



पश्चिम बंगाल WEST BENGAL

AE 243375

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Additional District Sub-Registrar
Garia South 24 Parganas

DEVELOPMENT AGREEMENT

00 JAN 2021

THIS DEVELOPMENT AGREEMENT is made on this the 20th Day of January, TWO THOUSAND AND TWENTY-ONE (2021).

BETWEEN

MRS. ARPITA DAS (PAN BQMPD8201M, Aadhaar No. 400183529311, Mobile 9163252898)

Daughter of Sri Shanti Ranjan Das, by faith - Hindu, by occupation - House-wife, by Nationality - Indian, residing at Lake Garden, P.O. Laskarpur, P.S. Narendrapur formerly Sonarpur, Kolkata - 700 153, District - South 24 Parganas, hereinafter called and referred to as the LAND-OWNER (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

"S. T. CONSTRUCTION" a Partnership Firm, having Income Tax **PAN ADCFS6718E**, having its office at Balaji Twin Apartment, Rabindra Nagar, Post Office – Laskarpur, Police Station : Narendrapur formerly Sonarpur, Kolkata : 700 153, District : 24 Parganas (South), being represented by its two partners namely (1) **MR. TANMOY GHOSH** having Income Tax **PAN AXGPG3528E**, Aadhaar No. 319045246244, Mobile : 9038172605, son of Late Tapan Kumar Ghosh, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Balaji Twin Apartment, Rabindra Nagar, Post Office – Laskarpur, Police Station : Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), and (2) **MR. SADHAN CHAKRABORTY** having Income Tax **PAN BFAPC0246Q** Aadhaar No. 666224740801 Mobile : 7003299644 son of Sri Gour Chakraborty, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Rabindra Nagar, Post Office – Laskarpur, Police Station : Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), hereinafter called and referred to as the **DEVELOPER/ BUILDER/ CONTRACTOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include it's heir, successor-in-interest of the said Firm, executors, administrators, legal representatives, attorneys and/or assigns) of the **OTHER PART.**

WHEREAS a Gift Deed dated 13th day of April, 1993, was executed by the Governor of West Bengal as the Donor, in favour of Smt. Arati Das wife of Santi Das residing at L.O.P. No. 141, Garia Laskarpur G.S. Scheme, Block 'B' P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata – 700153, District South 24 Parganas, in respect of ALL THAT piece and parcel of homestead land measuring about :3 (Three) Cottahs, be the same, a little more or less lying and situate at L.O.P. No. 141, in C.S. Plot No. 1488(P), of Mouza : Laskarpur, J.L. No. 57, Addl. District Sub-Registrar office: Sonarpur now Garia, within the jurisdiction of then Sonarpur presently Narendrapur Police Station in the District of 24 Parganas (South), and the said Deed of Gift was duly registered with the office of the Addl. District Registrar at Alipore and recorded in Book No. 1, Volume No.8, Page Nos: 21 to 24 and Being No. 531 for the year 1993.

AND WHEREAS by virtue of the aforesaid Deed of Gift vide No. 531/1993 said Smt. Arati Das wife of Santi Das became the lawful sole and absolute Owner of the aforesaid homestead land measuring 3 (Three) cottahs more or less and jointly enjoying and occupying the same by making a brick built residential structure

measuring 300 sq.ft. more or less and regularly paying municipal tax and other rents and taxes to the concern authorities and the aforesaid property is known as Holding No. 344, Lake Garden, Kolkata – 700153.

AND WHEREAS said Smt. Arati Das wife of Santi Das due to natural love and affection made a Deed of Gift in favour of her daughter namely Arpita Das, the Land-Owner herein and the said Deed of Gift was duly executed at the office of the A.D.S.R. Garia, South 24 Parganas and recorded in Book No. I, Deed No. 0288 for the year 2021.

AND WHEREAS the Land-Owner herein thus became the sole and absolute owner of the aforesaid entire homestead land measuring about : 3 (Three) Cottahs, be the same, a little more or less lying and situate at L.O.P. No. 141, in C.S. Plot No. 1488(P), of Mouza : Laskarpur, J.L. No. 57, Addl. District Sub-Registrar office: Garia formerly Sonarpur, within the jurisdiction of then Sonarpur presently Narendrapur Police Station in the District of 24 Parganas (South), and she recorded her name in the books of the Rajpur-Sonarpur Municipality by mutating her name in the Rajpur-Sonarpur Municipality and paying all necessary taxes as the sole and absolute owner and the said property is known as **Holding No. 344, Lake Garden, within Ward No. 31 of Rajpur-Sonarpur Municipality**, and her name has also been mutated in the records of the B.L. & L.R.O. and the said property is free from all encumbrances and liabilities whatsoever.

AND WHEREAS the Land-Owner has decided to develop her aforesaid land by constructing a multi-storied residential building consisting of several self-contained flats and car parking spaces etc. and the Developer is mostly doing the job of construction as Developer with vast experience, and upon mutual consent the Land-Owner and the Developer enter into this Development Agreement to construct a multi-storied residential building over the said land measuring 3 (Three) cottahs more or less, at the cost and expenses of Developer and agreed to empower the Developer to raise proposed construction.

AND WHEREAS the Land-Owner have agreed to grant and empower the exclusive right to "S. T. CONSTRUCTION" a Partnership Firm, having Income Tax PAN ADCFS6718E, having its office at Balaji Twin Apartment, Rabindra Nagar, Post Office – Laskarpur, Police Station : Narendrapur formerly Sonarpur, Kolkata : 700 153, District : 24 Parganas (South), being represented by its two partners namely (1) MR. TANMOY GHOSH having Income Tax PAN AXGPG3528E, Aadhaar No. 319045246244, Mobile : 9038172605, son of Late Tapan Kumar Ghosh, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at Balaji Twin Apartment, Rabindra Nagar, Post Office – Laskarpur, Police Station : Narendrapur, Kolkata : 700

Tanmoy Ghosh

153, District : 24 Parganas (South), and (2) MR. SADHAN CHAKRABORTY having Income Tax PAN BFAPC0246Q Aadhaar No. 666224740801 Mobile : 7003299644 son of Sri Gour Chakraborty, by faith – Hindu, by- Occupation – Business, by Nationality – Indian, residing at Rabindra Nagar, Post Office – Laskarpur, Police Station : Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), as the developer, to construct a multi-storied residential building on the said premises as per the building plan to be sanctioned/approved by the Rajpur-Sonarpur Municipality or any other appropriate authority and in the terms and conditions described hereinafter.

AND WHEREAS the Land-Owner has agreed to appoint (1) MR. TANMOY GHOSH, son of Late Tapan Kumar Ghosh, residing at Balaji Twin Apartment, Rabindra Nagar, Post Office – Laskarpur, Police Station : Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), and (2) MR. SADHAN CHAKRABORTY son of Sri Gour Chakraborty, residing at Rabindra Nagar, Post Office – Laskarpur, Police Station : Narendrapur, Kolkata : 700 153, District : 24 Parganas (South), being the partners of said **"S. T. CONSTRUCTION"**, as their Constituted Attorneys for which the Land-Owner hereby has agreed to execute a Construction Power of Attorney after Registered Development Agreement, for the purpose of construction of the proposed multi-storied residential Building and to sell or transfer the Developers' allotted saleable portions in favour of the intending purchaser/purchasers and/or the nominees of the Developers alongwith undivided indivisible proportionate share and interest on the said land.

AND WHEREAS the Land-Owner has approached the Developer/Second Party for development of the premises and represented to the Developer/Second Party as follows:

1. The Land-Owner is the sole and absolute Owner of the said Premises being **Holding No. 344, Lake Garden**, measuring 3 Cottahs more or less within Police Station Narendrapur formerly Sonarpur, Post Office – Laskarpur, Kolkata – 700 153, more fully and particularly described in the Schedule under **ARTICLE – M** hereto and the said property is free from all encumbrances and shall be free from all objection and/or encumbrances/litigations till subsistence of this Development Agreement.

2. The Premises is in the khas and vacant possession of the Owner and no person or persons other than the Land-Owner herein has any right of occupancy, easement or otherwise on the premises and any part thereof.

3. There are no suits, litigations or legal proceedings pending in respect of the premises or any part thereof.

4. No persons other than the Land-Owner herein have any right, title and/or interest or possession of any nature whatsoever in the premises or any part thereof.

5. The right, title, interest and possession of the Land-Owner in the premises is free from all encumbrances and the Land-Owner has marketable title thereto.

6. No part of the premises has been or is liable to be acquired under the Urban Land Ceiling and Regulations Act, 1976 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.

7. The Land-Owner is fully and sufficiently entitled to enter into this agreement with the Developer/Second Party herein.

8. The Land-Owner through the Developer/Second Party shall cause sanction of the plan by complying with all prevailing building rules and regulations and such sanction shall be valid and binding upon the Land-Owner till completion of entire project.

9. The Developer/Second Party has agreed to develop the premises and to complete the project, having multi-storied building on the terms mentioned hereunder.

10. The Land-Owner has also agreed that the Land-Owner shall complete the upto date mutation of the land particularly mentioned in Article – M, hereinafter, in the records of the Rajpur-Sonarpur Municipality, B.L. & L.R.O. and all other appropriate authorities including amalgamation, if required, in respect of the aforesaid land and shall obtain clearance and/or NOC from the competent authority.

AND WHEREAS in consideration of this instant agreement the Land-Owner shall be provided as follows :-

A. 3 (Three) 1BHK Flats the top floor of the proposed residential building and one Car Parking Space measuring 275 to 300 Sq.ft. built-up area on the back side of the proposed residential building.

B. The Developers shall pay ₹ 5,00,000/- (Rupees Five Lakh only) to the land-Owner as non-refundable consideration, out of which ₹ 2,50,000/- (Rupees Two Lakh Fifty Thousand only) shall be paid on the date of execution of "Construction Power of Attorney" and the rest sum of ₹ 2,50,000/- (Rupees Two Lakh Fifty Thousand only) shall be paid on the date of starting earth cutting for the proposed residential building.

C. The Developer shall also be paid to the Land- Owner herein, the sum of ₹ 5,000/- (Rupees Five Thousand only) per month for her tenanted accommodation including electricity bill and other expenses for residential purpose, only during the period of construction of the proposed residential building at the aforesaid premises.

AND WHEREAS in consideration of this instant agreement the Developer will be entitled all the constructed portions of the proposed new building (Save and except, the Land-Owner's allotted portion) and this portion shall go under the right and control of the Developer togetherwith proportionate undivided share of land beneath the building and the premises and the common facilities, will be under Developer's allotted portion.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the Parties to bind themselves, on the following terms and conditions till distribution and disposal of both the parties allotted portions.

ARTICLE – A (GENERAL)

1. **OWNERS' REPRESENTATION :-** The Land-Owner hereof jointly represent and undertake that they are the joint owners of the said property alongwith the easement and quasi-easement right appertaining therein free from all encumbrances and hindrances whatsoever and regarding any defects in title they will be remain liable in all respects and be bound to indemnify the Developer from any damage or loss sustained to them by this Development Agreement and also they will be liable to pay any outstanding rates, taxes, levies outgoing (payable upto the date of this Development Agreement) to any Public and Private authorities now in force in West Bengal for the land described in the Schedule under ARTICLE – M hereunder.

2. **BUILDING :** shall mean and include the multi-storied building that shall be erected on the said property as per sanctioned building Plan including its amended and revised copy, utilizing the maximum FAR

(Floor Area Ratio) whatsoever duly approved by the Rajpur-Sonarpur Municipality. The Building Plan(s) are to be prepared and sanction obtained by the Developer at its' own cost and initiative and all the Land-Owner shall co-operate with the Developer in all respect, as and when necessary.

3. **COMMON FACILITIES:** shall mean and include corridors, stairs, ways, passages, drive-ways, common lavatory, water pump, roof of the building, boundary walls, meter room/spaces, and other facilities whatsoever which shall be provided by the Developers for convenient use and enjoyment of the apartment allotted/transferred to different owners/occupiers of the said building/flats, on ownership basis and duly completed.

4. **THE LAND-OWNER'S ALLOTTED PORTION :** In consideration of this Development Agreement Land- Owners shall be provided :-

A. 3 (Three) 1BHK Flats on the top floor of the proposed residential building and one Car Parking Space measuring 275 to 300 Sq.ft. built-up area on the back side of the proposed residential building.

B. The Developers shall pay 5,00,000/- (Rupees Five Lakh only) to the land-Owner as non-refundable consideration, out of which 2,50,000/- (Rupees Two Lakh Fifty Thousand only) shall be paid on the date of execution of "Construction Power of Attorney" and the rest sum of 2,50,000/- (Rupees Two Lakh Fifty Thousand only) shall be paid on the date of starting earth cutting for the proposed residential building.

C. The Developer shall also be paid to the Land- Owner herein, the sum of 5,000/- (Rupees Five Thousand only) per month for her tenanted accommodation including electricity bill and other expenses for residential purpose, only during the period of construction of the proposed residential building at the aforesaid premises.

5. **COVERED AREA OF THE FLAT:** means area of the said Flat considering the outside dimension of the Flat.

6. **BUILT-UP AREA OF THE FLAT:** Covered area of the Flat plus proportionate area of stair-case, stair head room, & lobby if any.

7. **SUPER BUILT – UP AREA** shall mean the built up area measuring at floor level of the Flat/saleable areas taking the external dimension of the Flat/saleable areas and appropriate share in the common areas comprised in the said building.
8. **DEVELOPER'S ALLOTTED PORTION** : Save and except, the Land-Owners' allotted portion, all the constructed portions of the proposed new building shall go under the right and control of the Developer togetherwith proportionate undivided share of land beneath the building(s) and the premises and the common facilities, will be under Developer's allotted pottion.
9. **COMMON PARTS/PORTIONS** shall mean the area of lobbies, passage, roof, stair case, landing and other portions of the building intended or required for egress and ingress to any portion/flat/flats for the use of the co-owners of the flats i.e. water pump room, open terrace on the top floor etc. and equipments and accessories provided for and/or reserved in the said building like motor pump, electric installations, plumbing, drainage and other installation, fittings, fixtures and machinery for common use and enjoyment.
10. **COMMON EXPENSES** shall mean and include the proportionate share of costs, expenses and charges for working maintenance, upkeepment, repairs and replacement of the common parts including proportionate share of Municipal taxes, property taxes and other taxes and levies relating to or connected with the said building and the land thereto.
11. **CO-PURCHASER OR CO-OWNER** shall mean the person or persons with whom the Developer shall agree to transfer by way of conveyance or otherwise undivided interests in the land.
12. **COMMON EASEMENTS** shall mean the easements, quasi-easements, rights, privileges and appurtenances appertaining to the said flat and Car Parking Spaces, for reasonable enjoyment and occupation of the same and shall also include the reciprocal easements, quasi-easements, obligations and dues of like nature of the other Flats/saleable areas in the said building.
13. **SAID SHARE** shall mean an undivided variable indivisible proportionate share in the land comprised in the said premises attributable to the saleable area.
14. **CAR PARKING SPACE** shall mean Covered and/or open Car parking space reserved for only Parking of Four-wheeler light medium vehicle or two-wheeler or three wheeler vehicle in the portion of the Ground Floor of the premises.

15. **ARCHITECT** shall mean- the Architect as may be appointed by the Developer as Architect of the building.
16. **DEEMED POSSESSION** – shall mean and include expiration of the period of notice by the Developer to the Land-Owner/intending Purchaser calling upon to take actual physical possession of the flat/saleable areas notwithstanding such possession being taken by the Land-Owner/intending Purchaser.
17. **FORCE MAJEURE** – shall mean and include war, civil commotion, riots, floods, restriction by State, non-availability of materials, legal interference or any other cause or reason beyond the scope, authority and/or control by the Developer and/or Land-Owners.
18. **MAINTENANCE CHARGES** shall mean the service/maintenance charges for the common parts and facilities as may be incurred by the Developer and/or the service company/Holding organization for providing services making such provisions or recurring expenses in respect of future provisions of the services as the Service Company/Society may in its absolute discretion consider fit and proper. The proportionate amount agreed to be paid, on account of the service and maintenance charges shall be determined by the Developer till formation of Society or Association in its absolute discretion.
19. **ADVOCATE** shall mean **Mr. Sabyasachi Roy**, Advocate appointed by the Developer herein.
20. **Words** importing **MASCULINE GENDER** shall include the **FEMININE GENDER** and **NEUTER GENDER**; similarly words importing **FEMININE GENDER** shall include **MASCULINE GENDER** and **NEUTER GENDER**; likewise **NEUTER GENDER** shall include **MASCULINE GENDER** and **FEMININE GENDER**.
21. **SINGULAR** – shall include Plural and vice-versa.

ARTICLE – B (DEVELOPER'S RIGHT)

1. The Land-Owner hereby grant subject to what has been hereunder provided exclusive right to the Developer to build proposed new building(s) upon the said property in accordance with the Plan to be sanctioned by the Rajpur-Sonarpur Municipality with approved amendment, modification and revision thereon and shall construct the building on the Schedule property under ARTICLE – M.

2. All applications, modification/alteration of Plans and other papers and documents as may be required, shall be done by the Developer for the purpose of obtaining necessary sanction from the appropriate authorities and shall be prepared and submitted by the Developer and they will pay all charges and bear all fees including soil test, Architects fees required to be paid or deposited for obtaining sanction of the building Plan and also all other costs for construction of the said building upto completion, shall also be borne by the Developer, the Other Part herein.

3. The Developer will demolish the existing structure at its own cost and commercially exploit the same by selling the debris of building materials achieved from demolished building and all the receivable shall go under the Developers' fund and the Land-Owner shall not object, interfere in this regard. The Land- Owners will hand-over the possession of the bellow schedule land or premises to the Developers within 15 days from the date of execution of this Development or at any time when the Developer notice to vacate and handover physical possession of the land for the purpose of construction of proposed building. However the Land-Owner shall arrange her alternative accommodation and the Developer shall pay the monthly rent at the rate of ₹ 16,000/- (Rupees Sixteen Thousand only) of such alternative accommodation during the period of construction, as fully stated at clause 13(b), ARTICLE – L, herein bellow.

ARTICLE – C (CONSIDERATION)

The land-owner's contribution is their land measuring 4 Cottahs more or less as described in the Schedule under Article – M and the Developers' contribution is their financial support, experience, skill and power to raise and complete the proposed multi-storied residential building over the said land of the Land-owner herein.

In consideration of, the First Party/ having agreed to permit the developers to make optimum utilization of the said property by erecting new building and in exchange of the contribution of the land of the Land-Owners, without any contribution of any cash or kinds for the cost of said construction of the new building the Land-Owner shall get the aforesaid Owner's allotted portion in the newly constructed building with undivided variable proportionate share of land underneath the said Building(s) to be built in the premises mentioned under Article - M but the ultimate roof right and common areas/facilities will be common

On completion of the Building the Land-Owner will be entitled to get his respective share first and the Developer shall deliver to the Land-Owner's peaceful possession of the said allotted portions as fully mentioned in ARTICLE -A, (GENERAL) clause aforesaid.

The Developer will deliver possession of the aforesaid Land-Owners' allocation within **24 (Twenty-four) months from the date of receiving sanctioned building Plan from the Rajpur-Sonarpur Municipality** but for any legal complicity or unavoidable circumstances if the Developer fail to comply and/or are prevented from complying its part of performance within the stipulated time, they may be allowed for further time for a period of 6(Six) months as per mutual discussions provided that the Developer is prevented by sufficient causes such as due to act of God or force-majeure or unavoidable circumstances.

ARTICLE – D (POSSESSION)

1. The Land-Owner will deliver vacant possession of the said land and structure to the Developer on the date of execution of this Development Agreement.
2. The Developer shall be exclusively entitled to the Developer's allotted portion of the entire premises in the new building(s) save and except Land-Owners' Allocation, with exclusive right to transfer or otherwise deal with or dispose of the same without effecting the right and interest of the Land-Owner and the Land-Owner shall not in any way interfere with or disturb to have and hold the quiet and peaceful possession and/or to transfer of the Developer's allocation to the intending Purchaser(s)/ Transferee(s). If necessary, the Land-Owner shall be bound to transfer by way of proper Deed of Conveyance either in favour of the Developer or in favour of the nominee/nominees of the Developer out of the Developer's allocation which shall include the undivided proportionate share of the land and common areas and facilities including stipulations restrictions whatsoever, the registration costs for which shall be borne by the Developer or his nominee(s).
3. The Land-Owner undertake to sign and execute in favour of the Developer a DEVELOPMENT POWER OF ATTORNEY to be registered from the registering authority simultaneously with the execution of the Development Agreement in the form and manner reasonably required by the Developer to do all inter-alia acts, deeds and things on the strength of the said Power of Attorney and by virtue of this Development Agreement. The Developer shall commercially exploit all the allotted portions of the Developers together with proportionate undivided share of land and transfer the same to any intending purchaser/purchasers whether written or not written in the said Development Power of Attorney. The Land-Owner will not be able to revoke

the Power of Attorney during the tenure of this Development Agreement or the stipulated period of 24 (Eighteen) months from the date of receiving sanctioned building Plan from the Rajpur-Sonarpur Municipality and/or until and unless conditions are fulfilled and the Developer dispose of their allocation commercially.

ARTICLE – E (COMMON FACILITIES)

1. The Developer shall pay and bear the property taxes and other dues and outgoings in respect of the said Building, due as and from the date of handover vacant possession of the property by the Land-Owner to the Developer. If there are any dues of the property taxes or any taxes payable by the Land-Owner before execution of this presents regarding the said property that would be borne by the Land-Owner.

2. As soon as the new Building at the Schedule property under Article - M will be completed within the time herein mentioned the Developer shall give 15 (Fifteen) days written Notice to the Land-Owner (alongwith all documents like Possession Letter, Rajpur-Sonarpur Municipality sanctioned Plan, Water Connection & sewerage Connection etc.) for taking possession of the Land-Owner's allotted portions/Flats in the new Building and after receiving the said notice the Land-Owner shall be bound to take the said possession of the Owner's allocation. From the date of possession of his allocation as above the Land-Owner shall exclusively responsible for payment of all property taxes, rates, duties and other public outgoings and impositions, Goods and Service Tax as applicable as per Govt, Rules whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the Land-Owner's Allocation.

3. From the date of hand-over the possession of the Land-Owners' Allocation in the new building completed in all respect, the Land-Owner shall pay pro-rata Tax, levies and proportionate outgoings to the Developer and also the service charges for the common facilities in the new Building till such period an Association of Flat Owners in the newly constructed building is formed.

4. The Land-Owner shall not do any act, deed or thing whereby the Developer shall be prevented from construction till completion of the said Building. Any untoward happenings if caused in respect of Labour and damaging of the building the Land-Owner will never be liable in any way for the same and the entire responsibility will be of the Developer.

ARTICLE – F (COMMON RESTRICTIONS)

The Land-Owner's Allocation of the new Building shall be subject to the same restriction on transfer and use as are applicable to the Developer's Allocation in the new building intended for common benefit of all occupiers of the new building as per W.B. Apartment Ownership Act, 1972 which shall include as follows :-

1. Neither the Land-Owner nor the Developer or its nominees will be permitted to use of their respective constructed portions or allocation in the New Building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor use thereof for any other purposes which may cause any nuisance health hazard to the Apartment Owner(s)/ occupiers of the New Building and prohibited as per law in force in India particularly of the West Bengal.
2. Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government and other authorities as applicable.
3. The Land-Owner shall keep her respective allocation in the New Building in good habitable condition and repairs.
4. The Developers shall construct the Building with standard materials and in a good workmanship manner and also according to specification of constructions mentioned bellow duly certified and approved by the Architect.

ARTICLE – G-1 (LAND-OWNER'S OBLIGATION)

1. The Land-Owner hereby agreed and covenant with the Developer not to cause any interference or obstruct in the construction of the Building at the said property. If any dispute in title or any pending Court case is found in future then the Land-Owner shall be bound to pay the loss consumed by the Developers in respect of this Development Agreement.
2. The Land-Owner hereby have agreed 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 part or entire portion of the Developer's Allocation in the new Building out of the said Property.
3. The Land-Owner hereby have agreed and covenant with the Developer not to let out, grant, lease mortgage and/or charge the allotted portion of the Developer during the period of construction but shall have all the rights to sale, gift, let-out, grant lease, mortgage and/or his allotted portion to any person/persons, company/ companies save and except the Developer's Allocation. The Developer also shall not have any right to let, grant

lease, mortgage and/or charge the allotted area of the Land-Owner, but exclusive right and authority to dispose of Developer's Allocation.

ARTICLE – G-2 (DEVELOPERS OBLIGATION)

- a) The Developer shall complete the construction of the proposed multi-storied Building at the said property under ARTICLE – M, within the time as mentioned above after obtaining the Sanction Plan to be sanctioned by the Rajpur-Sonarpur Municipality. The time of completion of the Building shall be strictly observed and strictly shall be "ESSENCE OF CONTRACT" subject to force-majeure and unavoidable circumstances.
- b) Not to violate or contravene any of the provisions or rules applicable for construction of the Building

ARTICLE – H (LAND-OWNER'S INDEMNITY)

The Land-Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy their allotted space without any interference and/or disturbance provided the Developer perform and fulfill all the terms and conditions herein contained and/or its part to be observed and performed and they have not earlier executed any such deed by reason whereof the Developer suffer at any stage and shall not execute any further deed/agreement after the execution of this presents.

ARTICLE – I (DEVELOPERS INDEMNITY)

1. The Developer hereby undertake to keep the Land-Owner indemnified against all third party's claims and notices arising out of any sort of act of commission or omission of the Developer or in relation to this Development Agreement and shall construct the Building strictly in terms of the Plan to be sanctioned by the Rajpur-Sonarpur Municipality.
2. The Developer hereby undertake to keep the Land-Owner indemnified against all actions, suits, costs, proceedings and claims that may arise with regard to the Development of the said Premises and/or in the matter of construction of the said Building and/or any defect therein or any other action of the Developer in respect of the aforesaid construction.

ARTICLE – J (MISCELLANEOUS)

1. The Land-Owner and the Developer have entered into this Development Agreement purely as a contract and nothing contained herein shall be deemed to construe as Partnership between the Developer and

the Land-Owner. The Developer shall have every right to get benefit under the Specific Performances of Contract Act and Specific Relief Act by the strength of this Development Agreement.

2. Nothing in this presents shall be construed as a demise or assignment or conveyance of the land by the Land-Owner of the said Property or any part thereof to the Developer or as creating any right, title and interest in respect thereof to the Developer other than an exclusive license to the Developer to "Commercially exploit" the same in the terms hereof, provided, however the Developer shall be entitled to borrow money from any Bank/banks without creating any financial liability on the Land-Owner in any way or the estate shall be encumbered and/or be liable for payment of any dues of such Bank/Banks and for that purpose the Developer shall keep the Land-Owner indemnified against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

3. The Land-Owner hereby fully agreed and consent that the developer shall have the right to advertise fix hoarding or Sign board of any kind relating to the publicity for the benefit of commercial exploitation or give advertisement in the Daily News Paper to invite good customers for selling Flat(s)/ Unit(s) under its own allocation and cost of all such advertisement and hoarding shall be borne by the Developer.

ARTICLE – K (FORCE-MAJEURE)

1. The parties hereto shall not be considered to be liable for any obligation(s) hereunder in case the performance of the relative obligations was prevented by any force-majeure and this contract shall remain suspended for the duration of such majeure, if any.

2. "FORCE-MAJEURE" shall mean floods, earthquake, riot, storm, tempest, civil commotion, strikes, lock-out and/or any other act or commission beyond the control of the parties hereto.

ARTICLE – L (JOINT OBLIGATIONS)

1. The Developer shall construct the building on the said land as per Rajpur-Sonarour Municipality Rules by utilizing the highest available F.A.R.

2. The Land-Owner will put their name and signature in all papers, Plans, documents and Deeds as and when necessary or those may come on the way of the Developer in respect of construction purchasing building materials and/or conveyance of the building or part thereof save and except the Land-Owner's Adjoining togetherwith undivided variable proportionate share of land

3. The Jurisdiction of the Court will be at BARUHPUR

4. In case of any dispute or differences between the parties hereof in respect of any of the points and/or terms and conditions herein contained the same shall be referred to the Arbitration wherein each party will appoint one Arbitrator each and in case of differences of the opinion between the Arbitrators the decision of the Umpire to be appointed by both the Arbitrators will be final, under the provisions of INDIAN ARBITRATION & RECONCILIATION ACT, 1996 AND/OR ITS STATUTORY MODIFICATION AND/OR ENACTMENT.

5. That each term of this Development Agreement is the consideration for the other and failure to comply with the terms and conditions of this Development Agreement by either of the parties shall be a cause of action as mentioned below.

6. This Development Agreement will not be treated as a Partnership between the Land-Owner and the Developer or an Agreement for Sale of the said property by the Land-Owner to the Developer. The Developer is given right to develop the said property and distribution both parties allocation as aforesaid and in contribution of the Land of the Land-Owner herein without any contribution of any cash or kind, the Land-Owner shall get her allotted aforesaid constructed portion/ portions free of cost and balance constructed areas shall go under the Developer's Allocation.

7. The Developer declare that they have entered into this Development Agreement after duly satisfied about the title of the Land-Owner subject to production and handover all original Deeds and documents on or before execution of this present, against receipt.

8. All out of pocket expenses and incidental to this Agreement and transactions in pursuance thereof including the Deed/deeds of conveyance/ conveyances and other assurance in respect of Developer's allocation in connection with the proposed building including stamp duty and registration charges shall be borne and paid by the Developer and/or his nominees alone.

9. The Developer shall indemnify and keep indemnified the Land-Owner against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Land-Owner arising on account of breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any third party in respect of such construction or otherwise howsoever.

10. The Land-Owner shall indemnify and keep indemnified the Developer against all losses, damages, cost, charges, expenses that will be incurred or suffered by the Developer on account of breach of any of these terms herein provided which is attributable to him

11. The Developer will solely liable if the proposed building be damaged or falls down during the tenure of the construction or later on during its expected life time and the Land-Owner will not be liable in whatsoever manner.

12. That the Land-Owner shall have no right of objection to the price to be claimed by the Developer from their intending Purchaser or Purchasers in respect of the said constructed areas other than the Land-Owner's Allocation.

13. Notwithstanding anything contrary herein contained the parties hereto specifically covenant with each other as follows :-

a) The proposed Building shall be completed within 24 (Twenty-four) months from the date of receiving sanctioned building Plan from the Rajpur-Sonarpur Municipality and/or upon delivery of the vacant possession of the premises by the Land-Owner to the Developer whichever is later. The Developer shall construct the proposed multi-storied building at its own cost and liability, subject to extension of 6 (Six) months and also subject to the Force-Majeure incidents as aforesaid.

b) The Land-Owner shall not be in any way responsible for income Tax etc. For the Sale of proportionate share of land in respect of the Developer's Allocation.

c) There shall not be any assignment of this Development Agreement by the Developer herein to any third person in any manner without prior written consent by the Land-Owner herein save and except usual course of business.

d) This document is computer generated, if be found any computer typing error, kindly ignore the mistake of Gender and any other negligible errors

ARTICLE - M

(DESCRIPTION OF THE PREMISES)

ALL THAT piece and parcel of homestead land measuring about : 3 (Three) Cottahs, be the same, a little more or less alongwith one storied residential structure measuring 300 sft. More or less lying and situate at L.O.P. No. 141, in C.S. Plot No. 1488(P), (L.R. Plot No. 2281) of Mouza : Laskarpur, J.L. No. 57, within Rajpur-Sonarpur Municipality Ward No. 31, Holding No. 141, Lake Gardn, Addl. District Sub-Registrar office: Sonarpur now Garia, within the jurisdiction of then Sonarpur presently Narendrapur Police Station in the District of 24 Parganas (South), and the same is butted and bounded as follows:

ON THE NORTH : By L.O.P No. 136
 ON THE SOUTH : By L.O.P No. 142
 ON THE EAST : By 23'-00" wide Lake Garden Road;
 ON THE WEST : By Ex-Land;

ARTICLE - N (SPECIFICATION OF CONSTRUCTION)

Structure RCC with bricks.

interior wall coats All the interior walls of the flat and the stair wall will be finished with Putti.

External: Finishing with graceful elevation.

Flooring: The Flooring at entire Flat with 2'2' floor tiles

Doors All doors shall be Flush door finished with Enamel paint PVC door at Toilet.

Stair and landing Marble flooring.

Windows Aluminum sliding shutter with glass covered by Box grill.

Kitchen The Kitchen will have a Black stone finish Cooking Platform and sink (steel) with water connection. Two bib cocks will be provided in the kitchen. Glazed tiles will be in front of cooking base, tiles flooring including 4" skirting.

Toilets Toilet- Necessary and plumbing fitting and water connection in toilet (a) Cold and hot water line with fittings (at one toilet) (b) Geyser point (at one toilet) (c) Shower (e) Two taps.

Electricals Conceal wiring with proper gauge of copper wire (ISI Finolex/Havels) in PVC conduct done in the flat including point, switch, switch Board, Board cover etc. as suitable in the following manner:-

Place	Light Point	Fan Point	Plug Point	Calling Bell	A.C. Point	Exhaust Fan
Bed Room Each	3	1	1	-	1(For each Flat)	-
Dinning/Draw	3	1	1	1	-	-
Toilet	1	-	1	-	-	1
W.C	1	-	-	-	-	1
Kitchen	1	-	2	-	-	1
Verandah	1	-	2	-	-	-

Phone/TV wiring: TV point in drawing/dining room.

No fixtures such as Fan, bulb, Regulator etc. will be supplied by the Developers.

Toilet floor and wall Toilet floor will be Marble and toilet wall will be glazed tiles at the height of 6ft from floor. C.P bath fitting and sanitary fitting of ISI mark.

Water supply: Municipal water supply/Deep tube well. Overhead tank for sufficient storage.

Basin : One Wash basin (White) at the Dining Hall.

Roof : Common roof with special treatment.

Main Entrance : Main Entrance of the building -- w. S. Grill gate.

All the above technical specifications if subject to being approved by respective authority and may be altered depending upon the size of the flat concerned and on mutual agreement between the Developers and the purchaser.

Anything extra if demand by the Purchaser apart from the technical specification given in Schedule - "E" shall be made or done by the cost of the Purchaser.

IN WITNESSES WHEREOF the PARTIES hereto have executed and put their respective hands and seal on this the day, month and year first above written:

SIGNED, SEALED & DELIVERED by the PARTIES
at Kolkata in presence of

WITNESSES :-

Sanjatta Ray
Kolkata, 10/1/84

2. *Handwritten signature*
Signature, Date & Place

Aspita Das

SIGNATURE OF THE LAND OWNER
S. T. CONSTRUCTION

1) Tannoy Ghosh

S. T. CONSTRUCTION Partners

2) Sadhan Chakraborty

SIGNATURES OF THE DEVELOPERS
Partners

MEMO OF RECEIPT

Received the the sum of ₹ 1,50,000/- (Rupees One Lakh Fifty Thousand only) by

Cheque No. 051134 dated 20.1.2021 drawn on Allahabad Bank,

Ladharpur Branch and ₹ 1,00,000/- (Rupees One Lakh only) by Cash as Part non-

refundable consideration, out of total non-refundable consideration of ₹ 5,00,000/- (Rupees Five Lakh only) in the following manner :-

WITNESSES :-

1. *Indrojit Samaddan*
c/175A Ramgarh
Kol-700047.

2. *Sanjukta Roy*
Garia, Kol-89

Aspita Das

SIGNATURE OF THE LAND OWNER

DRAFTED & PREPARED BY ME

Sabyasachi Roy

(SABYASACHI ROY), Advocate
 Alipore Criminal Court, Kolkata - 700 027.

10/3/167/1999

Computer Print by

Ray

(Sumon Ray)
 Garia, Kolkata 700 084

 Tanmoy Ghosh	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	RIGHT HAND					

NAME: MR. TANMOY GHOSH

SIGNATURE: Tanmoy Ghosh

 Sadhan Chakraborty	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	RIGHT HAND					

NAME: MR. SADHAN CHAKRABORTY

SIGNATURE: Sadhan chakraborty

 Arpita Das	LEFT HAND	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
	RIGHT HAND					

NAME: MRS. ARPITA DAS

SIGNATURE: Arpita Das



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210208952241

Payment Mode Online Payment

GRN Date: 20/01/2021 01:46:06

Bank : State Bank of India

BRN : IK0AXVSXP7

BRN Date: 20/01/2021 01:48:27

DEPOSITOR'S DETAILS

Id No. : 2000133320/1/2Q21
[Query No./Query Year]

Name : Sabyasachi Roy

Contact No. : Mobile No. : +91 9674073247

E-mail : sabyasachiroy37@gmail.com

Address : rabindra Nagar Laskarpur Kol 153

Applicant Name : Mr Sabyasachi Roy

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000133320/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	6921
2	2000133320/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	5021

Total

11942

In Words : Rupees Eleven Thousand Nine Hundred Forty Two only

Major Information of the Deed

Deed No :	I-1629-00289/2021	Date of Registration	20/01/2021
Query No / Year	1629-2000133320/2021	Office where deed is registered	
Query Date	20/01/2021 12:56:33 AM	1629-2000133320/2021	
Applicant Name, Address & Other Details	Sabyasachi Roy Rabindra Nagar, Laskarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9674073247, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 38,55,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

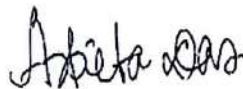
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:344 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2281 (RS :-1488)		Bastu Bastu	3 Katha	90,000/-	36,30,003/-	Width of Approach Road: 23 Ft., ,Last Reference Deed No :1605-I -00531-1993
Grand Total :				4.95Dec	90,000 /-	36,30,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	10,000/-	2,25,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	10,000 /-	2,25,000 /-	

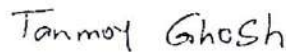
Land Lord Details :

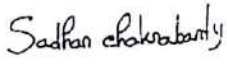
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs ARPITA DAS (Presentant) Daughter of Mr SHANTI RANJAN DAS Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office	 20/01/2021	 LTI 20/01/2021	 20/01/2021
LAKE GARDEN, NOW P. S. NARENDRAPUR, P.O:- LASKARPUR, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BQxxxxxx1M, Aadhaar No: 40xxxxxxxx9311, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	S. T. Construction Balaji Twin Apartment, Rabindra Nagar, Now Police, P.O:- Laskarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 , PAN No.: ADxxxxxx8E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Tanmoy Ghosh Son of Late Tapan Kumar Ghosh Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office	 Jan 20 2021 12:14PM	 LTI 20/01/2021	 20/01/2021
Balaji Twin Apartment, Rabindra Nagar, Now Police Station : Narendrapur, P.O:- Laskarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AXxxxxxx8E, Aadhaar No: 31xxxxxxxx6244 Status : Representative, Representative of : S. T. Construction				

Name	Photo	Finger Print	Signature
Mr Sadhan Chakraborty Son of Mr Gour Chakraborty Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office	 Jan 20 2021 12:13PM	 LTI 20/01/2021	 20/01/2021
Balaji Twin Apartment, Rabindra Nagar, Now Police Station : Narendrapur, P.O:- Laskarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BFxxxxxx6Q, Aadhaar No: 66xxxxxxx0801 Status : Representative, Representative of : S. T. Construction (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sabyasachi Roy Son of Late L. M. Roy Rabindra Nagar, Now P.S. Narendrapur, P.O:- Laskarpur, P.S:- Sonarpur, Rajpur- sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153	 20/01/2021	 20/01/2021	 20/01/2021
Identifier Of Mrs ARPITA DAS, Mr Tanmoy Ghosh, Mr Sadhan Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ARPITA DAS	S. T. Construction-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs ARPITA DAS	S. T. Construction-300.00000000 Sq Ft

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:344 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:- 2281		Seller is not the recorded Owner as per Applicant.

On 20-01-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:09 hrs on 20-01-2021, at the Office of the A.D.S.R. GARIA by Mrs ARPITA DAS, Executant.

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 38,55,003/-

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

Execution is admitted on 20/01/2021 by Mrs ARPITA DAS, Daughter of Mr SHANTI RANJAN DAS, LAKE GARDEN, NOW P. S. NARENDRAPUR, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Indetified by Mr Sabyasachi Roy, , Son of Late L. M. Roy, Rabindra Nagar, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-01-2021 by Mr Tanmoy Ghosh,

Indetified by Mr Sabyasachi Roy, , Son of Late L. M. Roy, Rabindra Nagar, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

Execution is admitted on 20-01-2021 by Mr Sadhan Chakraborty, partner, S. T. Construction (Partnership Firm), Balaji Twin Apartment, Rabindra Nagar, Now Police, P.O:- Laskarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153

Indetified by Mr Sabyasachi Roy, , Son of Late L. M. Roy, Rabindra Nagar, Now P.S. Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,021/- (B = Rs 5,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2021 1:48AM with Govt. Ref. No: 192020210208952241 on 20-01-2021, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AXVXP7 on 20-01-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 374333, Amount: Rs.100/-, Date of Purchase: 14/01/2021, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/01/2021 1:48AM with Govt. Ref. No: 192020210208952241 on 20-01-2021, Amount Rs: 6,921/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AXVXP7 on 20-01-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2021, Page from 24544 to 24580
being No 162900289 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.02.01 14:33:14 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/02/01 02:33:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)