

9809/24

I-9538/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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10/6/24
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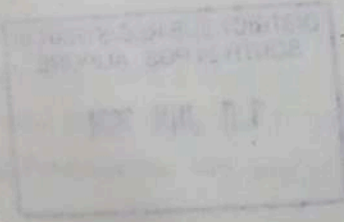
certified that the document is admitted in registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

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

10 JUN 2024

-:SUPPLEMENTARY DEVELOPMENT AGREEMENT:-

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT IS
 MADE ON THIS THE 10TH DAY OF JUNE, 2024 (TWO
 THOUSAND AND TWENTY FOUR) A.D.



10 JUN 2024

9234

No.....Rs.5000/- Date.....
Name :MANISH DEBNATH
ADVOCATE
Alipore Judges' Court & Police Court
Kolkata-700 027

Address :

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

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

9234 = 5000/-



Shubhendu Das
S/o. Lt. Rakhal Ch. Das
Alipore police Court-
Kol-27

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2024

BETWEEN

SMT. CHINMAYEE BASU, (PAN- BIQPB1224E; AADHAR NO.- 5662 5411 0922), Wife of Sri Samir Kumar Basu, a Housewife, by Faith- Hindu, by Nationality- Indian, Residing at A/157, Survey Park, Police Station- Survey Park, Post Office- Santoshpur, Kolkata- 700075, District- South 24 Parganas, in the State of West Bengal, hereinafter referred to as "**THE OWNER**" (which terms or expression shall unless excluded by or repugnant to the context hereof be deemed to mean and include their and each of their heirs, successors, executors, legal representatives and assigns) of the **ONE PART**.

AND

1. **SRI RAJDEEP ROY (PAN- AFXPR8218K; AADHAR NO.- 6096 5463 0774)** son of Sri Mihir Kumar Roy, by Nationality Indian, by Faith Hindu, by Occupation- Business, residing at 45/4/4, Vivekananda Sarani, Post Office- Haltu, Police Station- Survey Park, Kolkata- 700 078, District South 24 Parganas.

2. **DREAM HOME DEVELOPERS**, a Proprietorship Firm having its Principal Office at 39A/13, Prince Golam Mohammad Shah Road, Police Station – Jadavpur, Post Office – Golf-Green, Kolkata- 700 095, District South 24 Parganas, represented by its sole Proprietor **SRI SIBAJI CHATTERJEE, (PAN- AHWPC7104J; AADHAR NO.- 5878 6379 5481)**, Son of Late Sashanka Sekhar Chatterjee, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, Residing at 39A/13, Prince Golam Mohammad Shah Road, Police Station – Jadavpur, Post Office – Golf-Green, Kolkata- 700 095, District South 24 Parganas, hereinafter referred to as "**THE DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his respective heirs, successors, executors, legal representatives) of the **OTHER PART**.

WHEREAS the above named Owner is the sole and absolute owner of ALL THAT piece and parcel of Bastu Land measuring about 03(Three) Cottah 00 Chittacks 22 (Twenty Two) sq ft more or less Together with One R.T. Shed measuring about 100 Sq. Ft. more or less standing thereat, comprised under Mouza-Santoshpur, J.L.No.22, Touzi No.151, R.S. Khatian No.14, R.S. Dag No.826, **Being Premises No. 909, Survey park**, mailing address- A/157, Survey Park,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2020

Kolkata- 700 075, within the local limit of the Kolkata Municipal Corporation under ward No.109, Police Station- Survey Park, District South 24 Parganas, herein after referred to as the "SAID PREMISES", more fully described in the **FIRST SCHEDULE** written hereunder.

AND WHEREAS the said Smt. Chinmoyee Basu the owner herein is desirous of developing the said property by constructing a Four (G+III) storied Residential building on the said premises more fully and particularly mentioned and described in the first schedule hereunder written. But due to some financial problem the owner presently is not in a position to develop the said building by herself and for that purpose the contract has been given to the Builder / Developer to develop the said premises.

AND WHEREAS on the basis of such representation made by the owner herein stated hereinbefore the Developer / Builder has negotiated with the owner regarding the terms and condition and after such discussion/ negotiation the Developer / Builder has agreed to develop the Said Premises by constructing a Multistoried RCC framed building on the Said Premises to be constructed in accordance with the building plan sanctioned by the Kolkata Municipal Corporation on the terms and condition as appearing hereunder.

AND WHEREAS for construction of building on the said property, the owner submits a building plan for sanction by the Kolkata Municipal Corporation and after getting the building sanctioned plan the Developer / Builder will construct the said building on the said premises in accordance to the Building Plan to be sanctioned by the Kolkata Municipal Corporation. The charges for getting the sanctioned plan shall be borne by the Developer.

AND WHEREAS the Owner herein and the Developer has agreed to enter into an Agreement for development the Said Premises on certain terms and conditions and on 25.01.2023 they entered into a registered Development Agreement which was registered before the Office of the District Sub-Registrar III Alipore, and recorded in Book No.- I, Volume No.- 1603-2023 Pages from 42645 to 42679 being No.- 160301207 for the year 2023.

SUBSEQUENTLY said SMT. CHINMAYEE BASU execute a **POWER OF ATTORNEY FOR DEVELOPMENT AFTER REGISTRATION OF THE DEVELOPMENT AGREEMENT** on 07.02.2023 which was registered before the Office of the District Sub-Registrar III, Alipore and



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2021

recorded in Book No.- I, Volume No.- 1603-2023, Pages from 60572 to 60593 being No.- 160301807 for the year 2023.

AND WHEREAS after execution of the said Agreement started construction as per the Plan sanctioned by the competent authority i.e., The Kolkata Municipal corporation and during such construction said Developers prepared an another Plan for Additional Floor of the said Proposed G+III storied Building and applied before the said authority for sanction and after complying all the criteria imposed by the authority, Kolkata Municipal Corporation sanctioned an another Floor of the said G+III storied building vide **Building Permit No.- 2023120099 dated 18.05.2023** valid up to 17.05.2028.

AND HENCE THIS SUPPLEMENTARY AGREEMENT

NOW THIS SUPPLEMENTARY AGREEMENT WITNESSETH AS FOLLOWS: On or before the execution of these presents the Owner has represented the Developers as follows:

- i) The Owner herein is the absolute owner and absolutely seized and in possession of the Said Premises more fully described in the Schedule below.
- ii) The abstract of title of the Owner of the Said Premises as mentioned hereinabove is true and correct and it is the absolute responsibility of the Owner to provide a marketable title of the Said Premises at its own costs and expenses.
- iii) Except the Owner herein no one else has/have any right of occupancy in the Said Premises and the Said Premises is free from any tenant/s, occupant/s, and trespasser/s.
- v) There are no suits and/or legal proceedings and/or litigations pending in any Court of Law involving the question of title to the Said Premises or any part thereof and involving the Owners.
- vi) There are no arrears of taxes and/or dues of the Owner with the Income Tax and/or other appropriate body or authorities that may affect Said Premises in any manner whatsoever. Neither the Said Premises nor any part thereof has been attached and/or is liable to be attached under any decree or order from any Court of Law or due to Income Tax, Revenue.
- vii) There are no impediments or bar under any law or statute whereby the Owner is prevented from entering into any agreement and/or selling or transferring her right title and interest in the



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2024

Said Premises and the Owner can execute Deed/s of Conveyance in favour of the Developer and/or his nominee or nominees in respect of the land in the Said Premises.

(OWNERS' ALLOCATION)

➤ Shall mean

- i) Entire Second Floor containing 2 (Two) numbers of 2 BHK flats with a Total Super Built up area measuring about 2000 Sq. Ft, more or less.
- ii) 1 (One) number of 2 BHK flat with a super built-up area measuring about 1000 sq. ft. more or less on the back side of the Third floor of the building.
- iii) One Car Parking Space Lot No. 04, measuring about 135 Sq. Ft. on the Ground floor of the Southern Side (beside the stair case) of the building.

In addition to the said floor areas, the Owner is entitled for a non-refundable forfeit money of Rs. 28, 00,000/- (Rupees Twenty-Eight Lakhs) Only, out of which the Builder/ developer have already paid Rs. 15, 00,000/- (Rupees Fifteen Lakhs) Only on execution of this agreement and the Owner doth hereby and also by the Memo of consideration admit, accept and acknowledged receipt of the said amount from the Builder/ Developer.

The Builder/ Developer shall pay, the balance amount of Rs. 13, 00,000/- (Rupees Thirteen Lakhs) Only to the Owner at the time of Handing- Over the Owners' Allocation to the Owner.

(DEVELOPER'S ALLOCATION)

-shall mean the balance of constructed floor areas excluding the owners' allocation along with Car Parking Space on the ground floor of the sanctioned and/or approved building plan, issued by the Kolkata Municipal Corporation, relating to the proposed Five (G+IV) stored building to be constructed on the said premises.

It is pertinent to mentioned here that the Additional Floor i.e., the Fourth Floor shall be exclusively and absolutely the Developer's Allocation and the Land-Owner along-with her legal-heir/s and family member/s don't have any objection presently or in future.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2021

SCHEDULE (SAID PREMISES)

ALL THAT piece and parcel of Bastu land measuring about 3 (Three) Cottah 00 Chittacks 22 (Twenty Two) sq ft more or less Together with One R.T. Shed measuring about 100 sq ft more or less standing thereat, comprised under Mouza- Santoshpur, J.L.No.22, Touzi No.151, R.S. Khatian No.14, R.S. Dag No.826, Being **KMC Premises No. 909, SURVEY PARK**, mailing address- A/157, Survey Park, Kolkata-700 075, within the local limit of the Kolkata Municipal Corporation under ward No.109, Borough- XII, ASSESSEE NO.31-109-13-0909-2 Police Station- Survey Park, District- South 24 Parganas, absolutely and forever free from all encumbrances, charges and lien whatsoever and the property is being butted and bounded in the manner as follows:-

ON NORTH: 40' FT. WIDE BLACK TOP ROAD; ON SOUTH: A/152, SURVEY PARK;

ON EAST: BUILDING OF SUSHILA DAS; ON WEST: LAND & BUILDING OF OTHER OWNERS.

ZONE: NANDAN KANAN ----- NANDAN KANAN.



DISTRICT SUB REGISTRAR-III
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IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of Witnesses:

1) Nilanjan Si
 C/O Nema Si
 2/23 Jodargarth Kol-78

Chinmoyee Basu.

SIGNATURE OF THE OWNER

2) Prabhat Banerjee
 S/O Prasanta Banerjee
 Alipour Police court
 Kal+27

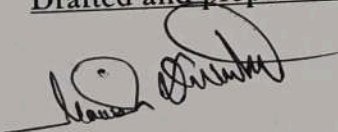
Sandeep Roy

M/S. DREAM HOME DEVELOPERS

Sitraj Chatterjee
 Proprietor

SIGNATURE OF THE DEVELOPERS

Drafted and prepared in my office:



MANISH DEBNATH

ADVOCATE

WB- 756/ 2001

ALIPORE JUDGES' COURT,

KOLKATA - 700027.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN ২০২১

RECEIPT

RECEIVED from the within named Purchaser an amount of Rs. ~~Two~~ ², 00,000/- (Rupees ~~Fifteen~~ Lakh) only, out of the total settled consideration amount of Rs. 28, 00,000/- (Rupees Twenty-Eight Lakh) only.

MEMO

| Cheque Nos. | Date | Bank & Branch | Amount |
|---------------------|-----------------------|---|-----------------------------|
| H 600338 | 24/01/2023 | Yes Bank, P.A. Shah Rd. Branch | Rs. 13, 00,000/- |
| 2) Cash | 09/06/2024 | | Rs. 02, 00,000/- |
| TOTAL :.... | | | <u>Rs. 15,00,000/-</u> |

(Rupees Fifteen Lakh) only.

WITNESSES:-

(1) Witayan Si

Chinnappa Basu
SIGNATURE OF THE LAND OWNER

(2) Benoj Banerjee

Chinnappa Basu

Original copy



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN ২০২০



| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|-----------|---------------|-------------|---------------|-------------|-------|
| LEFT HAND | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| RIGHT HAND | | | | | |

NAME: SMT. CHINMOYEE BASU

SIGNATURE.....*Chinmoyee Basu*.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN ২০২১



| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|-----------|---------------|-------------|---------------|-------------|-------|
| LEFT HAND | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| RIGHT HAND | | | | | |

NAME: SRI RAJDEEP ROY

SIGNATURE:



| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|-----------|---------------|-------------|---------------|-------------|-------|
| LEFT HAND | | | | | |

| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
|------------|-------|-------------|---------------|-------------|---------------|
| RIGHT HAND | | | | | |

NAME: SRI SIBAJI CHATTERJEE

SIGNATURE:



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
10 JUN 2021



IDENTITY CARD
ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477



Card No. : I/C/1275

Name SHUBHENDU DAS Advocate

Father's/Husband's name Rakhal Chandra Das

Address Canning, No-1 Dighir-Par,

P.O.+P.S.- Canning, 24PGS(S), Pin- 743329

Ph. No. 9735308821

W.B. Bar Council Enrolment No. F/2200/1965/2011 *Andranil Basu* SECRETARY

Shubhendu Das

10-05-2023

Major Information of the Deed

| | | | |
|--|---|---|------------|
| Deed No : | I-1603-09538/2024 | Date of Registration | 10/06/2024 |
| Query No / Year | 1603-2001170048/2024 | Office where deed is registered | |
| Query Date | 09/05/2024 9:13:22 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | MANISH DEBNATH ALIPORE JUDGES COURT, KOLKATA, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830488745, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 10,00,000/- | Rs. 1,20,28,001/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 20,021/- (Article:48(g)) | Rs. 2,053/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

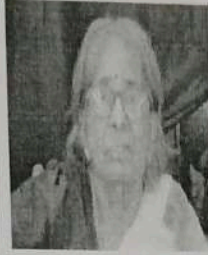

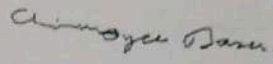
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Nandan Kanan -- Nandan Kanan) , , Premises No: 909 , Ward No: 109 Pin Code : 700075

| 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 22 Sq Ft | 9,73,000/- | 1,20,01,001/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | 5.0004Dec | 9,73,000 /- | 120,01,001 /- | |



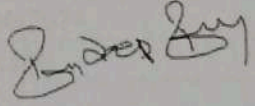
Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 27,000/- | 27,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 27,000 /- | 27,000 /- | |




Land Lord Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mrs CHINMAYEE BASU Wife of Mr SAMIR KUMAR BASU Executed by: Self, Date of Execution: 10/06/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office |  |  Captured |  |
| | 10/06/2024 | LTI 10/06/2024 | 10/06/2024 | |
| A/157, SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: Bixxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/06/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office | | | | |

Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr RAJDEEP ROY (Presentant) Son of Mr MIHIR KUMAR ROY Executed by: Self, Date of Execution: 10/06/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office |  |  Captured |  |
| | 10/06/2024 | LTI 10/06/2024 | 10/06/2024 | |
| Son of Mr MIHIR KUMAR ROY 45/4/4, VIVEKANANDA SARANI, City:- , P.O:- HALTU, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/06/2024 , Admitted by: Self, Date of Admission: 10/06/2024 ,Place : Office | | | | |
| 2 | DREAM HOME DEVELOPERS 39A/13, PRINCE GOLAM MOHAMMAD SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095 , PAN No.:: AHxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|---|
| 1 | Name Mr SIBAJI CHATTERJEE Son of Late SASHANKA SEKHAR CHATTERJEE Date of Execution - 10/06/2024, , Admitted by: Self, Date of Admission: 10/06/2024, Place of Admission of Execution: Office | Photo  Jun 10 2024 2:13PM | Finger Print  Captured LTI 10/06/2024 | Signature  10/06/2024 |
| 39A/13, PRINCE GOLAM MOHAMMAD SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DREAM HOME DEVELOPERS (as SOLE PROPRIETOR) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mr SHUBHENDU DAS Son of Late RAKHAL CHANDRA DAS ALIPORE JUDGES COURT, KOLKATA, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 |  10/06/2024 |  Captured 10/06/2024 |  10/06/2024 |

Identifier Of Mrs CHINMAYEE BASU, Mr RAJDEEP ROY, Mr SIBAJI CHATTERJEE

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|--|
| 1 | Mrs CHINMAYEE BASU | Mr RAJDEEP ROY-2.50021 Dec,DREAM HOME DEVELOPERS-2.50021 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|--|
| 1 | Mrs CHINMAYEE BASU | Mr RAJDEEP ROY-50.00000000 Sq Ft,DREAM HOME DEVELOPERS-50.00000000 Sq Ft |

Endorsement For Deed Number : I - 160309538 / 2024

On 10-06-2024

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 13:51 hrs on 10-06-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr RAJDEEP ROY , one of the Claimants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,20,28,001/-

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

Execution is admitted on 10/06/2024 by 1. Mrs CHINMAYEE BASU, Wife of Mr SAMIR KUMAR BASU, A/157, SURVEY PARK, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 2. Mr RAJDEEP ROY, Son of Mr MIHIR KUMAR ROY, 45/4/4, VIVEKANANDA SARANI, P.O: HALTU, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr SHUBHENDU DAS, , , Son of Late RAKHAL CHANDRA DAS, ALIPORE JUDGES COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-06-2024 by Mr SIBAJI CHATTERJEE, SOLE PROPRIETOR, DREAM HOME DEVELOPERS (Sole Proprietoship), 39A/13, PRINCE GOLAM MOHAMMAD SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095

Indetified by Mr SHUBHENDU DAS, , , Son of Late RAKHAL CHANDRA DAS, ALIPORE JUDGES COURT, KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,053.00/- (B = Rs 2,000.00/- ,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 2,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/05/2024 9:22PM with Govt. Ref. No: 192024250041823208 on 09-05-2024, Amount Rs: 2,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4614033974927 on 09-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9234, Amount: Rs.5,000.00/-, Date of Purchase: 10/06/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/05/2024 9:22PM with Govt. Ref. No: 192024250041823208 on 09-05-2024, Amount Rs: 15,021/-, Bank: SBI EPay (SBlePay), Ref. No. 4614033974927 on 09-05-2024, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 253808 to 253824

being No 160309538 for the year 2024.



Digitally signed by SANTANU BASAK
Date: 2024.06.19 15:56:54 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 19/06/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.