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AG 672839



DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this the 24th day of JANUARY Two Thousand Twenty Two (2022) BETWEEN (1) SRI PARTHA DUTTA (PAN BXPPD2505L) (Aadhaar No. 5786 8004 8876), son of Late Madhab Chandra Dutta, by religion Hindu, by occupation Service, by Nationality Indian and residing at 136, Lakegardens, P.O. Laskarpur, P.S. Narendrapur, Kolkata- 700153, Dist. 24 Parganas (S) and

Certified that the document is addressed to registration. The signature sheet and the registration stamp attached with this document are the part of this document.

Add District Sub - Registrar Garia
South 24 Pgs.

1 JAN 2022

For PUJA CONSTRUCTION
Mamata Dey
Partha Dutta
Rabi Saha
H. M. Saha

(2) **SMT MAMATA DEY** (PAN CHJPD6463Q) (Aadhaar No. 2828 5942 8661), wife of Sri Barun Dey and daughter of Late Madhab Chandra Dutta, by religion Hindu, by occupation Housewife, by Nationality Indian and residing at 476, Peyarabagan, P.O. Laskarpur, P.S. Narendrapur, Kolkata- 700153, Dist. 24 Parganas (S), hereinafter called and referred to as the "**OWNERS**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

PUJA CONSTRUCTION (PAN AATFP2330H), being represented by its two partners namely (1) **SRI RABI SAHA** (PAN BJXPS7259E), son of Late Jogesh Chandra Saha, by faith Hindu, by occupation Business, by Nationality Indian, and residing at holding no. 177, Peyarabagan, P.O. Laskarpur, P.S. Sonarpur, Kolkata- 700153, Dist. 24 Parganas (S) and (2) **SMT MITHU SEN** (PAN BMHPS2908H), wife of Sri Sujoy Sen, by faith Hindu, by occupation Business, by Nationality Indian and residing at C-74, Brahmapur More, P.O. Brahmapur, P.S. Bansdroni, Kolkata- 700096, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, executors, administrators, legal representatives and assignees) of the **SECOND PART**.

WHEREAS after the partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force for circumstances beyond their control.

Rabi Saha

Mamata Dey

PUJA CONSTRUCTION

Rabi Saha

Mithu Sen

AND WHEREAS the Government of West Bengal offered also reasonable facilities to such persons for residence in West Bengal.

AND WHEREAS a considerable number of such people was compelled by circumstances to use vacant lands in the urban areas for homestead purpose.

AND WHEREAS one Charu Bala Dutta wife of Late Hari Mohan Dutta obtained a piece of homestead land measuring more or less 3 (three) cottahs in L.O.P. 136, C.S. Plot No. 869(P), 51(P), situated at Mouza Laskarpur, J.L. No. 57, P.S. Sonarpur, Dist. 24 Parganas (S), Sub-Registration Office Alipore butted and bounded in the manner following:-

On the North	Road
On the South	L.O.P. No. 141
On the East	Road
On the West	Pond

In pursuant of the said refugee rehabilitation scheme/policy of the Government of West Bengal executed a Deed of Gift on 15.05.1992 and the same was Registered before the office of ADR Alipore and recorded in book no. 1, volume no. 10, pages 29 to 32, being no. 683 for the year 1992 and it establish the right, title and interest of Charu Bala Dutta (therein Donee) to the said plot of land in her capacity as absolute owner.

- 1) Being thus seized and possessed of the property the said Charu Bala Dutta became the sole and absolute owner of ALL THAT the

Partha Dutta

Mamata Devi - Kabisita

H. B. Sen
Partner

piece and parcel of land containing at present by actual measurement of the land an area of 3 cottahs 0 chittaks 0 sq.ft. a little more or less and while enjoying and possessing the said land the said Charu Bala Dutta died on 18.11.1993 leaving behind her surviving one son Madhab Chandra Dutta, Maya Dutta wife of Madhab Chandra Dutta died on 26.02.2011 and her husband Madhab Chandra Dutta died 07.02.2013 and after the death of Madhab Chandra Dutta and Maya Dutta, the above two owners i.e. Partha Dutta and Mamata Dey i.e. the party of the first part hereinabove who collectively inherited the property left by their grandmother Late Charu Bala Dutta as per Hindu Succession Act and later on they mutated their names in the Assessment Department of the Rajpur Sonarpur Municipality as holding no. 345, Lake Gardens, Ward No. 31 under Rajpur Sonarpur Municipality and now enjoying the property collectively after paying tax regularly in their own names.

- 2) The first part has marketable title to the said premises as described in the schedule hereunder and that the said premises is free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever and that the Owners are now absolutely seized and possessed of or otherwise well and sufficiently to ALL THAT the said premises as described in the schedule hereunder.
- 3) The Landowners shall handover the khas vacant possession of the property to the Developers for the construction of ground plus three (G+III) storied building.

Partha Dutta
Mamata Dey
Rabi Saha
For PUDA CONSTRUCTION
Partner.
Partner.

- 4) The Owners are desirous of construction a ground plus three (G+III) storied building in accordance with the building plan to be sanctioned by the Rajpur Sonarpur Municipality.
- 5) Upon the aforesaid representation of the Owners herein and subject to verification of title of the Owners concerning the said premises, the Developer has agreed to develop the said premises, by constructing one G+III storied building on the schedule land with sanctioned building plan on the terms and conditions set out in these presents.

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

- 1) **DEFINITION** Unless there is any thing repugnant to the subject or context.
- 2) **OWNERS** shall mean (1) **SRI PARTHA DUTTA** son of Late Madhab Chandra Dutta & Maya Dutta (i.e. grandson of Charu Bala Dutta) and (2) **SMT MAMATA DEY** married daughter of Late Madhab Chandra Dutta & Maya Dutta (i.e. granddaughter of Charu Bala Dutta) i.e. legal heirs and successors of Charu Bala Dutta.
- 3) **DEVELOPER** shall mean **PUJA CONSTRUCTION** one partnership firm having its office at 177, Peyarabagan, P.O. Laskarpur, P.S. Sonarpur, Kolkata - 700153, Dist. 24 Parganas (South) represented by its two partners-

- (a) Sri Rabi Saha Son of Late Jogesh Chandra Saha and
- (b) Smt. Mithu Sen wife of Sri Sujöy Sen.

Partha Dutta
Mamata Dey
Rabi Saha
Mithu Sen
DIRECTOR
PUJA CONSTRUCTION

- 4) **PREMISES** shall mean the premises holding no. 345, Street name Lakegarden, P.S. Sonarpur (now Narendrapur), Kolkata-700153, Ward No. 31, morefully and particularly mentioned and described in the Schedule hereunder.
- 5) **THE NEW BUILDING** shall mean the building proposed G+III storied to be constructed as per sanction plan on the said premises.
- 6) **COMMON AREAS, FACILITIES AND AMENITIES** shall include corridors, hall-ways, stair ways, passageways, common lavatories, pump room, boundary wall and its gate, underground water reservoir, overhead water tank, water pump, roof, common services with electrical, sanitary & plumbing and other spaces and facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment provisions maintenance and/or management of the proposed building.
- 7) **SALEABLE SPACE** shall mean total super built up area i.e. the space in the new proposed G+III storied Building available for independent use and occupation along with the proportionate share of space defined under common facilities and amenities.
- 8) **OWNERS' ALLOCATION** shall mean the owners shall get –
 - a) 1 no. 2BHK residential flat no. B-1 on the first floor, measuring more or less 826 sq.ft. super built-up area.
 - b) 2 nos. shop rooms at the ground floor of the new building measuring more or less 78 sq.ft. each covered area.

Pootha Bhatt
 Mamantra Bey Rabi'sale, Hill Bn.
 Partner,

THE CONSTRUCTION

- c) 1 no. 2BHK residential flat no. A2 on the second floor measuring more or less 837 sq.ft. super built-up area and a non refundable amount a sum of Rs. 1,00,000/- (Rupees one lakh) only by cash at the time of registration of the Development Agreement and Development Power.

- 9) **DEVELOPER'S ALLOCATION** shall mean remaining constructed area in the G+III storied building (**except owners' allocation as above**) including proportionate share in the land, common facilities and amenities on Pro-rata basis excluding the owner's share.
- 10) **BUILDING PLAN** shall mean plan to be prepared by the Architect for construction of the New proposed G+III storied Building which shall be sanctioned by Rajpur Sonarpur Municipality and any other competent authority.
- 11) **TRANSFeree** shall mean a person or persons, firm, limited company, association of persons or body of individuals who will use for residential purpose by the Developer at their sole discretion to whom any saleable space in the New Building with Proportionate share of land shall be transferred to meet the expenses of construction and their profit over which the owner shall have no say or claim whatsoever.
- 12) **WORDS** importing singular include plural and vice versa.

Pritha Datta
Mama + Day
Rabindra
DIRECTOR
POURTA CONSTRUCTION
POURTA

2. **THIS AGREEMENT** shall be deemed to have commenced with effect from the date of execution of this agreement and shall be in force till all saleable space are sold and handover possession to all purchasers/transferees till completion of all documents papers, mutation service connection, and other requirement services and Registration etc.

3. **THE OWNERS DECLARE AS FOLLOWS :-**

- a) That the Owners are absolutely seized and possessed of and/or well sufficiently entitled to the said premises as described in the first schedule hereunder.
- b) That the said premises is free from all encumbrances and the Owners have marketable title in respect of the said Premises.
- c) That the said premises is free from all encumbrances charges liens lispendens attachments trusts acquisitions requisition whatsoever or however.
- d) That there is no legal impediment for the Owner to obtain the certificates under Section 230 (A)(1) of the Indian Income Tax Act, 1961.
- e) All the papers to be signed by the Land Owners as and when developer will require for the same.
- f) The owners shall take proper initiative to enjoy all easement rights upon the adjacent passage on which the entire project depend upon.

Pootha Bhatta
 Mamata Bhat
 Rabi's Sub. M. Bhat
 Pootha

- a) The two parties of the above partnership concern known as PUJA CONSTRUCTION in capacity as Developer agrees to undertake the development work of the said land. They will arrange to design and prepare the building plan as Developer they will undertake the construction work of the building, complete the same and sell out, lease, mortgage, rent out of their allocations portions only as per as their own desire as per provisions of this Agreement.
- b) The Developer will arrange for sanction of the proposed building plan at its own cost with all necessary assistance of the Owners.
- c) After obtaining the sanction of the said building plan from the Rajpur Sonarpur Municipality the Developer will complete the construction of the building within 60 (sixty) months from the date of receiving the sanction Building plan and khas vacant condition of the existing premises unless otherwise prevented by unforeseen circumstances, in that case the time period may be extended.
- d) The Developer will arrange for raising the necessary funds for the construction of the proposed and feasible at their sole discretion and/or by taking advance money from the intending purchasers by agreement and/or by outright sale, rent etc. but excluding the portion of the owner's allocation.

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 Marmata Bex
 Rab's Gals, Hillen
 Partner.

- e) The Developer in their capacity shall ensure proper and good workmanship with standard materials, and as available in the market.
- f) That the developer shall receive money from the intending purchasers in respect of its allocation i.e. the Developer's Allocation at their own risk and liability for which the owners shall not be held liable for the same in any manner whatsoever.
- g) That during pendency of the present agreement, the developer shall not hand over this project to the other developer.

5. THE OWNERS AND THE DEVELOPER DO HEREBY DECLARE AND COVENANT AS :-

- a) The Owners hereby grant exclusive right to the Developer to undertake new construction of one G+III storied building on the said premises in accordance with the plan to be sanctioned by the Rajpur Sonarpur Municipality at the cost of the Developer.
- b) All application plans and other papers and documents as may be required by the Developer for the purpose of obtaining necessary sanction and construction from the appropriate authorities shall be prepared and submitted to Rajpur Sonarpur Municipality and/or any other authorities/authority by the Developer on behalf of Owners by signing as their Constituted Attorneys.

Pootha
 Bhatt
 Rajiv Singh
 Partners
 Marmata Bay

- c) The Owners shall retain owners' allocation as mentioned hereinabove.
- d) That professional fees and charges for Project Management supervision of construction, financial and legal administration and charges for the enterprise as a whole and Developers profit will be realized from the funds collected by Developer for construction of the proposed new building from the prospective purchasers of the Developer's share including proportionate share of the land and all the remaining portion of space over the cost incurred on account of construction and the incidental expenses incurred in connection therewith such as legal charges, sanction loan, administration charges and all incidental costs arising out of the project. The Owners will have no liability and/or obligation to bear such costs, nor will responsible for absence to or insufficiency of any surplus as mentioned above. On the other hand the Owners will have no right or say whatsoever to any surplus fund generated from the Developer's portion thus created or in the matter of collection and use of the same by Developer.
- e) The Owners simultaneously with the execution of this Agreement shall grant to the Developer one Development Power of Attorney as may be required for the purpose of obtaining sanction of plan from Rajpur Sonarpur Municipality and all necessary permission and sanction from different authorities in connection with the

Portha Datta
 Marmata Dey
 Author. H. M. D.
 FOR FULL DOCUMENT

construction of the proposed new building and also for pursuing and following up the matter with the Rajpur Sonarpur Municipality and other authorities and other into agreements with prospective purchaser against payment of advance of for outright sale of their share of saleable space/flats garages, common areas as the constituted attorney of the Owners.

- f) The Owners i.e. the party of the First Part herein shall have rights and common together with other purchasers to the common facilities and amenities.
- g) The Owners, the Party of the First Part, herein shall give the possession to the Developer simultaneously with the execution of this Agreement and a registered Development Power of Attorney in favour of the Developer in the matter of creating convey to the prospective purchasers concerning Developer's allocation in the new building.
- h) The Developer shall at their costs construct and complete the New G+III storied Building at the said premises in accordance with the sanctioned plan and confirming to such specification as are mentioned in the Third Schedule hereunder written and/or as may be considered desirable by the Developer in the capacity of the Architect for this particular project and it is hereby clearly understood that the decision of the Developer for this building project regarding the quality of the materials

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 Mumukshu Bhatta
 For MUA CONSTRUCTION
 Partner, H. H. Bhatta
 Partner,

shall be final and binding on the party of the FIRST PART (Owners).

6. MUTUAL DECLARATION BY AND BETWEEN THE OWNERS AND THE DEVELOPER :

- i) As soon as the building is completed in all respects as committed by the Developer, the Developer shall give written notice to the Owners requiring the Owners to take possession of the owners' allocation in the building and after 30 days from the date of service of such notice and at all times thereafter the Owners shall be exclusively responsible for payment of all Municipal and Property Taxes rates and other public outgoings and impositions whatsoever, payable in respect of the owners' allocation provided that the said rates to be apportioned pro-rata basis with reference to the saleable space/flats in the building as a whole. If the Owners fail or neglect to take possession of their allocation of share in the New Building within 30 (thirty) days from the date of issue of notice by the Developer by Registered Post with acknowledgement due or by hand, it shall be deemed that they have taken possession of their allocation in the building.
- ii) The Owners and the Developer shall punctually and regularly pay for their respective allocations the said rates and taxes to the concerned authorities and keep each other indemnified against all claims, action, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly instituted

Partha Dutta
 Mamata Deb Roy
 For
 Mita Roy

against or suffered by or paid by either of them as the case may be consequent upon a default made by either or them till completion of construction of New Building and sale of all flats of Developer's share. Thereafter the Developer shall have no responsibility whatsoever in respect of the building or flats thereof except for normal warranties as to construction of buildings.

- iii) From the date of possession notice aforesaid the Owners shall be responsible to pay and bear the service charges for the common facilities in the new Building payable with respect to the Owners' allocation, such charges are to include proportionate share of premium for the insurance of the building to the Developer till the formation of society and/or assistance, water, fire and service charges and proportionate share service charges for electric connection for bill collection and management, of the common facilities, renovation, replacement and maintenance charges and expenses for the building and of all common writing, pipes, electrical and mechanical installations, applications and equipments, stairways, corridors, hall passage-way garden, boundary wall, parkway and other facilities.
- iv) No occupier shall use or permit to be used their respective allocation in the building or any portion thereof for carrying on any illegal and/or immoral trade or activity or use thereof for any purpose which may cause nuisance annoyance or hazard to the other purchasers/occupiers of the apartment or the building.

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- v) Neither party shall transfer or permit transfer of their respective allocations or any portion thereof unless.
 - a) Such party shall have observed and performed all terms and conditions on their respective part to be observed and/or performed.
- vi) All the parties shall abide by all statutory rules and regulations bye-laws etc. as the case may be and shall be responsible for any deviation violation and/or breach of any of the said law bye laws rules and regulations.
- vii) The respective allottees/occupiers shall keep at all times the interior walls, sewers, drains pipes and other fittings and fixtures and appurtenance and floor and ceiling in each of their respective allocation in the building in perfect working condition so not to cause any damage to the building or any other space of accommodation therein and shall keep the other occupiers of the said building indemnified from and against the consequence of any breach arising there from.
- viii) No articles of display shall be kept in the corridors or other places of common use in the building and land that may cause hindrance to the free movement of occupiers and obstruction/ beautification of the building.
- ix) No occupiers of the building shall throw or accumulates any dirt, rubbish, waste or refuse or permit the same to

Partha Dutta
 Mamanabey
 Robert
 Hillman

be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

7. THE OWNERS HEREBY AGREE AND COVENANT WITH THE DEVELOPER THUS :-

1. Not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer.
2. Not to do any act deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any or the Developer's allocation portion in the building at the said premises.
3. Not to let out grant lease mortgage and/or charge the said premises or any portion thereof without the consent in writing of the Developer so long the Developer do not become free from the said project of constructing the building and disposing of the Developer allocation.
4. To remain bound to execute all agreements for sale or transfer concerning Developer's allocation in the building and premises and shall remain bound to execute a Development Power of Attorney empowering the Developer or Developer's agent/agents to execute all such agreements for sale or transfer and therefore transfer, convey and give possession for and on behalf for the Owners concerning Developer's allocation of the building.

For PUSA CONSTRUCTION
 Partner, Partner,
 Mumtaz Begam, H. H. H.
 Partha Dutta, H. H. H.

5. The Owners agreed to clear and pay all the taxes and other statutory payment to the appropriate authority for the said premises up to the case of signing this Agreement thereafter such taxes and statutory payments shall be borne by the Developer.
6. The Developer will be entitled to put on the signboard of their Company on the land and to advise for the sale of the ownership flats/apartments save and except the flat portion allocated to the Owners referred hereinafter..
7. The Owners will execute a Registered Development Power of Attorney in favour of the Developer authorizing them to submit papers and documents in respect of taking all steps and sign any and every papers, application or documents for obtaining sanction plan from the Rajpur Sonarpur Municipality, water and electricity connection etc. from W.B.S.E.D.C.L. or whatever may be for and on behalf of the Owners as their constituted attorney and the construction of the proposed building and empowering them to sell, to advertise for sale, to take advance, from intending purchaser /purchasers and to issue valid receipts in their names for the advances received by the Developer and to register or registered the flat or flats car parking etc. in favour of prospective buyers except in respect of the portions ear marked for the Owners and subject to the right in connection areas such as his case etc.

Pootha
 Marmata Roy
 Rabyala, W.B.S.E.D.C.L.
 14/11/2018

8. The vacant possession of the premises aforesaid stands transferred to the Developer to take steps towards construction of the building immediately with the execution of this agreement between the parties.

8. THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE OWNERS AS FOLLOWS :

- i) To complete the construction of the building within 18 (eighteen) months from the date of sanction of the building plan and after getting vacant possession of the property from the Owners unless prevented from doing so for unforeseen circumstances,
- ii) Not to violate or contravene any of the provisions of rules applicable to construction of the said building.
- iii) To keep the Owners indemnified against all third party claims and action arising out of any sort of act commission of the Developers in relation to the construction of the said building.

9. MUTUAL COVENANTS AND INDEMNITIES -

- i) The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy, sell let out its allocated space/flats/common area without any interference or disturbances provided the Developer perform and fulfill all

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the terms and conditions herein contained and/or on their part to be observed and performed.

- ii) The Owners shall do or execute or cause to be done or executed all such further deeds matters and things not herein specified as may be required to be done by the Developer and for which the Developer may need the authority of the Owners including any such additional Power of Attorney and/or authorization as may be required for the purpose provided that all such acts deeds matters and things shall not in any way infringe on the rights of the Owners and/or go against the spirit of these presents.
- iii) The Owners shall not be liable in any manner in respect of Developer's allocation similarly the Developer shall not be liable in any manner in respect of owner's allocation.
- iv) Any notice required to be given by either of the parties to the other of them shall without prejudice to any other mode of service available deemed to have been served if delivered on hand and duly acknowledged or sent by registered post with acknowledgement due to the last known or recorded address of the party concerned.
- v) The Developer will cease to have any responsibility or obligation whatsoever after the transfer/handing over possession of the built up area common areas to the Purchasers and the Owners, the parties of the First Part herein. The maintenance of the new building and other matters relating to the management and administration of

For the Owners
 Pootha Bhatta
 Rakesh, 4/10/14
 Mamata Bhatta

the said building and common parts and facilities thereof shall be looked after by an association to be formed by all the purchasers of the flats and common areas and the Owners, the parties of the First Part herein. During the intervening period i.e. so long all the flats, common areas are not handed over to prospective purchasers the Developer will look after the management of the new building in all matters.

- vi) As and from the date of completion of the Building the Developer and/or their nominees/transferees/purchasers and the Owners shall be jointly liable to pay and bear proportionate charges on account of ground rents, and other taxes payable in respect of their respective spaces, flats, common areas,
- vii) The Owners shall deliver or cause to be delivered to the Developer all the original title deeds relating to the said premises simultaneously with the execution of these presents for which the developer will grant valid receipt and after completion of the project the same shall be handed over / return back to the Owners with knowledge of other flat owners..
- viii) The developer shall have right to take booking for developer's allocation but the developer shall be liable to handover owners' allocation at first thereafter to the purchasers of developer's allocation.

10. LIQUIDATED DEMANDS AND PENALTY

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Mamata Dey

For PUSA CONSTRUCTION
Partners,
Rishi Saha, Mr. Anu Sen.
Partners.

- i) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performances of the relative obligations is prevented by the existence of the Force Majeure conditions such as floods, earthquake, riots, war, storm, tempest, civil commotion, strike and/or any other act or commission beyond the control of the parties hereto and due to Rajpur Sonarpur Municipality Rules.

11. SETTLEMENT & DISPUTE / ARBITRATION :

Notwithstanding the foregoing provision, the right to sue for specific performance of this contract by one party against the other party as per the terms of their Agreement shall remain unaffected.

12. JURISDICTION :

All courts at Kolkata and High Court at Kolkata alone shall have the jurisdiction to certain try and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 3 cottahs 0 chittaks 0 sq.ft. homestead land L.O.P. No. 136 in C.S. Plot No. 863(P), 51(P), ^{LR 2280, 357} of Mouza Laskarpur, J.L. No. 57, P.S. Sonarpur (now Narendrapur) in the District of 24 Parganas (S) Sub-Registration office Allpore being assessed as holding no. 345, Street name Lakegardens, within the

Partha Dutta
Mama + a boy Rubi Saha. 4/11/2010

Rubi Saha

Partha Dutta

jurisdiction of Rajpur Sonarpur Municipality, Ward No. 31 and the same is butted and bounded by :-

ON THE NORTH	:	Road (common passage about 8' wide)
ON THE SOUTH	:	L.O.P. No. 141
ON THE EAST	:	Road (about 24' wide)
ON THE WEST	:	Pond

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

- i. 1 no. 2BHK residential flat no. B-1 on the first floor, measuring more or less 826 sq.ft. super built-up area.
- ii. 2 nos. shop rooms at the ground floor of the new building measuring more or less 78 sq.ft. each covered area.
- iii. 1 no. 2BHK residential flat no. A2 on the second floor measuring more or less 837 sq.ft. super built-up area and a non refundable amount a sum of Rs. 1,00,000/- (Rupees one lakh) only by cash at the time of registration of the Development Agreement and Development Power.

For PUA CONSTRUCTION
 P. Patha Datta
 Mamanaboy Babisala, H. An.
 Partner,

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT the remaining constructed areas in the G+III storied building (except owners' allocation as mentioned in the second schedule hereinabove) together with proportionate undivided share of land and underneath the building with undivided share of stair, corridor, head room, roof terrace, passages with Electrical Services and Sanitary, Plumbing, Boundary walls, Guard room etc.

THE FOURTH SCHEDULE ABOVE REFERRED TO
SPECIFICATION

1. a) Main RCC structure will be designed by eminent engineer and quality ISI marked cement and steel will be used. All outside brick work will be 10 inch, 8 inch. Or 5 inch as per requirement of the elevation.

b) All 3 inch brick work will be with the wire reinforcement in every 3rd layer.

2. **Doors**

All doors opening will be made as per sketched plan and frame of wood, main door will be made by flush door. All other door shutters will be made of both sides water proof teak ply pasting flush door pressed of 35 mm. thickness. Bed room doors will have hatch bolts and the front doors will consists of decorative mortice lock, eye hole and burglar chain.

Partha
 Marmata
 For PUNA CONSTRUCTION
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- Bed Room** : 2 light points, 1 fan point, one 5 amp. & one 15 amp. Plug point.
- Drawing/Dining Room** : 2 light points, two fan points, two 5 amp. Plug point, one calling bell point and two 15 amp. Plug point.
- Kitchen & Toilet** : One light point in each room, one 1.5 amp and 5 amp. Plug points at kitchen and at toilet and one point for exhaust fan in kitchen and in toilet.
- Balcony** : One light point.
- Owners Personal Meter:** Total cost will be paid by the land Owners.

10. Sanitary & Plumbing Fittings-

- Kitchen** : One sink (stainless steel) with drain board.
- Toilet** : Commode with low down PVC cistern, two Bib-cocks, one shower and one wash basin of matching size (white).
- W.C.** : One commode with P.V.C. cistern, two bibcock.

Pitha Bula Babu Saha, M.A. B.A.
 Mamata Dey

11. Roof

i) Over the RCC roof slab concrete screening and net cement finish on top.

ii) 4' ft. height parapet wall plastered and painted on both sides shall provided all around the roof slab.

12. Water Supply

i) Overhead RCC made reservoir will be provided at top as per design.

ii) Suitable electric pump will be installed for round the clock water supply.

iii) Suitable underground tank will be provided.

13. Extra Work

In addition to the above items if the land Owners want to provide additional items or wants to change the specification of any item be allowed after getting the permission from the consulting engineer, if he fulfils the following. An estimate for additional work or the change item, shall be supplied by the builders and the land Owners have to pay the total amount in advance to carry out these additional / changed items.

Forthia Bulla Kothi Saku, 11th Floor,
Mama + a Day
Pattinai.

15. **Compound** : Compound will be paved I.P.S. floor finish wherever required.

16) **Common Facilities** : The building will have overhead RCC made water tank, pump and underground water reservoir of required capacity, lighting of the common areas, common stair-case and septic tank etc.

Fortha Datta
Mamata Dey

Rudra Jaha
P. B. Jaha
H. B. Jaha

ATTENTION



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

WITNESSES:-

1. *Biswanath (Husband)*
Lake garden P.S. Laskarpur
KOL-153.

Partha Dutta
Mamata Bey

SIGNATURE OF THE OWNERS
(FIRST PART)

2. *Surojit Saha*
G27 Anandnagar
Sunto's puri
KOL-75

For PUJA CONSTRUCTION
Rabi Saha. *H. M. Pan.*
Partner. Partner.

SIGNATURE OF THE DEVELOPER
(SECOND PART)

Drafted by :

Niranjana Kaundal (Adv.)
(NIRANJANA KAUNDAL)
WB/1724/1978
Alexon Choudhury
KOL-70027

Typed by me:

Malay Kr. Sau.

Malay Kr. Sau
Laskarpur, Peyarabagan, Kol-153

MEMO OF CONSIDERATION

Received of and from the within named Developer the within mentioned sum of Rs. 1,00,000/- (Rupees one lakh) only by the undersigned as follows:-

By cash

Rs. 1,00,000/-

TOTAL

Rs. 1,00,000/-

(Rupees one lakh) only

Bartha Dutta
Mumtaz Bey

SIGNATURE OF THE OWNERS

WITNESSES:

1) Bomanath Choudhary
Bhadracharya,
Lakshman. P.O. Laskarpur
KOL-153

2) Sunoojit Saha
62/Dayanogher
Suntos pur
KOL-75

Typed by me:

Malay K. Sau

Laskarpur, Peyarabagan, Kol-153

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

PHOTO



Name

Signature



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

Name PARTHA DUTTA

Signature Partha Dutta



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

Name MAMATA DEY

Signature Mamata Dey



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

PHOTO



Name

Signature



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

Name **RABI SAHA**

Signature *Rabi Saha*



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

Name **HITHU SEN**

Signature *Hithu Sen*




ভারত সরকার
 Government of India


নাম: Partha Dutta
 জন্ম তারিখ: 01/01/1976
 লিঙ্গ: / MALE



5786 8004 8876

আমার আধার, আমার পরিচয়


স্বাধীনতা, বিচার, পরিচয়
 Unique Identification Authority of India

ঠিকানা:
 এস/ও: মদ্যব চন্দ্র দত্ত, লেক গার্ডেন
 পশ্চিম ও দক্ষিণ পাড়া, রোজার গার্ডেন
 সোনারপুর (এম), দক্ষিণ ২৪ পরগণা,
 পশ্চিম বঙ্গ - ৭০০১৫৩

Address:
 S/O Madhab Chandra Dutta,
 LAKE GARDEN paschim o
 Dakshin para, Rojour Gonerpur
 (M), South 24 Parganas,
 West Bengal - 700153

5786 8004 8876





19-07-2019
 www.uidai.gov.in

Partha Dutta
 9903449183

आयकर विभाग
INCOME TAX DEPARTMENT
PARTHA DUTTA



भारत सरकार
GOVT. OF INDIA

MADHAS DUTTA

01/01/1978

Permanent Account Number

BXPPD2505L

Partha Dutta
Signature



In case this card is lost / found, kindly inform / return to :-
Income Tax PAN Services Unit, UTIITSL,
Flat No. 3, Sector 11, CRD Bldg.,
New Mumbai - 400 014.

यदि कार्ड खोया/प्राप्त हो, कृपया सूचित करें/वापस करें :-
आयकर पैन सेवा यूनिट, UTIITSL,
फ्लॉर नं. 3, सेक्टर 11, CRD ब्लॉक, नई मुंबई,
पिन कोड - 400 014.

Partha Dutta

9903449183



ভারতীয় বিশিষ্ট পরিচয় পরিষদ

ভারত সরকার

Unique Identification Authority of India

Government of India

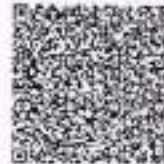
চলিবার তারিখ / Enrollment No. : 2010/17553/00565

To
Mamata Dey
মমতা দে
W/O. Banun Dey
470
PEYARA BAGAN ROAD
Rajpur Sonarpur II,
Laskarpur South 24 Parganas
West Bengal - 700153



KH454E3G67QFT

45439667



আপনার আধার সংখ্যা / Your Aadhaar No. :

2828 5942 8661

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

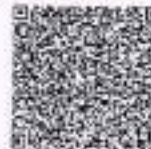
Government of India



মমতা দে
Mamata Dey
পিতা : মদন চন্দ্র দে
Father : Madhab Chandra Datta

জন্ম তারিখ / DOB 13/12/1975
লিঙ্গ / Female

2828 5942 8661



আধার - সাধারণ মানুষের অধিকার

Mamata Dey



भारत सरकार
Unique Identification Authority of India
Government of India

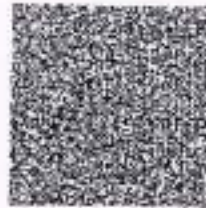
Enrolment No.: 0661/11741/00561

80001802 9800000000000000

To
Dilip Baidya
S/O Satish Chandra Baidya
LENIN NAGAR
Rajpur Sonarpur (M)
Laskarpur
South 24 Parganas West Bengal - 706153
7890280145

80001802 9800000000000000

Signature valid



QR code not recognized

आपका आधार क्रमांक / Your Aadhaar No. :

2105 5861 9474

VID - 9120 8858 7369 4325

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Dilip Baidya
Date of Birth/DOB: 01/01/1965
Male/Male

2105 5861 9474

VID - 9120 8858 7369 4325

मेरा आधार, मेरी पहचान

Dilip Baidya



Rabi Saha.

भारत सरकार
GOVERNMENT OF INDIA



রবি সাহা
RABI SAHA

জন্ম তারিখ / DOB: 01/01/1967
পুল / Male



6784 7558 5299

আধার - সাধারণ মানুষের অধিকার

भारत सरकार
GOVERNMENT OF INDIA

ঠিকানা: S/O Jagesh
Chandra Saha, 2612
PEYARA BAGAN,
LASKARPUR, Rajpur
Sonarpur (M), South 24
Parganas, Laskarpur, West
Bengal, 700153.

ঠিকানা: S/O Jagesh
Chandra Saha, 2612
PEYARA BAGAN,
LASKARPUR, Rajpur
Sonarpur (M), South 24
Parganas, Laskarpur, West
Bengal, 700153.

6784 7558 5299


1047 300 1047


haz@uda.gov.in


www.uda.gov.in

Rabi Saha



ভারত সরকার

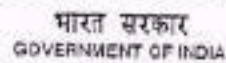
डाॅक्टरांच्या वॉर ऑफ़ डायग्नोसिस वे. १४२ : ३३५-३३६

MN184968157DF



3723 6285 2071

আখার - সাধারণ মানুষের অধিকার



पिता / जन
 Mithu San
 पिता / पिता पेशा
 Father : SSR CHOWDHURY
 जन्म तिथि / Date of Birth : 1975
 पत्नी / Partner



3723 6285 2071

সাধারণ - সাধারণ মানুষের অধিকার

Millicen Pen.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

MITHU SEN

SISIR CHOWDHURY

05/11/976

Passport Account Number

BMHPS2908H

Mithu Sen
Signature



Mithu Sen



Rishi Saha



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

GRN Details

GRN:	192021220167553721	Payment Mode:	Online Payment
GRN Date:	21/01/2022 13:33:41	Bank/Gateway:	State Bank of India
BRN :	1K0BMNSFZ8	BRN Date:	21/01/2022 13:01:10
Payment Status:	Successful	Payment Ref. No:	2000161109/1/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	RABI SAHA
Address:	177, PEYARABAGAN SONARPUR KOLKATA 700153
Mobile:	7890180145
Depositor Status:	Attorney of Claimant
Query No:	2000161109
Applicant's Name:	Mr DILIP BAIDYA
Identification No:	2000161109/1/2022
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000161109/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	4921
2	2000161109/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	1021
Total				5942

IN WORDS: FIVE THOUSAND NINE HUNDRED FORTY TWO ONLY.

Major Information of the Deed

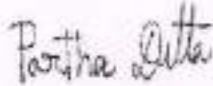
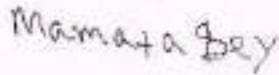
Deed No :	I-1629-00690/2022	Date of Registration	31/01/2022
Query No / Year	1629-2000161109/2022	Office where deed is registered	
Query Date	17/01/2022 4:48:27 PM	1629-2000161109/2022	
Applicant Name, Address & Other Details	DILIP BAIDYA LASKARPUR, LENIN NAGAR, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 7890180145, Status :Attorney of Executant		
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 : 1,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 29,70,002/-		
Stampduty Paid (SD)	Registration Fee Paid		
Rs. 5,021/- (Article:48(g))	Rs. 1,021/- (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: Lake Garden Road, Mouza: Laskarpur, Ward No: 31, Holding No:345 JI No: 57, Pin Code : 700153

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-2280 (RS :-863)	(RS:- 136\0)	Bastu	Bastu	1 Katha 8 Chatak	1/-	14,85,001/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-356 (RS :-51)	(RS:- 136\0)	Bastu	Bastu	1 Katha 8 Chatak	1/-	14,85,001/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
TOTAL :					4.95Dec	2 /-	29,70,002 /-	
Grand Total :					4.95Dec	2 /-	29,70,002 /-	

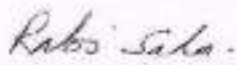
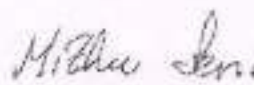
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PARTHA DUTTA (Presentant) Son of Late MADHAB CHANDRA DUTTA Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	24/01/2022	LTI	24/01/2022	
136, LAKE GARDENS NOW PS NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BXxxxxxx5L, Aadhaar No: 57xxxxxxxx8876, Status :Individual, Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office				
2	Name Mrs MAMATA DEY Wife of Mr BARUN DEY Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	24/01/2022	LTI	24/01/2022	
476, PEYARABAGAN NOW PS NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CHxxxxxx3Q, Aadhaar No: 28xxxxxxxx8661, Status :Individual, Executed by: Self, Date of Execution: 24/01/2022 , Admitted by: Self, Date of Admission: 24/01/2022 ,Place : Office				

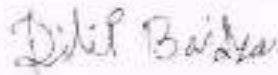
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PUJA CONSTRUCTION 177, PEYARA BAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 , PAN No.: AAxxxxxx0H,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 RABI SAHA Son of Late JOGESH CHANDRA SAHA Date of Execution - 24/01/2022, , Admitted by: Self, Date of Admission: 24/01/2022, Place of Admission of Execution: Office	Photo  Jan 24 2022 12:09PM	Finger Print  LTI 24/01/2022	Signature  24/01/2022
	177, PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BJxxxxxx9E, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PUJA CONSTRUCTION (as partner)			
2	Name Mrs MITHU SEN Wife of SUJOY SEN Date of Execution - 24/01/2022, , Admitted by: Self, Date of Admission: 24/01/2022, Place of Admission of Execution: Office	Photo  Jan 24 2022 12:09PM	Finger Print  LTI 24/01/2022	Signature  24/01/2022
	C-74, BRAHMAPUR MORE, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BMxxxxxx8H, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PUJA CONSTRUCTION (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DILIP BAIDYA Son of Late SATISH CHANDRA BAIDYA LENIN NAGAR NOW P S NARENDRAPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153	 24/01/2022	 24/01/2022	 24/01/2022
Identifier Of Mr PARTHA DUTTA, Mrs MAMATA DEY, Mr RABI SAHA, Mrs MITHU SEN			

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr PARTHA DUTTA	PUJA CONSTRUCTION-1.2375 Dec
2	Mrs MAMATA DEY	PUJA CONSTRUCTION-1.2375 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Mr PARTHA DUTTA	PUJA CONSTRUCTION-1.2375 Dec
2	Mrs MAMATA DEY	PUJA CONSTRUCTION-1.2375 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:345 JI No. 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2280		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 356		Seller is not the recorded Owner as per Applicant.

On 24-01-2022

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

Presented for registration at 11:26 hrs on 24-01-2022, at the Office of the A.D.S.R. GARIA by Mr PARTHA DUTTA, one of the Executants.

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 29,70,002/-

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

Execution is admitted on 24/01/2022 by 1. Mr PARTHA DUTTA, Son of Late MADHAB CHANDRA DUTTA, 136, LAKE GARDENS NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service, 2. Mrs MAMATA DEY, Wife of Mr BARUN DEY, 476, PEYARABAGAN NOW PS NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Indetified by Mr DILIP BAIDYA, , Son of Late SATISH CHANDRA BAIDYA, LENIN NAGAR NOW P S NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 24-01-2022 by Mr RABI SAHA, partner, PUJA CONSTRUCTION (Partnership Firm), 177, PEYARA BAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Mr DILIP BAIDYA, , Son of Late SATISH CHANDRA BAIDYA, LENIN NAGAR NOW P S NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Execution is admitted on 24-01-2022 by Mrs MITHU SEN, partner, PUJA CONSTRUCTION (Partnership Firm), 177, PEYARA BAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Mr DILIP BAIDYA, , Son of Late SATISH CHANDRA BAIDYA, LENIN NAGAR NOW P S NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,021/- (B = Rs 1,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2022 1:35PM with Govt. Ref. No: 192021220167553721 on 21-01-2022, Amount Rs: 1,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMNSF28 on 21-01-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9584, Amount: Rs.100/-, Date of Purchase: 11/01/2022, Vendor name: Tanmay Kar Purakayastha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2022 1:35PM with Govt. Ref. No: 192021220167553721 on 21-01-2022, Amount Rs: 4,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BMNSF28 on 21-01-2022, Head of Account 0030-02-103-003-02

Krishnendu Talukdar

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

On 31-01-2022

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 : 48 (g) of Indian Stamp Act 1899.



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

