parts/portions in the said proposed building along with the undivided proportionate share of land mentioned in the FIRST SCHEDULE.

That In addition to the aforesaid allocation, the owners have collectively received Rs.3,00,000/- (Two Lakh only) from the developer as refundable security deposit.

DEVELOPERS'SLLOCATION: After allotment of the owners specific allocation remaining built up area of flat, Car parking space and shops in the new building will be the developer's allocation .

The Developer allocation as aforesaid are fully described in the SECOND SCHEDULE hereunder and the same shall include the right of use, enjoyment of all common parts/portions in the said proposed building along with the undivided proportionate share of land mentioned in the FIRST SCHEDULE.

4) DEVELOPER'S OBLIGATION:-

- a) Together with execution of Development Agreement Development power of Attorney required to registered.
- b) That the Developer shall complete the construction of the new building within the time stipulated herein above.

5) Simultaneously with the execution of these presents, the owner shall handover to the Developer all original documents of title, municipal tax receipt, documents relating to the said property issued by the B.L & L.R.O etc in their custody against accountable receipt of the Developer in order to enable the developer to do all preparatory works for development of the premises and also for all subsequent work for obtaining sanction building plan from the Rajpur Sonarpur Municipality.

6) The developer as early as possible from the date of execution of start construction work as per plan sanctioned from the Rajpur Sonarpur Municipality and the developer shall bear all expenses thereof and the owner shall have no financial obligation thereof.

7) Subject to force majeure and circumstances beyond control, the developer shall complete the construction of the new building in the said premises inhabitable conditions within a period of 36(thirty six months) from the date of agreement.

8) From the date of delivery of vacant possession of the said property in favour of the developer for the purpose of construction, the developer shall hold the possession of the property till completion of the construction and delivery of

possession of owner's allocation and developer's allocation (in favour of intending purchasers out of developer's allocation).

9) From the date of receiving such possession of the said property, the developer shall pay and/or clear all taxes of the said property before the Rajpur Sonarpur Municipality, B.L & L.R.O etc. until such time the respective possession of owner's specific allocation and developer's allocation are delivered and after delivery of such specific allocation together with undivided proportionate share in land and the developer or his nominees i.e purchasers of the developer's allocation shall also be responsible and liable for the same.

10) The Developer shall construct and complete the new building at the said property with first class standard materials and also in accordance with the specification as would be contained in the sanction building plan to be granted from Rajpur Sonarpur Municipality and also as per specification as are fully described in the SIXTH SCHEDULE hereunder, the Developer at its own cost and expenses erect/install/fixed all sanitary, plumbing installations, water storage tank both overhead and underground and complete electrical wiring inside in the proposed building as well as self contained flats.

11) It is recorded that all the flat owners/shop owners/car parking owners in the new building shall be entitled to use all common area/portion as fully described in the FOURTH SCHEDULE hereunder and flat owners/car parking space owners in the new building shall also bear the proportionate costs and expenses towards maintenance and upkeep of the building as described in the FIFTH SCHEDULE hereunder.

12) The owners shall from time to time comply with all reasonable requisitions made by the advocate appointed by the developer for the project.

13) The owners shall at the costs and expenses of the developer, from time to time shall execute and register all require documents, deeds and undertakings and render such co-operation to the developer as would be required by the developer for construction and completion of the new building in the said property.

14) All costs, charges expenses etc. for sanction of plan from Rajpur Sonarpur Municipality and for construction of the new building in the said premises shall be solely borne by the Developer and the owners shall have no financial obligations thereof and the developer at its own responsibility shall take all precautionary steps and/or measures for construction of the new building at the said property.

15) In the proposed new building, the developer shall be exclusively entitled to deal with the developer's allocated area and save the matter of owner's specific allocation in terms of this agreement and the developer shall be at liberty to sell/transfer it's allocated portion in favour of any person or persons and the owners shall not be entitled to interfere with such sale in any manner.

16) After completion of construction of the new building, the developer being the constructed attorney of the owners herein shall convey, transfer, sell to the developer's nominee i.e prospective buyers therein the undivided proportionate share in the land appurtenants to the flats/shop/car parking space etc. under developer's allocated portion in the said new building.

17) During the period of construction the developer shall take all responsibility of labour's fees, charges, costs of materials , accidents, injuries etc. if any and the develop shall keep the owners saved and harmless and indemnified against any costs, expenses loss and damages that may arise in respect of construction of the new building and the owners shall not be responsible in any manner whatsoever and similarly the owners shall keep the developer saved harmless and indemnified against any other claims over and in respect of the ownership of the said property.

18) In order to proceed with the construction and as well as to enable the developer to deal with it's allocation in the new building and also to receive any advance/earnest money from the intending purchasers of flat/shop/car parking space in the new building out of developer's allocation , the owners shall execute and register a Development Power of Attorney in favour of the Developer and the

Developer shall bear all costs/expenses of registration of Development Power of Attorney and/or all documents thereof.

19) Upon completion of construction of the new building, the developer at it's own costs, and expenses shall obtain completion certificate from the Rajpur Sonarpur Municipality and thereafter inform the owner to take delivery of possession of his allocated area through possession letter in the new building as recited hereinafter free from all encumbrances, charges or liens and the owner within 15 (fifteen) days from the date of such intimation shall take possession of their allocations in the new building. The Developer shall issue possession letter of delivery of possession and copy of the completion certificate and copy of sanction plan to the owner at the time of physical delivery of possession of owner's specific allocation to the owners. It is hereby mentioned here that the Developer herein will hand over the possession of the owner's allocation to the owners herein before handover of possession of developer allocation to the purchasers.

20) That During the period of construction the owners shall not cause any obstruction in construction work be carried out by the developer, however, the owners shall be at liberty to inspect the construction work of the proposed new building at the said property from time to time.

21) That in case of any reasonable difficulties' and circumstances beyond control which may arise due to any reason beyond the control of the developer, then in such event the time for completion of the new building shall be extended as mutually would be agreed upon by and between the parties hereto but in any event the said extended period shall not exceed 6 (six) month and in that case a prior notice indicating the cause for such extension shall have to be informed to the owners within the stipulated period of this agreement.

22) That the Developer shall arrange common electricity connection for the entirely new building at their own cost but the owners and the purchasers/purchasers shall bear and pay proportionately, the total amounts of

deposit and expenses as be required for transformer, if any and to obtain electricity meter in their own name at the said holding.

23) After completion of construction and after delivery of possession of the respective allocations of the owners and the developer, the owners and the developer with the joining of purchasers shall form an association of owner's Association in the new building for the purpose of maintenance, safety, security of the building and common portion thereof and in such Association of the owners and the prospective purchasers shall also join and observe rules and regulation thereof.

24) The owners herein have appointed the developer as the exclusive developer for construction of new building at the said property and during continuance of this agreement shall not be entitled to engage any other person/firm for the purpose of construction and shall not deal with the said property/premise in any manner with any person/firm etc.

25) Courts of District south 24 Parganas having territorial jurisdictions over the said property including Honb'le High Court at Calcutta shall have the jurisdiction in all matters relating to or arising of this agreement.

26) On mutual consent of the parties to this agreement any term, conditions, covenants mentioned herein may be altered, varied, modified between the parties hereto and in all such cases the same shall be always in writing and this agreement and/or it's terms shall have commencement on and from the day of execution of these presents.

27) That the developer shall provide one hafting accommodation to the owners at the rate of Rs. 5000/- per month from 01.03.2023 till handover of owner's allocation to the owner.

28) The Developer will at it's own liability handover completion certificate to the owner herein upon completion of the multistoried building.

FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE ENTIRE LAND

ALL THAT piece and parcel of bastu land admeasuring 5 cottahs together with 400 sq.ft. structure lying and situated at Jagaddal, J.L.No-71,Touzi No- 47,49,63, 64 & 68 comprised in R.S. Dag No. 3229 corresponding to L.R. Dag No. 3287 under R.S. Khatian No- 550 being L.R.Khatian No. 3072 & 3073 under P.S- Sonarpur Dist- South 24 PGS ,PIN-700151 Being Holding No. 1066 Kali Mohan Chowdhury Road within the local limits of ward No. 25 of Rajpur Sonarpur Municipality is butted and bounded in the following way:-

On the North:-	Plot under R.S.Dag No.3229
On the South:-	Plot under R.S.Dag No.3229
On the East:	Plot under R.S.Dag No.3198
On the West:-	Southern Bypass .

Said land is adjacent to E.M Bypass

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNER'S ALLOCATED PORTION

Shall mean entire First floor, entire fourth floor, parking space No.1, one shop room No.1 measuring about 245 sq.ft. built up area of the new building. But the area of said shop room may differ i.e more or less , if it differ, then said area of difference will adjusted with the other party at the prevailing market rate or at the rate of sale.

The allocation which is to be allocated to the OWNER's allocation will be in accordance with the terms and condition of these presents which includes proportionate share of the land and common facilities and amenities thereto and shall include the right of use, enjoyment of all common area in the new building fully described in the FOURTH SCHEDULE hereunder for beneficial use and enjoyment along with undivided proportionate share of the premises as described in the FIRST SCHEDULE.

FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE ENTIRE LAND

ALL THAT piece and parcel of bastu land admeasuring 5 cottahs together with 400 sq.ft. structure lying and situated at Jagaddal, J.L.No-71,Touzi No- 47,49,63, 64 & 68 comprised in R.S. Dag No. 3229 corresponding to L.R. Dag No. 3287 under R.S. Khatian No- 550 being L.R.Khatian No. 3072 & 3073 under P.S- Sonarpur Dist- South 24 PGS ,PIN-700151 Being Holding No. 1066 Kali Mohan Chowdhury Road within the local limits of ward No. 25 of Rajpur Sonarpur Municipality is butted and bounded in the following way:-

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On the West:-	Southern Bypass .

Said land is adjacent to E.M Bypass

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Shall mean entire First floor, entire fourth floor, parking space No.1, one shop room No.1 measuring about 245 sq.ft. built up area of the new building. But the area of said shop room may differ i.e more or less , if it differ, then said area of difference will adjusted with the other party at the prevailing market rate or at the rate of sale.

The allocation which is to be allocated to the OWNER's allocation will be in accordance with the terms and condition of these presents which includes proportionate share of the land and common facilities and amenities thereto and shall include the right of use, enjoyment of all common area in the new building fully described in the FOURTH SCHEDULE hereunder for beneficial use and enjoyment along with undivided proportionate share of the premises as described in the FIRST SCHEDULE.

**THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATED PORTION**

Shall mean after allotment of owners specific allocation remaining built up area of flat, Car parking space and shops in the new building will be the developer's allocation and said allocation will be distributed proportionately in all floors, the allocation which is to be allocated to the OWNER's allocation will be in accordance with the terms and condition of these presents which includes proportionate share of the land and common facilities and amenities thereto and shall include the right of use, enjoyment of all common area in the new building fully described in the FOURTH SCHEDULE hereunder for beneficial use and enjoyment along with undivided proportionate share of the premises as described in the FIRST SCHEDULE.

**FOURTH SCHEDULE- ABOVE REFERRED TO
Common parts/portion of the said building/property**

1. Compound walls, compound lighting and fixtures
2. Entrance gate and boundary wall of the building.
3. Electrical installations, meter space, water pump space.
4. Stair case and its landing and common passage in all floor.
5. Overhead water tank, underground water reservoir.
6. Open terrace and ultimate top roof of the building.
7. Water supply line from underground reservoir to overhead water tank to toilet, kitchen etc.
8. Sewerage lines, water, drainage pipe lines.
9. Space required for common utilities etc.
10. Such other space or spaces in the building/property for beneficial use, enjoyment of the flat/car parking spaces with other co-owners.

**FIFTH SCHEDULE- ABOVE REFERRED TO
Common maintenance charges**

1. Repairing, rebuilding, repainting, improving or other treating of boundary walls, building/s security room etc.
2. Repairing, rebuilding of common drainage, sewerage etc.
3. Repairing of common electrical wiring, electrical equipment and fittings and purchasing of new electrical equipments and fittings.
4. Repairing, rebuilding of underground and overhead water tank, pump, pipe lines for water supply, water tank, pump, pipe line for water supply.

5. Electric charges for all common area of the building.
6. Salary and wages of staff of gardener, security guard, durwan, sweeper and temporary labour.
7. Municipal taxes for individual flat and all common parts situated in the said property as mentioned in FIRST SCHEDULE herein above.

SIXTH SCHEDULE- ABOVE REFERRED TO
SPECIFICATION OF CONSTRUCTION

Treatment:-	Anti termite treatment to be provided at foundation and plinth, roof water treatment before delivery of flats.
Structure:-	Long lasting R.C.C. structure (Seismic Zone IV) with beams, columns and slabs with solid brick masonry wall. And internal walls to be plastered by smooth finishing with P.O.P.
Walls:-	Internal walls of 5/3 inch thickness and wall should be netted , external wall of 8 inch thickness of no.1 Bricks/ ACC BLOCKS with plaster & putty finish.
Flooring & skirting:-	Bed rooms(as per approved plan) hall/ drawing & dining and verandah :good quality vitrified tiles but one bed room on the top floor towards road side will be of Marble finished Kitchen, toilets & W.C. as per approved plan): good quality acid proof anti skid ceramic tiles. Staircase & landing:-Marble/tiles finish and stair with M.S. railing.
Doors:-	Main Entrance Door:-Aesthetically designed melamine polished flush doors with sal/standard wood frame with quality fittings with one ISI Mark Lock. Internal Doors:- Sal wood frame and water proof flush doors with high quality fittings . Toilet & W.C:-Should be quality made PVC doors.
Windows & Grill:-	Anodized aluminium multi track sliding windows with premium glass. All metal surface (m.s. safety grill) covered with window without grill.
Electrical/cable:-	Concealed copper wiring will be done by fire proof wire with Finolex and switches will be of ISI mark or standard quality..each apartment will be provided with one main switch. i.e MCB of ISI mark, one calling bell point for each flat. Adequate lighting at staircase, parking space, terrace and boundary wall, electrical arrangement to be provided in

pump room, power outlet for Air-conditioner in master bed room, power outlet for Geyser in one toilet, power outlet for chimney and microwave in kitchen, power outlet for refrigerator, washing machine & Acquaguard, maximum safety measures and checks will be provided, materials used, including switches will conform to ISI standard.

Sanitary& Plumbing: Kitchen Black stone top cooking platform with stainless steel sink with Bib-cock to be provided including one gas cylinder space, one hole should be provided for cooking gas pipe line(Bib cock ISI mark)

Glazed ceramic tiles up to 2 ft. height from kitchen platform.

1 no. C.P bib cock below sink to be provided for washing utensils.

Total kitchen water point:- 3 nos. i.e (1 no wash basin point, 1 no. acquaguard point, 1 no. utensils washing point,

Toilet:- Glazed ceramic tiles up to door height 6 ft.on wall (Branded tiles), concealed hot (ISI mark G.I. pipe line) and cold pipe line (ISI mark PVC made) separate lines, complete set(with seat cover and jet line) commode western style-1 no(white) with fittings and stand , C.P pillar cock and waterjet.

Total water point:- wash basin 1, tap -2, mixtures -1, for concealed bath line with I.S.I mark C.P. Bib cock, geyser point at main toilet

W.C. branded Glazed ceramic tiles up to door height 6 ft. on wall complete set(with seat cover), Commode:-western style 1 no.(white) with 1 C.P. Pillar cock , total W.C. water point, 2 nos. each external plumbing line:- branded quality make ,

All sanitary ware and fittings will conform to I.S.I standard, adequate care will be taken to deliver quality materials and workmanship.

Water supply:-

overhead R.C.C./brick/ concrete reservoir and underground reservoir with municipality water line to be provided.

One fresh water inlet point and drainage water outlet provision for washing machine, electrical pump and motor with starter to be installed by the developer at ground level within a suitable place for lifting water to overhead reservoir, and the pump will be of Crompton/Greaves).

Painting:-

External Finish:- All external walls covered with 2 coats primer and high quality weather coat of Berger paints, or any similar goods brand, total staircase should be done with plaster of paris (P.O.P)/putty, car parking space area paint by weather coat, Weather proof paint and other decorative finish as per Architect design.

plaster of paris (P.O.P)/putty, car parking space area paint by weather coat, Weather proof paint and other decorative finish as per Architect design.

Internal Finish:-All covered are i.e bed room, living, dining, kitchen, toilet & W.C. should be done by plaster of paris (P.O.P).

Stair Gate:- Developer shall provide an iron gate/collapsible gate at the entrance of the staircase area at the ground floor level.

Verandah:- Half grill.

Lock & Fittings:- main Door with one ISI mark fitted, one brass handle on outside, one tower bolt from inside.

Bed Room:-One local made good quality lock.

Toilet:- Handles on both sides, tower bolt from inside.

Verandah:-1 tower bolt from inside handles on both sides.

Main gate:- Main gate and boundary wall to be completed by the Developer.

IN WITNESS WHEREOF the parties hereto do hereby set and subscribe his respective hands and seals on the day month and year first above written in presence of:

Witness:-

1. *Sain Saha*
W. yudh m. Saha
Ku - 7 m. 84

1. *Susama Das*

2. *Pappu Das*

2. *9th m. 84*
m. Saha
W. yudh m. Saha
Ku - 7 m. 84

MAA BIPADARINI ENTERPRISE

Subrata Landa

Partner

MAA BIPADARINI ENTERPRISE

Santosh Mondal

Partner

Signature of the OWNERS/ First Part

MAA BIPADARINI ENTERPRISE

Ashoke Saha

Partner

MAA BIPADARINI ENTERPRISE

Nayanarsha Das

Partner

Signature of the DEVELOPER /Second Part

Drafted and identified by me.

Satyabrata Patra
Satyabrata Patra, Advocate
High court, Kolkata- 01
Enroll No. F-598/495/05

MEMO OF CONSIDERATION

The owner herein above has received Rs. 3,00,000/- (Three Lakh only) from the Developer in the following way:-

Mode	Date	No.	Bank	Branch	Amount
Cash					Rs. 2,00,000/-
Online transfer					Rs. 1,00,000/-

as interest free refundable security deposit from the developer in presence of Witness:-

1. *Sauw Sale*

1. *Susana Jan*

2. *Poppu Das*

2. *Sauw Sale*

Sig. of the owners

FINGER PRINT OF BOTH HANDS

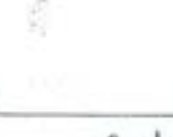


LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LH 	LH 	LH 	LH 	LH 
RH 	RH 	RH 	RH 	RH 

Signature Sankar Mondal

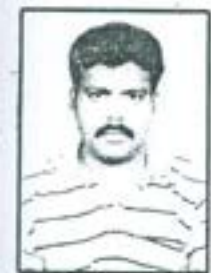
Name:- SRI. SANKAR MONDAL

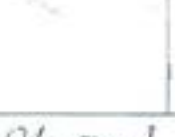


LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LH 	LH 	LH 	LH 	LH 
RH 	RH 	RH 	RH 	RH 

Signature Subrata Sardar

Name:- SRI. SUBRATA SARDAR



LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LH 	LH 	LH 	LH 	LH 
RH 	RH 	RH 	RH 	RH 

Signature Nayananshu Das

Name:- MR. NAYANANSHU DAS

FINGER PRINT OF BOTH HANDS

LITTLE FINGER RING FINGER MIDDLE FINGER FORE FINGER THUMB

 LH	 LH	 LH	 LH	 LH
 RH	 RH	 RH	 RH	 RH

Signature Susama Das

Name:- SMT. SUSAMA DAS

LITTLE FINGER RING FINGER MIDDLE FINGER FORE FINGER THUMB

 LH	 LH	 LH	 LH	 LH
 RH	 RH	 RH	 RH	 RH

Signature Pappu Das

Name:- SRI. PAPPU DAS

LITTLE FINGER RING FINGER MIDDLE FINGER FORE FINGER THUMB

 LH	 LH	 LH	 LH	 LH
 RH	 RH	 RH	 RH	 RH

Signature Ashoke Sardar

Name:- SRI. ASHOKE SARDAR



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



192023240043363378

GRN Details

GRN:	192023240043363378	Payment Mode:	SBI Epay
GRN Date:	07/05/2023 20:45:36	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	2125361461719	BRN Date:	07/05/2023 20:46:07
Gateway Ref ID:	349313658967	Method:	State Bank of India UPI
GRIPS Payment ID:	070520232004336336	Payment Init. Date:	07/05/2023 20:45:36
Payment Status:	Successful	Payment Ref. No:	2001086179/5/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	SUBRATA SARDAR
Address:	mondalpara, mahamayapur garia, West Bengal, 700084
Mobile:	7980220342
Email:	subratasardar119@gmail.com
Depositor Status:	Buyer/Claimants
Query No:	2001086179
Applicant's Name:	Mr SATYABRATA PATRA
Identification No:	2001086179/5/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	07/05/2023
Period To (dd/mm/yyyy):	07/05/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001086179/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2001086179/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	3021
Total				8042

IN WORDS: EIGHT THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1608-03428/2023	Date of Registration	08/05/2023
Query No / Year	1608-2001086179/2023	Office where deed is registered	
Query Date	01/05/2023 12:29:06 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	SATYABRATA PATRA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7003712276, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 65,20,498/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 3,021/- (Article: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:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur),
Mouza: Jagaddal, , Ward No: 25, Holding No:1065 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3287 (RS :-)	LR-3072	Bastu	Bastu	2 Katha 8 Chatak	1/-	32,06,249/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

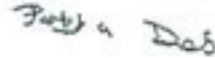
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur),
Mouza: Jagaddal, , Ward No: 25, Holding No:1056 JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-3287 (RS :-)	LR-3073	Bastu	Bastu	2 Katha 8 Chatak	1/-	32,06,249/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	2 /-	64,12,498 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	1,08,000 /-	

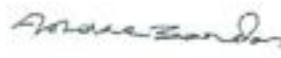
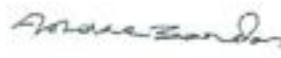
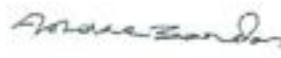
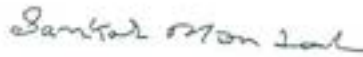
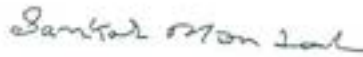
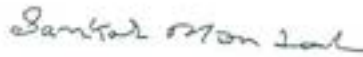
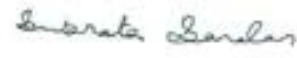
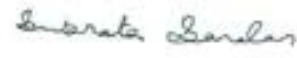
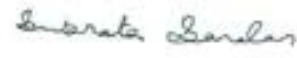
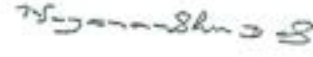
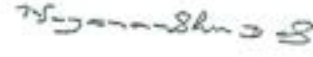
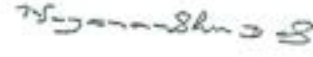
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Susama Das Wife of Mr Pappu Das Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	 08/05/2023	 LTI 08/05/2023	 08/05/2023
	Kalimohan Chowdhury Road, Block/Sector: Jagatdal, City:- Rajpur-sonarpur, P.O:- Jagatdal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cbxxxxxx3n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Pappu Das Son of Mr Akhil Chandra Das Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	 08/05/2023	 LTI 08/05/2023	 08/05/2023
	Kalimohan Chowdhury Road, City:- Rajpur-sonarpur, P.O:- Jagatdal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: FCxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MAA BIPADTARINI ENTERPRISE 241, MAHAMAYAPUR MONDAL PARA, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: ABxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

presentative 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> Mr ASHOKE SARDAR (Presentant) Son of Mr CHITTARANJAN SARDAR Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 8 2023 12:01PM</td> <td>LT1</td> <td>08/05/2023</td> <td>08/05/2023</td> </tr> </tbody> </table> 135 BRIJI PURBA PARA, City:- Not Specified, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx1L, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA BIPADTARINI ENTERPRISE (as partner)	Name	Photo	Finger Print	Signature	Mr ASHOKE SARDAR (Presentant) Son of Mr CHITTARANJAN SARDAR Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office				May 8 2023 12:01PM	LT1	08/05/2023	08/05/2023
Name	Photo	Finger Print	Signature										
Mr ASHOKE SARDAR (Presentant) Son of Mr CHITTARANJAN SARDAR Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office													
May 8 2023 12:01PM	LT1	08/05/2023	08/05/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sankar Mondal Son of Mr Mihir Mondal Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 8 2023 12:02PM</td> <td>LT1</td> <td>08/05/2023</td> <td>08/05/2023</td> </tr> </tbody> </table> Charaktala, Fartabad, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx5p, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA BIPADTARINI ENTERPRISE (as partner)	Name	Photo	Finger Print	Signature	Mr Sankar Mondal Son of Mr Mihir Mondal Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office				May 8 2023 12:02PM	LT1	08/05/2023	08/05/2023
Name	Photo	Finger Print	Signature										
Mr Sankar Mondal Son of Mr Mihir Mondal Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office													
May 8 2023 12:02PM	LT1	08/05/2023	08/05/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Subrata Sardar Son of Late Nabakuamr Sardar Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 8 2023 12:02PM</td> <td>LT1</td> <td>08/05/2023</td> <td>08/05/2023</td> </tr> </tbody> </table> Mahamayapur Mondal Para, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: baxxxxxx2d, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA BIPADTARINI ENTERPRISE (as partner)	Name	Photo	Finger Print	Signature	Mr Subrata Sardar Son of Late Nabakuamr Sardar Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office				May 8 2023 12:02PM	LT1	08/05/2023	08/05/2023
Name	Photo	Finger Print	Signature										
Mr Subrata Sardar Son of Late Nabakuamr Sardar Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office													
May 8 2023 12:02PM	LT1	08/05/2023	08/05/2023										
4	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Nayananshu Das Son of Mr Rabindra Nath Das Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>May 8 2023 12:03PM</td> <td>LT1</td> <td>08/05/2023</td> <td>08/05/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Nayananshu Das Son of Mr Rabindra Nath Das Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office				May 8 2023 12:03PM	LT1	08/05/2023	08/05/2023
Name	Photo	Finger Print	Signature										
Mr Nayananshu Das Son of Mr Rabindra Nath Das Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office													
May 8 2023 12:03PM	LT1	08/05/2023	08/05/2023										

Dakshin Jagatdal, City:- Rajpur-sonarpur, P.O:- Dakshin Jagat Dal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bwxXXXXX8h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA BIPADTARINI ENTERPRISE (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUSHANTA SARDAR Son of Late KASHINATH SARDAR CHHOTO BATTALA, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084			
	08/05/2023	08/05/2023	08/05/2023

Identifier Of Mr Susama Das, Mr Pappu Das, Mr ASHOKE SARDAR, Mr Sankar Mondal, Mr Subrata Sardar, Mr Nayananshu Das

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Susama Das	MAA BIPADTARINI ENTERPRISE-2.0625 Dec
2	Mr Pappu Das	MAA BIPADTARINI ENTERPRISE-2.0625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Susama Das	MAA BIPADTARINI ENTERPRISE-2.0625 Dec
2	Mr Pappu Das	MAA BIPADTARINI ENTERPRISE-2.0625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Susama Das	MAA BIPADTARINI ENTERPRISE-200.00000000 Sq Ft
2	Mr Pappu Das	MAA BIPADTARINI ENTERPRISE-200.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur), Mouza: Jagaddal, , Ward No: 25, Holding No:1065 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3287, LR Khatian No:- 3072	Owner:সুসমা দাস, Gurdian:পাপু , Address:নিজ , Classification:বাগান, Area:0.06000000 Acre,	Mr Susama Das

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur), Mouza: Jagaddal, , Ward No: 25, Holding No:1056 JI No: 71, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 3287, LR Khatian No:- 3073		Seller is not the recorded Owner as per Applicant.

On 08-05-2023

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 : 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:30 hrs on 08-05-2023, at the Office of the A.D.S.R. SONARPUR by Mr ASHOKE SARDAR ..

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 65,20,498/-

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

Execution is admitted on 08/05/2023 by 1. Mr Susama Das, Mr Pappu Das, Kalimohan Chowdhury Road, Sector: Jagatdal, P.O: Jagatdal, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession House wife, 2. Mr Pappu Das, Son of Mr Akhil Chandra Das, Kalimohan Chowdhury Road, P.O: Jagatdal, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business

Indetified by Mr SUSHANTA SARDAR, , Son of Late KASHINATH SARDAR, CHHOTO BATTALA, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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

Execution is admitted on 08-05-2023 by Mr ASHOKE SARDAR, parttner, MAA BIPADTARINI ENTERPRISE (Partnership Firm), 241, MAHAMAYAPUR MONDAL PARA, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUSHANTA SARDAR, , Son of Late KASHINATH SARDAR, CHHOTO BATTALA, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 08-05-2023 by Mr Sankar Mondal, parttner, MAA BIPADTARINI ENTERPRISE (Partnership Firm), 241, MAHAMAYAPUR MONDAL PARA, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUSHANTA SARDAR, , Son of Late KASHINATH SARDAR, CHHOTO BATTALA, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 08-05-2023 by Mr Subrata Sardar, parttner, MAA BIPADTARINI ENTERPRISE (Partnership Firm), 241, MAHAMAYAPUR MONDAL PARA, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUSHANTA SARDAR, , Son of Late KASHINATH SARDAR, CHHOTO BATTALA, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 08-05-2023 by Mr Nayananshu Das, parttner, MAA BIPADTARINI ENTERPRISE (Partnership Firm), 241, MAHAMAYAPUR MONDAL PARA, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr SUSHANTA SARDAR, , Son of Late KASHINATH SARDAR, CHHOTO BATTALA, P.O: GARIA, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,021.00/- (B = Rs 3,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 07/05/2023 8:46PM with Govt. Ref. No: 192023240043363378 on 07-05-2023, Amount Rs: 3,021/-, Bank: SBI EPay (SBIPay), Ref. No. 2125361461719 on 07-05-2023, Head of Account 0030-03-104-001-16

ment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 751, Amount: Rs.5,000.00/-, Date of Purchase: 02/05/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/05/2023 8:46PM with Govt. Ref. No: 192023240043363378 on 07-05-2023, Amount Rs: 5,021/-, Bank: SBI EPay (SBlePay), Ref. No. 2125361461719 on 07-05-2023, Head of Account 0030-02-103-003-02



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 70066 to 70092

being No 160803428 for the year 2023.



Digitally signed by ARINDAM
CHAKRABORTY

Date: 2023.05.19 14:47:29 +05:30

Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2023/05/19 02:47:29 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)