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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 206232

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the ^{22nd} day of 11/10/22, 2022 A.D. BETWEEN SMT SULEKHA DUTTA, wife of Late Chandan Kumar Dutta, by faith Hindu, by nationality Indian, by occupation Household duties, residing at Plot No. 1057, Garia Govt. Colony, Holding No. 227, Sripur Bagharkhol, Boral Shib Mandir Para, Post Office Boral, Police Station Narendrapur (formerly Police Station Sonarpur), Kolkata-700154, District South 24 Parganas, West Bengal, PAN BLPPD0218L, AADHAAR No. 3439 9580 6106, hereinafter referred to as the "OWNER / PARTY OF THE FIRST PART" (which

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25/3/2022

Pina Roy Laloo - Contd.

1/245. Nikhata. Kolkata - 700017

100/-

[Signature]



DISTRICT SUB REGIS
SOUTH 24 PGS., ALIPORE
28 MAR 2022

[Handwritten notes:]
Pina Roy Laloo
1/245. Nikhata
Kolkata - 700017

term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include her heirs, executors, administrators, successors, legal representatives, and/or assigns) of the **ONE PART**

AND

M/S PUNA ROY LABOUR CONTRACTOR, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, West Bengal, represented by its proprietor namely **SRI PUNA ROY**, son of Late Bina Roy, by faith Hindu, by nationality Indian, by occupation Business, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, West Bengal, PAN ADHPR1923M, AADHAAR No. 3738 2393 1466, hereinafter referred to as the **"DEVELOPER / PARTY OF THE SECOND PART"** (which term or expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, executors, administrators, successors, legal representatives, and/or assigns) of the **SECOND PART**

WHEREAS the Owner hereto and (i) Sri Swapan Kumar Dutta, son of Late Kanti Ranjan Dutta, (ii) Smt Gouri Bhattacharya, wife of Sri Ranjan Bhattacharya, daughter of Late Kanti Ranjan Dutta, (iii) Smt Shikha Sarkar, wife of Sri Sattar Sarkar, daughter of Late Kanti Ranjan Dutta, (iv) Smt Parul Dutta, wife of Sri Bipul Kanti Dutta and (iv) Sri Rahul Dutta, son of Sri Bipul Kanti Dutta jointly are being the owners and are seized and possessed of All That piece and parcel of homestead land measuring about 04 (four) Cottahs together with one single storied brick built wall with tile shed building totally measuring more or less 800 square feet standing thereon and which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Sonarpur, District South 24 Parganas, Pin-700154 together with all easement rights, benefits, facilities and other

advantages attached therein which is more fully and particularly described in the Schedule - 'A' hereunder written and hereinafter referred to as the 'Said premises';

AND WHEREAS after the partition of India a large number of residents of former East Pakistan crosses over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control and the Government of West Bengal offered all reasonable facilities to such persons for residence in West Bengal;

AND WHEREAS a considerable number of such persons who were compelled by circumstances to use vacant lands in the urban areas for homestead purpose the father in law of the Owner hereto and the father of said Sri Swapan Kumar Dutta, Smt Gouri Bhattacharya and father in law and grand father of said Smt Parul Dutta and Sri Rahul Dutta respectively namely Kanti Ranjan Dutta (since deceased) and the mother in law of the Owner hereto and the mother of said Sri Swapan Kumar Dutta, Smt Gouri Bhattacharya and mother in law and grand mother of said Smt Parul Dutta and Sri Rahul Dutta respectively namely Maya Rani Dutta (since deceased) were such persons who had come to use and occupy a piece of land particularly described in the Schedule hereunder written and they being the refugees displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a plot of land for their rehabilitation;

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the such refugees from East Pakistan (now Bangladesh) acquired lands in C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, Police Station Sonarpur, District South 24 Parganas in the urban area under the provisions of L.D.P. Act, 1948/L.A. Act 1 of 1894 including the plot which were in occupation of said deceased Kanti Ranjan Dutta and said deceased Maya Rani Dutta;

AND WHEREAS out of the said acquired lands, the Government of West Bengal by and/or under an Indenture dated 12th day of April, 1993 therein described as the Donor of the one part and said Kanti Ranjan Dutta and Maya Rani Dutta therein described as Donees of the other part, the Government of

West Bengal as and way of Gift granted, transferred and conveyed unto and in favour of the said Donees i.e. said Kanti Ranjan Dutta and Maya Rani Dutta the said property i.e. All That the piece and parcel of homestead land measuring 04 (four) Cottahs which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, Police Station Narendrapur (formerly Police Station Sonarpur), District South 24 Parganas, Sub-Registrar Office Alipur which is more fully described in the Schedule there under written as well as in the Schedule – 'A' hereunder written and the said Indenture was registered at the office of the Additional District Registrar, Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 7, Pages 65 to 68, Being No. 467 for the year 1993 and the said Donees i.e. said Kanti Ranjan Dutta and Maya Rani Dutta accepted the said Gift as made in their favour;

AND WHEREAS accordingly said deceased Kanti Ranjan Dutta and said deceased Maya Rani Dutta jointly became the owners of the said plot of land i.e. All That the piece and parcel of homestead land measuring 04 (four) Cottahs which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, Police Station Narendrapur (formerly Police Station Sonarpur), District South 24 Parganas which is fully and particularly described in the Schedule – 'A' hereunder written and were in occupation of the said plot of land in khas;

AND WHEREAS said Kanti Ranjan Dutta died intestate on 14/07/2002 leaving behind his widow namely Maya Rani Dutta, three sons namely Chandan Kumar Dutta (now since deceased), Bipul Kanti Dutta and Swapan Kumar Dutta and two married daughters namely Gouri Bhattacharya and Shikha Sarkar as his sole legal heirs who all upon his death inherited and thus became entitled to undivided $1/6^{\text{th}}$ (one-sixth) share each in the undivided $1/2$ (half) share of the said premises which is described in the Schedule – 'A' written herein below;

AND WHEREAS said Chandan Kumar Dutta died intestate on 18/08/2013 leaving behind his mother namely Maya Rani Dutta, his wife namely Sulekha Dutta the Owner hereto and only daughter Suman Mukherjee as his sole legal heirs;

AND WHEREAS said Maya Rani Dutta died intestate on 14/12/2017 leaving behind her said two sons namely Bipul Kanti Dutta and Swapan Kumar Dutta, said two daughters namely Gouri Bhattacharya and Shikha Sarkar and one daughter in law namely Sulekha Dutta the Owner hereto and who being the wife of her predeceased son namely Chandan Kumar Dutta and one grand daughter Suman Mukherjee who being the only daughter of her predeceased son namely Chandan Kumar Dutta as her sole legal heirs who all upon her death inherited the said property and thus said Bipul Kanti Dutta, Swapan Kumar Dutta, Gouri Bhattacharya and Shikha Sarkar became the owner of undivided $1/5^{\text{th}}$ (one-fifth) share each of the said property which is described in the Schedule written herein below and Sulekha Dutta the Owner hereto and said Suman Mukherjee became the owners of undivided $1/10^{\text{th}}$ (one-tenth) share each of the said premises which is described in the Schedule -'A' written herein below;

AND WHEREAS by one Deed of Gift dated 27/12/2021 said Bipul Kanti Dutta had transferred all his subsisting right, title, interest, claim and possession in respect of his undivided $1/5^{\text{th}}$ (one-fifth) share in the said premises which is described in the Schedule -'A' written herein below in favour of his wife namely Parul Dutta and his son namely Rahul Dutta and the said deed was registered at the office of the A.R.A.-IV, Kolkata and recorded in Book No. I, Volume No. 1904-2022, Page 92605 to 92631, Deed No. 190417351, for the Year 2021 and accordingly said Smt Parul Dutta and Sri Rahul Dutta jointly became the owners of undivided $1/5^{\text{th}}$ (one-fifth) share in the said premises which is described in the Schedule -'A' written herein below;

AND WHEREAS accordingly said Swapan Kumar Dutta, Gouri Bhattacharya and Shikha Sarkar jointly became the owners of undivided $3/5^{\text{th}}$ (three-fifth) share of the said premises which is

described in the Schedule – 'A' written herein below and said Parul Dutta and Rahul Dutta jointly became the owners of undivided $1/5^{\text{th}}$ (one-fifth) share of the said premises which is described in the Schedule written – 'A' herein below and said Sulekha Dutta the Owner hereto and Suman Mukherjee jointly became the owners of undivided $1/5^{\text{th}}$ (one-fifth) share of the said premises which is described in the Schedule written – 'A' herein below;

AND WHEREAS on 29th day of December, 2021 said Swapan Kumar Dutta, Parul Dutta, Rahul Dutta, Gouri Bhattacharya and Shikha Sarkar had entered into one Development Agreement with M/s Puna Roy Labour Contractor, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, West Bengal, represented by its proprietor namely Sri Puna Roy, son of Late Bina Roy, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, West Bengal, the Second Party/Developer herein for the purpose of development of their said undivided $4/5^{\text{th}}$ (four-fifth) share of the said premises which is described in the Schedule written – 'A' herein below by way of construction of one ground plus three storied building thereon and on the other terms and conditions contained therein and the said agreement was registered at the office of the A.R.A.-IV, Kolkata and recorded in Book No. I, Volume No. 1904-2022, Page 104243 to 104296, Being No. 190417531, for the year 2021;

AND WHEREAS on 29th day of December, 2021 said Swapan Kumar Dutta, Parul Dutta, Rahul Dutta, Gouri Bhattacharya and Shikha Sarkar had executed one Power of Attorney after Registered Development Agreement by which they had nominated, appointed and constituted Sri Puna Roy, son of Late Bina Roy, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, West Bengal, the proprietor of M/s Puna Roy Labour Contractor, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, West Bengal as their Attorney to

do the acts, deeds, matters and things as mentioned therein in respect of their said undivided 4/5th (four-fifth) share of the said premises which is described in the Schedule written – 'A' herein below and the said Power of Attorney after Registered Development Agreement was registered at the office of the A.R.A.-IV, Kolkata and recorded in Book No. I, Volume No. 1904-2022, Page 104474 to 104512, Being No. 190417538, for the year 2021;

AND WHEREAS this day by one Deed of Gift said Suman Mukherjee had transferred all her subsisting right, title, interest, claim and possession in respect of her undivided 1/10th (one-tenth) share in the said premises which is described in the Schedule – 'A' written herein below in favour of her mother namely Sulekha Dutta the Owner hereto and the said deed was registered at the office of the DSR.-III, South 24 Parganas, Alipore vide Deed No. I-160304806, for the Year 2022;

AND WHEREAS accordingly said Sulekha Dutta the Owner hereto became the owner of undivided 1/5th (one-fifth) share of the said premises i.e. All That the undivided 1/5th (one-fifth) share of all that piece and parcel of homestead land measuring about 04 (four) Cottahs together with one single storied brick built wall with tile shed building measuring more or less 800 square feet standing thereon which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Narendrapur (formerly Police Station Sonarpur), District South 24 Parganas, Pin-700154, together with all easement rights, benefits, facilities and other advantages attached therein which is more fully and particularly described in the Schedule – 'A-I' hereunder written and was/is in occupation of the said premises in khas and without any disturbances from any corner;

AND WHEREAS the Owner/Party of the First Part hereto is being desirous to develop her undivided 1/5th (one-fifth) share of the said premises which is more fully and particularly described in the Schedule – 'A-I' hereunder written which is forming an undivided portion of the property described

in the Schedule-A written herein written by way of construction of one ground plus three storied building thereon after demolition of the existing structures standing on the said premises and due to paucity of fund and lack of technical knowledge, could not materialize the same and on account of fulfilment of such desire she was in search of a Developer who will undertake such construction work on the said land by collecting men, materials and providing proper finance and technical expertise for construction of one ground plus three storied building at the undivided 1/5th (one-fifth) share of the said premises which is more fully and particularly described in the Schedule – 'A-1' hereunder written in accordance with Building Plan to be sanctioned by Rajpur Sonarpur Municipality after demolition of the existing structures standing on the said property. After coming to know the said intention of the First Party / Owner, the Second Party/Developer made contact with the First Party /Owner and after lots of discussions, exchange of opinions and settlement of specific terms and conditions between the parties to this Instrument both the First Party / Owner and the Second Party/Developer agreed to come to a conclusion to enter into a Joint Venture Agreement between each other.

AND WHEREAS for avoiding all future disputes, misunderstanding and complication, First Party /Owner and the Second Party/Developer became agreed to sign and execute this Joint Venture Agreement on certain terms and conditions with some rights and obligations to be performed by the parties as binding upon them and the same are more fully stated hereinafter.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES as follows:

The First Party / Owner hereby accept the offer of the Second Party/Developer in connection with construction of ground plus three storied building on the said premises which is described in the Schedule - A hereunder written on the terms and condition hereinafter appearing.

ARTICLE - I: COMMENCEMENT

This Agreement will be effected on and from this day and shall remain in force until such time all the terms and conditions set forth herein are complied with and fulfilled by both the Parties.

ARTICLE - II: DEFINITIONS

A) LAND OWNER SHALL mean and include :

SMT SULEKHA DUTTA, wife of Late Chandan Kumar Dutta, residing at Plot No. 1057, Garia Govt. Colony, Holding No. 227, Sripur Bagharkhol, Boral Shib Mandir Para, Post Office Boral, Police Station Narendrapur (formerly Police Station Sonarpur), Kolkata-700154, District South 24 Parganas, West Bengal, hereinafter referred to as the OWNER and in her absence her legal heirs, successors and assignees.

B) DEVELOPER SHALL mean and include :

M/S PUNA ROY LABOUR CONTRACTOR, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, West Bengal, represented by its proprietor namely SRI PUNA ROY, son of Sri Bina Roy, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, hereinafter referred to as the DEVELOPER which include his heirs, successors and assignees.

C.I) PROPOSED BUILDING SHALL mean and include

The ground plus three storied to be constructed as per the Building Plan to be sanctioned by Rajpur Sonarpur Municipality on the said land which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of

the A.D.S.R. Garia, Police Station Narendrapur (formerly Police Station Sonarpur), District South 24 Parganas, Pin-700154 which is more fully and particularly described in the Schedule "A" herein below.

D) LAND OWNERS' ALLOCATION SHALL mean and include

Subject as aforesaid, 50% of the total constructed area of the proposed building in the form of self contained flats and apartments, car - parking to be constructed upon the said land with all modern amenities and facilities with the specific fittings which is fully and particularly described in the Schedule B-1" herein below

E) DEVELOPER'S ALLOCATION SHALL mean and include

Subject as aforesaid, save and except the Owner's allocation as mentioned hereinabove, the remaining or balance 50% of the total constructed area of the proposed building in the form of self contained flats and apartments, car - parking to be constructed upon the said land with all modern amenities and facilities which is fully and particularly described in the Schedule B-2"

F) BUILDING PLAN SHALL mean and include

ALL or any drawing, sketch, structural design, etc prepared by any recognised Architect for the construction of the proposed ground plus three storied building in accordance with Building Plan to be sanctioned by Rajpur Sonarpur Municipality.

G) STIPULATED TIME SHALL mean and include

The time for completion of the proposed building in ready and habitable condition with full amenities and facilities, which will be 30 months time from the date of this agreement and/or from the date of getting delivery of vacant possession of the said premises from the Owners which ever shall be later except otherwise obstructed by any natural calamities, political interference, disputes and legal

bindings which will be reflected in daily newspaper, in that event such period may be extended as may be mutually decided by the parties hereto not exceeding one year from the date of handing of possession and completion of said building.

The completion of the building shall mean issuance of completion certificate issued by the appointed Architect under whose supervision the proposed building will be constructed. And the date on the said certificate shall be deemed to be the date of completion irrespective to the fact that completion certificate issued by Rajpur Sonarpur Municipality be obtained at a later date and which shall not exceed one year from the date of delivery of possession and completion of the said building.

H) DATE OF COMMENCEMENT OF CONSTRUCTION WORK SHALL mean and include

The particular date which shall be within thirty days from the date of getting sanction of building plan and/or getting delivery of vacant possession of the said premises from the Owners which ever shall be later.

I) COMMON AREAS AND FACILITIES SHALL mean and include:

The stair, staircase, stair landing, passage ways, side spaces, lift well, pump room, septic tank, underground water reservoir, overhead tank, electric meter room or space, pump room, main gate, corridors, guard room if any, landings, outer walls of the building, tap water line, rain water pipe line, sewerage lines, boundary walls, and roof of the proposed building including all wirings for common area and other space and facilities, which may be required for the enjoyment of the different flat holders and/or by the occupants of the said building and shall remain common for all and every occupants of the said building and further shall be joint-for enjoyment, maintenance and/or management of the said building and more fully and particularly described in the SCHEDULE - 'C' herein below.

Common Facilities includes 24 Hours Water Supply in every flat, common lighting in common areas, and maintenance of building from common fund.

J) TRANSFER SHALL mean and include

The transfer of self contained units covering super built up area / space in the building along with common user of common space and service area in terms of sale as per provision of Transfer of property Act.

ARTICLE - III: OWNER'S RIGHT AND REPRESENTATION

1. The said property acquired by the Owner is free from all encumbrances, charges, liens, lispendens, transfers, attachments and/or acquisition, requisition whatsoever.
2. The said property is not affected by the provision of Urban Land (Ceiling & Regulation) Act, 1976.
3. The owner declare and represent that she has good and absolute right title to the said property and she has good marketable title to the said property and she has good marketable title enter into this agreement with the Developer. It is further declare that the original title deeds and other documents relating to the property lying with the Owner hereto shall be handed over to the Developer on the day of the execution of this agreement for which the Developer shall grant acknowledgement for the same. The Developer shall hand over all those original documents/title deeds to the Owner after completion of the entire sale or any type of transfer of the Developer's allocation in the said proposed building.
4. Nobody else except the Owner and her legal heirs have any sort of claim, right, title deemed over and in respect of said premises and/or any portion thereof.
5. The Owner has good, clear, absolute marketable title to enter into this agreement with the Developer.

6. No notice of acquisition or requisition have been received or served upon the Owner nor the Owner have any knowledge or are aware of any such notice or orders of acquisition or requisition in respect of the said property or any part thereof.
7. That there is no suit or proceeding both civil and criminal pending questioning the title in respect of the said property or any part thereof.
8. The Owner has not received any money from any individual, bank and/or financial institution against his/her said land.
9. The Developer is entering into this Agreement relying on the aforesaid representation and/or assurances made and/or obtained on the part of the Owner.

ARTICLE-IV- BUILDING

1. That as agreed the Second Party/Developer shall demolish the existing structure standing on the said property at his own costs and expenses and the Developer shall take all the dismantled materials and the First Party / Owner shall have no objection to that effect
2. That after demolition of the existing structure standing on the said property, the Developer shall at his own cost and expenses shall construct the proposed Ground plus three storied building on the said property according to the specification mentioned in the Seventh Schedule hereunder written in accordance with the Municipal building Rules for the time being in force and further in compliance with all Municipal Rules, regulations and provisions. If required the Developer shall obtain any further additional building plan and/or revised plan or may make permissible deviation there from. The building is to be constructed shall be of good and standard quality of building materials and workmanship. That for the construction purpose the Developer shall be entitled to use the existing electric connection and municipal water connection at the said property.

3. That qualified Architect/Engineer shall be engaged by the Developer for construction of the proposed building with good quality of building materials. Any of such materials shall not be of low or inferior quality, the users whereof may cause defect or damage to the proposed building.
4. The Developer shall at his own cost and expenses shall construct the said proposed building together with all arrangement as shall be required to be provided in the proposed building which shall be consisting of several self contained independent units.
5. The Developer shall at his own cost and expenses and without creating any financial or other liability upon the Land Owner shall construct and complete the said proposed building on the said property within a period of 30 (thirty) months from the date of this agreement for Development as per building plan sanctioned by Rajpur Sonarpur Municipality and/or from the date of getting delivery of vacant possession of the said property from the Owner whichever shall be later SUBJECT HOWEVER the Developer is not prevented for reasons beyond the control of the Developer, in that event such period may be extended as may be mutually decided by the parties hereto.

ARTICLE - V: CONSIDERATION

The Developer shall provide to the Land Owner 50% of the total constructed area of the proposed building in the form of self contained flats and apartments, car - parking to be constructed upon the said land with all modem amenities and facilities with the specific fittings which is fully and particularly described in the Schedule B-1" herein below.

ARTICLE - VI: DEVELOPER'S RIGHTS

1. All application, plans and other paper and documents as may be required by the Developer for the purpose of obtaining necessary sanction from the appropriate Authorities shall be prepared and submitted by the Developer on behalf of the Owner at his own costs and expenses and the Developer shall pay all charges and bear all fees including Architect's fees and sanctioned fees

required to be paid or deposited for exploitation of the said property provided however that the Developer shall be exclusively entitled to all refund of any or all payments and/or deposits made by the Developer without any burden to the Owner.

2. The Owner do hereby grant, subject to what has been hereunder provided, exclusive right to the Developer who will build up to and to exploit commercially the said plot of land and to take all necessary steps thereto on behalf of the Owner and shall be able to construct the said proposed building thereon in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality with or without any amendment and/or modification thereto made or cause to be made by the consent of all the parties hereto within the time mentioned hereinabove. The Developer shall hand over the Owner's Allocation in accordance with the specifications which are fully described in the Schedule - D hereunder written within 30 days from the date of completion envisaged hereinabove and the Developer shall construct and complete the units of the proposed building in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality.
3. The Developer shall bear all the costs, charges and expenses for the construction of all the residential flats and car parking including Owner's allocation and the said owner's allocation will be made fit for occupation with proportionate rights in all manners at the costs and expenses of the Developer. The Developer shall not violate any municipal rules while carrying on any constructional works. The Developer without prejudice to the right of the Owner in this Agreement and subject to the terms contained herein, the Developer in his own capacity shall be entitled to enter with any other Building Contractor, Architect and others for carrying out the said Development at his risk and costs.
4. The Owner hereby fully agree and have consent that the Developer shall have exclusive right to advertise, fix hoardings or sign boards of any kind relating to the publicity for the benefit of commercial exploitation of the new building from the date of execution of this Agreement and on

completion of the building or earlier all such advertisements and hoardings shall be removed by the Developer from the premises.

ARTICLE - VII: PROCEDURE

The First Party /Owner shall grant in favour of the Developer a Power of Attorney as per the provisions of the existing law to assist the Developer for construction and completion of the proposed building and also to enter into Agreement for Sale with the prospective purchaser/s of the Developer's Allocation and also to execute and register the appropriate Deed of Conveyance in respect of Developer's Allocation in the proposed building together with the proportionate share of land attributable to the Developer's allocation in the proposed building. And also to do all other acts, deeds, matters and things as may be found necessary by the Developer for construction, sanction of the building plan and for commercial exploitation of the proposed building.

ARTICLE - VIII: POSSESSION

That the Developer shall commence the construction within thirty days from the date of the sanction of the building plan and/or from the date of getting delivery of vacant possession of the said premises from the Owner which ever shall be later and will deliver/handover the Owner's allocation in complete habitable condition to the Owner hereto within a span not exceeding 30 (thirty) months time from the date of execution of this agreement and/or from the date of getting delivery of vacant possession of the said premises from the Owner which ever shall be later except otherwise obstructed by any natural calamities, political interference, disputes and legal bindings.

ARTICLE - IX: OWNERS' OBLIGATIONS

The Owner hereby agrees and covenant with the Developer not to cause any interference or hindrance in the matter of construction and doing any other work in respect of the said proposed building at the

said premises by the Developer subject to however the Developer's compliance with and/or acting in consonance in this agreement.

The Owner hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building or at the said property, subject to Developer complying with the terms and conditions of this agreements.

That in case of death of the Owner hereto the legal heirs and/or legal representatives of the deceased Owner shall be bound to execute and register a fresh Power of Attorney in favour of the Developer on the existing terms and conditions and/or without any change of conditions mentioned in these presents and also without any demands.

ARTICLE - X: OWNER'S INDEMNITY

The Owner hereby undertakes that the Developer shall be entitled to the said Developer's allocation and shall enjoy the said allocation without any interference and/or disturbance provided that the Developer performs and fulfils all the terms and conditions herein contained and on his part to be observed and performed.

ARTICLE- XI : OWNERS' RIGHT

That the Owner shall be entitled to transfer and otherwise deal with the Owner's allocation of the building to any person/persons and intending purchaser or purchasers in the manner deemed fit and proper by the Owner.

ARTICLE - XII : DEVELOPER'S INDEMNITY & OBLIGATION

- a. That for the purpose of the construction work of the said proposed building temporary shifting of the Owner from the said premises is required for which the Developer shall make arrangement of

temporary accommodation of the Owner and the Developer shall make payment of Rs.5000/- (Rupees Five thousand) only per month towards temporary accommodation charges of the Owner from the date of vacating the said premises and/or from the date of delivering vacant possession of the said property by the Owner to the Developer till completion of the building and handing over vacant possession of her allocation or her share in complete habitable condition by the Developer in the said proposed building to be constructed on the said premises.

- b. The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any act of omission or commission of the Developer in or relating to the construction of the said proposed building.
- c. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs, proceedings and claims that may arise out of the Developer's action with regard to the Development of the said premises and/or in the matter of construction of the said building and/or for any defect therein.
- d. The Developer shall obtain all necessary registrations and licenses required for constructing the said building under the applicable laws and rules of the state and shall keep the Owner saved, harmless and indemnified from any violation thereof.
- e. The Developer shall bear all costs, charges and expenses for construction of all residential flats and car parking including owner's allocations and the said owner's' allocation will be made well fit for occupation with proportionate rights in all manner and portions of the said building at the cost of expenses of the Developer.
- f. The developer shall construct the proposed building in strict compliance with all statutory laws, rules, regulations including but not limited, to environmental laws, labour laws, building rules and buildings codes, fire safety norms.

- g. The Developer shall also pay all cess, taxes, electricity bills, and water taxes and out goings and including municipal rates and taxes, electricity bills and water taxes pertaining to the Premises after taking possession of the said Premises till the Completion Date as mentioned above.
- h. Upon completion of the Building the Developer shall form an Association which shall consist of the ultimate purchaser/s of units of the Building including the units in occupation or retained by the land Owner or the Developer and shall have the Association Registered as per Statutory Requirements.
- i. All the necessary clearance, permissions incidental to the execution of the project shall be procured and obtained by the developer.

ARTICLE - XIII : DEVELOPER'S RIGHT

- ai) The Developer will hold the said property land as one of the parties to the development scheme under this joint venture agreement and Developer shall have the permission to construct the said proposed building on the said property as per building plan to be sanctioned by Rajpur Sonorpur Municipality or any subsequent changes made thereto and or in accordance with the Rules and Regulation for the time being in force and the Developer is entitled to deal with and dispose of Developer's allocated portions or constructed areas in the proposed building in the manner the Developer find fit and proper.
- a.ii) If any amendment or modification is be required in the said building plan, the same shall be done by the Developer at his own costs and expenses on behalf of the Owner and the Developer will pay and bear all fees including Architect's fees and municipal charges and expenses required to be paid or deposited for such amendment and/or modification of the building plan.
- a.iii) The Developer shall be entitled to enter into agreement with the intending purchaser or purchasers for selling his allotted portion mentioned above excluding the Owner's share and shall settle terms with the prospective buyers of the units and if necessary the Owner may join in the said

agreement as necessary party without making any objection to enable the Developer to sell his allotted portion with the proportionate share of the said land to the said intending buyers.

a.iv) The Developer shall also be entitled to accept money by way of consideration price from the prospective buyers in respect of his allocated share/portion in the said proposed building.

a.v) Nothing in these presents shall be construed as assignment or conveyance in law by the Owner in respect of the said property or any part thereof to the Developer or it is creating any right, title or interest in respect thereof to the Developer other than possessory right being an exclusive party to the Joint Venture scheme to exploit the said property commercially and to deal with the Developer's allocated area in the proposed building in the manner herein stated.

ARTICLE - XIV: DEFAULT & MISCELLANEOUS

It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relative to which specified provisions may not have been mentioned herein, the Owner hereby undertake to do all such acts, deeds matters and things that may be reasonably required to be done regarding the matter and the Owner shall execute any such additional power of attorney and/or authorization as may be required by the Developer for the said purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe the rights of the Owner and/or go against the spirit of this agreement and the common law.

Any notice required to be served by the Developer shall, without prejudice to any other mode of service available, be deemed to have been served to the Owners if delivered by hand and duly

acknowledged or sent by pre paid registered post with acknowledgement due and be deemed to have been served on the Owner and likewise if delivered by hand duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer if sent with addressed to the Registered Office of the Developer.

The name of the building shall be as per the discretion of the Developer subject to the approval of the Owners.

Nothing in these presents shall be construed to assignment or conveyance in law by the Owner of the said property of any part thereof to the Developer other than an exclusive license to the Developer to commercially exploit the same in terms thereof.

As and from the date of completion of the proposed building the Developer and/or his transferees shall be liable to pay and bear proportionate charges on account taxes payable in respect of their respective allocation.

There is no existing agreement regarding the Development or sale of the said premises and that all other arrangements, if any prior to this agreement have been cancelled and are being suppressed by this agreement.

The Original Agreement, the Original Deeds and documents of Title in respect of the said Property shall be kept in the Office of the Developer and the Developer shall hand over all those original documents/title deeds to the Owner after completion of the entire sale or any type of transfer of the Developer's allocation in the said proposed building.

ARTICLE: XV: FORCE MAJEURE

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative objections is prevented by the existence of the "Force Majeure" and shall be suspended from the obligation during the duration of the "Force Majeure ".

Force Measure shall mean floods, earth - quake, riot, war, storms, tempest, civil commotion, strike, and lockout and or any other act or commission beyond the control or the parties hereto.

CONCLUSION

After preparation of this Agreement all terms and conditions are heard and explained to the Owner and the Developer and after understanding all its contents both the Parties herein do hereby sign and approve the same. And further undertake to abide by all those terms and conditions in its true spirit.

SCHEDULE" A"

(DESCRIPTION OF THE PROPERTY)

ALL THAT piece and parcel of homestead land measuring about 04 (four) Cottahs together with one single storied brick built wall with tile shed residential building (cemented floor) totally measuring more or less 800 square feet standing thereon and which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Sonarpur, District South 24 Parganas, Pin-700154 together with all easement rights, benefits, facilities and other advantages attached therein and which is butted and bounded by-

ON THE NORTH - By L.O.P. No. 1051.

ON THE SOUTH - By 19' (nineteen feet) wide Road.

ON THE EAST - By L.O.P. No. 1056.

ON THE WEST - By L.O.P. No. 1058.

That the said property is comprised in L.R. Dag No. 294 under L.R. Khatian No. 1623.

SCHEDULE" A-1"

(DESCRIPTION OF THE PROPERTY TO BE DEVELOPED)

ALL THAT undivided 1/5th (one-fifth) share of all that piece and parcel of homestead land measuring about 04 (four) Cottahs which is equivalent to undivided 12 (twelve) Chittaks 36 (thirty six) Square feet together with one single storied brick built wall with tile shed residential building (cemented floor) totally measuring more or less 800 square feet which is equivalent to undivided 160 Square feet standing thereon and which is comprised in part of C.S. Dag No. 113 (P), in Mouza Sripur Bagherghole, J.L. No.59, E/P No. 1057, within the limit of Rajpur Sonarpur Municipality, under Ward No.34, being Holding No. 227, Sripur Bagharkhol, within the jurisdiction of the office of the A.D.S.R. Garia, Police Station Sonarpur, District South 24 Parganas, Pin-700154 together with all easement rights, benefits, facilities and other advantages attached therein which is forming an undivided portion of the property described in the Schedule-A written herein above.

SCHEDULE "B-1"

OWNER'S ALLOCATIONS ABOVE REFERRED TO

LAND OWNER'S ALLOCATION SHALL mean and include:

50% of the total constructed area of the proposed building in the form of self contained flats and apartments, car - parking to be constructed upon the said land with all modern amenities and facilities with the specific fittings

SCHEDULE "B-2"

**DEVELOPER'S ALLOCATIONS ABOVE REFERRED TO
DEVELOPER'S ALLOCATION SHALL mean and include:**

Save and except the Owner's allocation, the remaining or balance 50% of the total constructed area of the proposed building in the form of self contained flats and apartments, car - parking to be constructed upon the said land with all modern amenities and facilities with the specific fittings

SCHEDULE "C"

COMMON AREA AND SERVICE

1. Stair case on all floors.
2. Stair case landings on all floors.
3. Lift well and lift plant installation with motor and other equipments.
4. Common passages and lobbies on each floor including the statutory open space around the Building and all other common passage for ingress and egress from the Flats to the Public Road.
5. Water pumps, water tanks/reservoirs in the Ground Floor and on the roof of the top floor, water pipes, motor pump and pipes, ducts and all other common plumbing installations.
6. Common toilet at ground floor.
7. Common electrical installations, meter room, wiring fitting and fixtures.
8. Drainage and sewerage, pits and pipelines over and under the passage and septic tank.
9. Space for keeping pump for lifting water in the overhead tank."
10. Boundary walls and main gates.

11. Roof of the Building.
12. 24 Hours Water Supply System.
13. Lighting in the common Areas.
14. Caretaker Room and Caretaker Service for 24 Hours.

SCHEDULE "D" ABOVE REFERRED TO:-
SPECIFICATIONS

1. FOUNDATION:

- a) Excavation of earth up to the depth as per sanction drawing.
- b) Filling with excavated earth
- c) Disposal of surplus earth.
- d) Fine sand filling on the top of filling with excavated earth.

2. STRUCTURE:

- a) The buildings will be designed on R.C.C framed structure as per Indian standard Code of practice.
- b) Use of Steel reinforcement as per sanctioned structural drawing.

1. WALLS: Brick walls with good quality bricks.

- a) For internal surface — plaster of Paris over the plastered surface.
- b) External Putty with painting with water proof cement paint.

2. Flooring: Vitrified tiles flooring at bedrooms, living cum dining space with 4" (four inches) skirting at flat.

3. Kitchen: Vitrified tiles flooring, cooking platform of granite with stainless steel sink and ceramics glazed tiles up to 3' (three feet) height above the cooking platform are provided.
4. Bathroom: Antiskid tiles flooring with 7' (seven feet) height ceramics glazed tiles on walls.
5. One bath cum privy in each flat with Indian Style pan (white)/Comode (white).
6. Sanitary and Plumbing works : Water supply line in kitchen and toilet will be PVC pipes and external plumbing and sanitary connection will be of PVC pipes
7. Water connection: one shower point, two tap points at bath cum privy and one water point at basin will be provided in dinning cum drawing room and one water point shall be in kitchen.
8. Antiskid tiles flooring at car parking.
9. Drainage & Sewage: Sufficient technically approved drainage & sewage facilities with PVC pipe for rain water. PVC pipes as approved.
10. Door Frames and Door: Seasoned and treated plywood Flush Door with sal wood frames shall be provided with door bolt, lock and eye hole.
11. Windows & Grills: Aluminium channel sliding together with plain glass fittings and iron grill.
12. Electrical works : Electrical work will be done with commercial fittings (switches and plugs) and wiring will be concealed type and there shall be four points in each bedroom, four points including one 15 Amp in living cum drawing room, two points in kitchen and bathroom, one point in balcony and one door bell point.
13. At balcony there shall be two feet brick wall and there upon one feet grill.
14. At staircase railing from the ground floor to top floor there shall be two feet brick wall and there upon one feet grill
15. Marble at staircase, common passages and/or corridors in the building.
16. There shall be four passenger lift in the building.
17. Municipal water connection at the said premises with overhead water reservoir with concealed pipe line with PVC standard quality pipes.

18. Roof treatment with approved water proofing and tile finishing.
19. Any extra work other than our specification mentioned hereinabove shall be charged extra as decided by our authorized engineer and such amount shall have to be deposited before execution of the aforesaid work.

IN WITNESS WHEREOF the OWNER and the DEVELOPER herein have set and subscribed their respective hands and seals hereunder on the day, month and year first written above.

SIGNED SEALED EXECUTED

AND DELIVERED in the presence of:

1. *Rahul Datta*

*Gracie Court Colony,
Borah - KOL - 700154*

Sulekha Datta

SIGNATURE OF THE OWNER

2. *Smikanta Mallick*
Howrah Court

Smikanta Mallick

SIGNATURE OF THE DEVELOPER

Drafted by me

Mr. Majumdar
Advocate

WB/290/99

Howrah Court

Typed by:

Deleena Majumdar
Howrah

Deleena Majumdar

FORM FOR TEN FINGER IMPRESSION



		Little	Ring	Middle	Fore	Thumb
Left Hand						
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature.....*Sulekha Dutta*.....

		Little	Ring	Middle	Fore	Thumb
Left Hand						
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature.....*[Signature]*.....

		Little	Ring	Middle	Fore	Thumb
Left Hand						
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature.....

Major Information of the Deed

Deed No :	I-1603-04807/2022		
Query No / Year	1603-2000939384/2022	Date of Registration	28/03/2022
Query Date	24/03/2022 8:19:49 AM	Office where deed is registered	
Applicant Name, Address & Other Details	D.S.R. - III SOU - 1212 - 1212: GANAS, District South 24-Parganas		
Transaction	Suman Majumder Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9143287576, Status : Advocate		
[0110] Sale, Development Agreement or Construction agreement	Additional Transaction		
Set Forth value	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Stampduty Paid(SD)	Market Value		
Rs. 5,020/- (Article:48(g))	Rs. 8,35,201/-		
Remarks	Registration Fee Paid		
	Rs. 53/- (Article: 53)		
	Received Rs. 50/- (FIFTY only) from the applicant for ... assessment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagherghole, Premises No: 227, , Holding No:227 JI No: 59, Pin Code : 700154

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-294 (RS :-)	LR-1623	Bastu	Bastu	12 Chatak 36 Sq Ft		7,92,001/-	Width of Approach Road: 19 Ft. Adjacent to Metal Road.
Grand Total :					1.32Dec	0/-		

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	160 Sq Ft.	0/-	43,200/-	Structure Type: Structure

Gr. Floor, Area of floor : 160 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	160 sq ft	0/-	43,200 /-	
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Lord Details :

Name,Address,Photo,Finger print and Signature




Sl No	Name	Photo	Finger Print	Signature
1	Mrs Sulekha Dutta Wife of Late Chandan Kumar Dutta Executed by: Self, Date of Execution: 28/03/2022 , Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office	 28/03/2022	 LTI 28/03/2022	 28/03/2022

Plot No. 1057, Garia Govt. Colony, Holding No. 227, Sripur Bagharkhol, City:- Rajpur-sonarpur, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House w - Citizen of: India, P. No. : xxxxxx81, Aadhaar No: 34xxxxxxxx6106, Status :Individual, Executed by: Self, Date of Execution: 28/03/2022 , Admitted by: Self, Date of Admission: 28/03/2022 ,Place : Office




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Puna Roy Labour Contractor 1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: adxxxxxx3m,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 Puna Roy (Presentant) Son of Late Bina Roy Date of Execution - 28/03/2022, , Admitted by: Self, Date of Admission: 28/03/2022, Place of Admission of Execution: Office	Photo  Mar 28 2022 1:46PM	Finger Print  LTI 03/2022	Signature  28/03/2022
1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx3M, Aadhaar No: 37xxxxxxxx1466 Status : Representative, Representative of : Puna Roy Labour Contractor				

Applicant Details :

Suman Majumder	Photo	Finger Print	Signature
Son of Late Sushil Ranjan Majumder Howrah Court, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101			
Identifier Of Mrs Sulekha Dutta, Mr Puna Roy	28/03/2022	28/03/2022	28/03/2022

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sulekha Dutta	Puna Roy Labour Contractor-1.32 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Sulekha Dutta	Puna Roy Labour Contractor-160.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagherghole, Premises No: 227, Holding No:227 JI No: 59, Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 294, LR Khatian No:- 1623	Owner: বন্দিমবর সরকারের উদভাগ, গ্রাম-ও, Gurdian: গুর্দাওয়ান মস্তুর, Address: 10১, অকল্যাণ রোড, কোলকাতা Classification: রায়, Area: 0.85000000 Acre,	Seller is not the recorded Owner as per Applicant.

28-03-2022

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:38 hrs on 28-03-2022, at the office of the D.S.R. - II: SOUTH 24-PARGANAS by Mr Puna Roy.

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 8,35,201/-

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

Execution is admitted on 28/03/2022 by Mrs Sulekha Dutta, Wife of Late Chandan Kumar Dutta, Plot No. 1057, Carri Govt. Colony, Holding No. 227, Sripur Bagharkhol, P.O: Boral, Thana: Sonarpur, City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife

Indetified by Mr Suman Majumder, , Son of Late Sushil Ranjan Majumder, Howrah Court, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-03-2022 by Mr Puna Roy, Indetified by Mr Suman Majumder, , Son of Late Sushil Ranjan Majumder, Howrah Court, P.O: Howrah, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/- and Registration Fees paid by Cash Rs 32/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2022 11:10AM with Govt. Ref. No: 192021220213140241 on 28-03-2022, Amount Rs: 21/-, Bank: State Bank of India (SBIN00000001), Ref. No. CKT2302560 on 28-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,920/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 206232, Amount: Rs.100/-, Date of Purchase: 25/03/2022, Vendor name: A Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/03/2022 11:10AM with Govt. Ref. No: 192021220213140241 on 28-03-2022, Amount Rs: 4,920/-, Bank: State Bank of India (SBIN00000001), Ref. No. CKT2302560 on 28-03-2022, 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 1603-2022, Page from 162651 to 162684
being No 160304807 for the year 2022.



Digitally signed by DEBASISH DHAR
Date: 2022.03.28 17:14:06 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2022/03/28 05:14:06 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)