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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that this document is  
submitted to Registration. The  
signature and the  
Endorsement attached to the  
document are part of this document.

Additional Dist. Sub Registrar  
Sikliguri  
28/6/24

### SUPPLEMENTARY DEVELOPMENT AGREEMENT

THIS SUPPLEMENTARY DEVELOPMENT AGREEMENT  
is made on this the 28th day of June Two Thousand

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G. K. S. Adv  
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NAME	
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Ro	77
- 5 APR 2024	
BURANJAN MUKHERJEE	
Licensed Camp Vendor	
2 & 3, R. S. Roy Road, Kolt-1	

5 APR 2024

- 5 APR 2024



Bandana Ghosh.

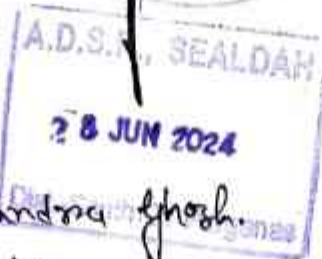
Advocate.

D/o, Late Lakshman Chandra Ghosh.

Sealdah court complex.

Room no. 101 1st floor.

Kolkata-700014.



Twenty Four (2024) in BETWEEN M/S. SAJILI VINIMAY PVT. LTD. (PAN: AADCS7247K), a Company incorporated under the Indian Companies Act, 1956, having its registered Office at 15B, Kalakar Street, P.O. Kalakar Street, P.S. Posta, Kolkata-700007, represented by its Director, Sri Sunil Kumar Agarwal (PAN: ADLPA4860C, AADHAR No.5791 8769 6402, Mob. No.9836457920), s/o Late Ram Pratap Agarwal of 55, Bangur Avenue, Block-D, P.O. Bangur Avenue, P.S. Lake Town, Kolkata-700055, District - 24 Parganas (North), hereinafter referred to as the "OWNER" (which term or expression shall unless excluded by or repugnant to the context mean and include its heirs, executors, legal representatives and assigns) of the FIRST PART.

AND

M/S. SKKARMA CONSTRUCTION PVT. LTD., (PAN: ABACS3128B), a Private Limited Company, represented by its Directors, SRI KOUSICK GUPTA (PAN ALQPG3443A, AADHAR No.7471 2566 0857, Mob. No.9836993859), s/o Sri Arjun Gupta and SMT. SUSAMA GUPTA (PAN ADQPG6518C,

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AADHAR No.2178 3867 8005, Mob. No.8777079816), w/o Sri Arjun Gupta, having its registered office at 68/C, Narkeldanga Main Road, P.O. Kankurgachi, P.S. Phoolbagan, Kolkata - 700 054, hereinafter called and referred to as the "DEVELOPER" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs, executors, legal representatives, successors-in-office and assigns) of the SECOND PART.

WHEREAS land measuring about 1 Bigha 6 cottahs at the then premises no. 8/5, Suren Sarkar Road situated at Mouza Surah, Touzi No.2833, Old Holding No.6, subsequently revenue free Holding No.6 and 61, P.S. Beliaghata, Kolkata-700010, District - South 24 Parganas, belonged to one Kalidas Pal who was in possession of the aforesaid property by exercising all his right of ownership, he transferred the aforesaid landed property on 21.11.1905 in favour of Motilal Sen who upon purchase of the said property, said Motilal Sen was possessing and enjoying the said property as sole and absolute owner. Said Motilal Sen while

was in no



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was in possession of the aforesaid property as its absolute owner, he by executing and registering a Deed of Sale on 11.03.1907 had sold, transferred and conveyed the aforesaid property to one Abdul Latif and Abdul Hafiz and simultaneously with the execution and registration of the aforesaid Deed of Sale dated 11.03.1907 had effected delivery of possession of the said property in favour of said Abdul Latif and Abdul Hafiz.

AND WHEREAS said Abdul Latif and Abdul Hafiz filed one redemption suit being no.167 and 168 for the year 1907 - 1908 before the Alipur Collectorate for settling the land measuring about 1 Bigha 6 cottahs by said Abdul Latif and Abdul Hafiz as Revenue free land and accordingly they deposited 30 times revenue of the land at a time before the Alipur Collectorate and thereby the said total land measuring 1 Bigha 6 cottahs was declared by the Collector Alipur as free from all kind of revenue free land in other words the aforesaid total land was set free from any kind of revenue.

AND



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AND WHEREAS thereafter Abdul Latif died intestate as bachelor and after his demise, his sister Hamidi Bibi acquired the undivided share of her brother Abdul Latif over the property as his only legal heirs and successors and thus said Abdul Hafiz and Hamida Bibi were the joint owners of the land measuring 1 Bigha 6 cottahs.

AND WHEREAS subsequently Abdul Hafiz filed one suit for partition before the Hon'ble High Court at Calcutta being Suit No.1026 of 1930 in respect of the aforesaid property and other properties against his sister Hamida Bibi and afterwards the said partition suit was finally disposed of by passing of final decree in the said suit by the Hon'ble High Court at Calcutta. In the said partition decree Hamida Bibi got in her share the entire land measuring about 1 Bigha 6 cottahs in lieu of surrender her other properties in favour of her brother Abdul Hafiz. The description of the said property is 1 Bigha 6 Cottahs at Mouza Surah, Division 3, Sub-Divn.9, Dihi Panchannagram, Touzi No.2833, Old Holding No.6 and subsequently revenue free



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Holding No.6H and 1, P.S. Beliaghata and recorded as Old premises no.5 and subsequently renumbered as premises no.8, Bahir Surah Road within the local limits of Kolkata Municipal Corporation under Ward No.33. Upon such partition Hamida Bibi recorded her name before the Alipur Collectorate as owner of the said property by filing Mutation Case No.355 for the year 1927-28 before the said Collectorate and thereby said Hamida Bibi became the sole and absolute owner of the aforesaid property with full right, title, interest and possession over the said property.

AND WHEREAS by registered Sale Deed dated 21.05.1932, said Hamida Bibi sold, transferred and conveyed the said land together with all rights and benefits to one Samsul Haque and delivery of possession was effected to Samsul Haque.

AND WHEREAS said Samsul Haque while was in possession of the aforesaid property, he by executing and registering a Deed of Sale on 15.02.1993 absolutely and freely

sold, in



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sold, transferred and conveyed land measuring about 6 cottahs 7 chittaks 7 sq. ft. out of total land measuring about 1 Bigha 6 cottahs to one said Golam Rahaman and effected delivery of possession of the said sold property to said Golam Rahaman. Said Golam Rahaman on the basis of such Deed of Transfer became the sole and exclusive owner of the said 6 cottahs 7 chittaks 7 sq. ft. of land. Subsequently said Golam Rahaman died intestate on 01.12.1935 as bachelor, leaving behind him 3 brothers namely Fazla Rahaman, Golam Based and Golam Halder and two sisters namely Sakina Bibi and Anima Bibi as his legal heirs and successors.

AND WHEREAS in accordance with the provision of Mahamadan Law, said Fazla Rahaman alongwith his two other brothers and sisters jointly acquired the right, title and interest over the said landed property. Thereupon they conjointly filed one application for granting Succession Certificate from the Ld. 1<sup>st</sup> Munsiff at Sealdah in Act 39 Case No.364 of 1936 and obtained succession certificate in respect of the said land and



since



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since then said Fazla Rahaman and her other brothers and sister constructed structures over the said landed property and they let out the said structures to different tenants and had been realizing rents from the existing tenants of the said property.

AND WHEREAS said Sakina Bibi the elder sister of said Golam Rahaman died on 04.12.1998, leaving behind her only son Golam Mustafa @ Sk. Kalu as her only legal heir. Said Golam Mustafa @ Sk. Kalu acquired the undivided right, title and interest over the said property held by her mother Sakina Bibi.

AND WHEREAS accordingly Golam Mustafa also obtained a succession certificate from the Ld. 1<sup>st</sup> Munsiff at Sealdah by filing Act 39 Case No.84 of 1939.

AND WHEREAS thus Fazla Rahaman, Golam Based, Golam Halder, Anima Bibi and Golam Mustafa jointly became the joint owners of the land measuring about 6 cottahs 7 chittaks

7 sq. ft.



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7 sq. ft. being premises no.8, Bahir Surah Road within the local limits of Kolkata Municipal Corporation.

AND WHEREAS by a Deed of Sale in the month of September, 1941 had been registered in the Sub-Registration Office at Sealdah and recorded in Book No.I, Volume No.45 at Pages 219 to 225 Being No.2328 for the year 1941 and the aforesaid persons through the said Deed of Sale conjointly sold out the said land with structure in favour of one Maniklal Pal and Chunilal Pal and Lalit Mohan Pal. Upon purchase of the said property in the manner aforesaid, said Maniklal Pal and Chunilal Pal and Lalit Mohan Pal became the owner of the said land measuring about 6 cottahs 7 chittaks 7 sq. ft. to the extent of undivided  $\frac{1}{3}^{\text{rd}}$  share each being Municipal premises no.8, Bahir Sura Road, Calcutta-700010.

AND WHEREAS said Maniklal Pal and Chunilal Pal and Lalit Mohan Pal further purchased land measuring about 5 cottahs 5 chittaks out of 19 cottahs 9 chittaks 38 sq. ft. being the

rest



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rest portion of 1 Bigha 6 chittaks from the other portion of the said premises no.8, Bahir Surah Road from the legal heir Samsul Haque on 25.02.1942 and the said Deed of Sale has been registered in the Sub-Registration Office at Sealdah and recorded in Book No.I, Volume No.131 at Pages 191 to 195, Being No.268 for the year 1942. Thereupon Manik Lal Paul, Chunilal Paul and Lalit Mohan Paul became the joint owners of the land and structure measuring 11 cottahs 12 chittaks 7 sq. ft.

AND WHEREAS by a Deed of Partition dated 05.03.1950, the aforesaid joint owners namely Maniklal Pal and Chunilal Pal and Lalit Mohan Pal got their aforesaid joint property being land measuring about 11 cottahs 12 chittaks 7 sq. ft. with structures partitioned by metes and bounds alongwith other properties and in the said Deed of Partition, the aforesaid two plots of land, one Plot of land measuring about 6 cottahs 7 chittaks 7 sq. ft. and the other plot of land measuring about 2 cottahs 2 chittaks 12 sq. ft. as situated at Municipal premises no.8, Bahir Surah Road, P.S. Beliaghata in total 8 cottahs 9 chittaks 19 sq. ft. was allotted in

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favour of Maniklal Pal and the other co-owners namely Lalit Mohan Pal and Chunilal Pal got the rest portion of land measuring about 3 cottahs 2 chittaks 26 sq. ft. at premises no.8, Bahir Surah Road and the other properties in respect of which the aforesaid 3 brothers, who initiated the said partition suit.

AND WHEREAS said Maniklal Pal thereby became the owner of total land at premises no.8, Bahir Surah Road to the extent of 8 cottahs 9 chittaks 19 sq. ft. and was in possession thereof to the exclusion of his aforesaid other two brothers and said Maniklal Pal got his name recorded in the Assessment Register of Kolkata Municipal Corporation and also upon mutation and at the time of apportionment of the land of Maniklal Pal in respect of the aforesaid two plots of land at premises no.8, Bahir Surah Road had been allotted by the Kolkata Municipal Corporation two separate number being premises no.8/3 which was allotted against plot of land with structure measuring about 6 cottahs 7 chittaks 7 sq. ft. and the other plot of land measuring 2 cottahs 2 chittaks 12 sq. ft. was



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renumbered by the Kolkata Municipal Corporation as premises no.8/5, Bahir Surah Road. At present both the aforesaid premises are known by 8/3, Suren Sarkar Road and 8/5, Suren Sarkar Road, P.O. & P.S. Beliaghata, Kolkata-700010, District - South 24 Parganas.

It is submitted that the land measuring about 2 cottahs 2 chittaks 12 sq. ft. was further renumbered by the Kolkata Municipal Corporation at premises no.8/4B, Suren Sarkar Road and the land measuring about 8 cottahs 9 chittaks 19 sq. ft. which was previously renumbered as premises no.8/5, Suren Sarkar Road was further renumbered as premises no.8/4B, Suren Sarkar Road.

AND WHEREAS while Maniklal Pal out of his love and affection had transferred by way of Deed of Gift on 28.04.1958, the land and structures of 8/5, Suren Sarkar Road thereby gifted away in favour of Jaharlal Pal and Motilal Pal since deceased and through the said Deed of Gift, said Motilal Pal gifted the





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ALL THAT the land and structure measuring about 6 cottahs 7 chittaks 7 sq. ft. at premises no.8/5, Suren Sarkar Road and the said Deed of Gift has been registered in the Sub-Registration Office at Sealdah and recorded in Book No.I, Volume No.1, Deed No.938 for the year 1958.

AND WHEREAS said Maniklal Pal during his life time further executed and published his Last Will and Testament dated 09.08.1978 and thereby through the said Will he bequeathed the land measuring about 2 cottahs 2 chittaks 12 sq. ft. at premises no.8/4B, Suren Sarkar Road in favour of his two sons namely Jaharlal Pal and Motilal Pal.

AND WHEREAS upon demise of Motilal Pal the named executor in the said Will had obtained probate in respect of the aforesaid Will as left by Maniklal Pal.

AND WHEREAS on the strength of the said Deed of Gift and on the strength of the aforesaid probated Will, said Jaharlal



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Pal and Motilal Pal jointly acquired the total land and structure measuring about 8 cottahs 9 chittaks 19 sq. ft. at Municipal premises no.8/5, and 8/4B, Suren Sarkar Road, P.O. & P.S. Beliaghata, Kolkata-700010, District - South 24 Parganas and they have got their share in the aforesaid two premiseses to the extent of undivided half share.

AND WHEREAS said Motilal Pal died and on his demise his widow Dipika Paul and two sons namely Sudip Kumar Pal and Tridib Kumar Pal jointly inherited half share in the aforesaid two premiseses and thereby rest half portion of the aforesaid two premiseses shall be taken to be in the ownership and possession of Jaharlal Pal.

AND WHEREAS subsequently said Jaharlal Pal alongwith Dipika Pal, widow of Motilal Pal and two sons of Motilal Pal namely Sudip Kumar Pal and Tridib Kumar Pal conjointly by executing and registering a Deed of Sale on 07.05.2003 had transferred by way of sale the land with one storied structure at



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premises no.8/5, Suren Sarkar Road and 8/4B, Suren Sarkar Road in favour of Todays Abasan Pvt. Ltd., represented by Siddhartha Nag and the said concern on the strength of the Deed of Sale became the sole owner of the aforesaid land and structure of the aforesaid two premiseses.

AND WHEREAS said Siddhartha Nag subsequently became the Proprietor of M/s. Landmark Consruction Ltd. upon dissolution of his previous firm namely Todays Abasan Pvt. Ltd. had intended to avail financial assistance from the Central Bank of India and upon negotiation, the said bank had sanctioned loan of good amount of money in favour of said firm M/s. Landmark Construction Ltd., represented by Mr. Siddhartha Nag but the said concern i.e. to say the Proprietor of the said firm upon availing of loan of good amount of money did not repay the amount of loan with interest to the said bank and accordingly the said bank did not find any option before them but to initiate one proceeding under the Surficie Act and U/s 12 and 13 of the said Act acquired the aforesaid two premiseses. Thereupon the



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Proprietor of M/s Landmark Construction Ltd. Mr. Siddhartha Nag challenged the said order of acquisition before the Debt Recovery Tribunal-I at Calcutta being SA No.64 of 2011. The said case ultimately was dismissed by the Debt Recovery Tribunal and at the time of passing order of dismissal in the said case, the Judges of the said Tribunal had afforded opportunity to Siddhartha Nag for payment of the total amount as was lying due upto the date of passing of the said order alongwith interest within a specified time but the Proprietor of the said concern Siddhartha Nag did not comply with the said order and accordingly the said two premiseses were put into auction sale by the Central Bank of India, a Body Corporate doing banking business and constituted under the Banking Compaies (Acquisition & Transfer Undertaking Act 1970) having his Head Office at Chandarmukhi Nirman Point, Mumbai-400021 and having its Zonal Office at 33, Netaji Subhas Road, Kolkata and when the said Bank had put the said two premiseses into auction sale under and by virtue of the said auction sale one M/s. Sajili Vinimay Pvt. Ltd. represented by its Director Sri Sunil Kumar



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Agarwal became the highest bidder and thereby his offer was accepted by the said Bank Authority and thereby in the auction sale, said bank by execution and registration of a Sale Certificate on 25.01.2017 had transferred the aforesaid two premiseses in favour of M/s. Sajili Vinimay Pvt. Ltd.. The aforesaid two premiseses are premises no.8/5, Suren Sarkar Road and 8/4B, Suren Sarkar Road, Kolkata-700010 and simultaneously with the execution and registration of the said Sale Certificates had effect delivery of possession of the aforesaid two premiseses in favour of said Sajili Vinimay Pvt. Ltd.

AND WHEREAS Sajili Vinimay Pvt. Ltd. thereby has become the sole and absolute owner of the aforesaid two premiseses being premises no.8/5, and 8/4B, Suren Sarkar Road, having total land area 8 cottahs 9 chittaks 19 sq. ft. with one storied structure measuring about 3000 sq. ft. in the aforesaid two premiseses.

AND WHEREAS the said concern being the sole and exclusive owner of the aforesaid two premiseses had intended to



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develop the land of the aforesaid two premises by construction of masonry building upon amalgamation of the aforesaid two lands into one and further by obtaining sanction of building plan from the Kolkata Municipal Corporation but the said concern since having no knowledge as to raising of construction of masonry building and having felt inconvenient in supervision of such construction they have intended to develop the land of the said premises through any recognized developer who has sufficient knowledge in raising masonry building in and around the city of Kolkata and suburbs.

AND WHEREAS it is mentioned here that the aforesaid concern previously entered into one development agreement on 15.07.2020 with M/s. SK Karma Construction Pvt. Ltd. At the time of execution and registration of the aforesaid development agreement the party of the 1st part had received from the party of the 2nd part herein, the sum of Rs.50,00,000/- (Rupees fifty lac only) and the receipt of the said amount by the party of the 1st part has been specifically mentioned in the development agreement as was executed and registered on 15.07.2015 and subsequent to the date of execution and registration of the said Development Agreement, said M/s. SK Karma Construction Pvt. Ltd. at their own cost and expenses had amalgamated the aforesaid land of the two premises into one and thereby premises number was allotted by the K.M.C. upon amalgamation

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of the aforesaid two separate premises being premises no. 8/4B, Suren Sarkar Road, P.O. & P.S. Beliaghata, Kolkata-700010. District – South 24 Parganas. The said Development Agreement was executed and registered on 15.07.2020 and the same has been registered in the Office of the A.D.S.R., Sealdah and has been recorded in Book No.I, Volume No.1606-2020, at Pages from 69235 to 69264, Being No.160601534 of 2020.

AND WHEREAS subsequently owing to some technical difficulty and since different hazards came to light of the day, the said M/S. SAJILI VINIMAY PVT. LTD. and the developer concern had conjointly decided to execute and register this supplementary agreement and also the supplemental Development Power of Attorney by incorporation of certain other terms and conditions in this supplementary agreement for giving safeguard to the parties to this agreement in addition to the terms and conditions as remain embodied in the original Development Agreement dated 15.07.2020:



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1. That the party of the 1<sup>st</sup> part has given exclusive right and authority to the party of the 2<sup>nd</sup> part herein to develop the land of the aforesaid premises by construction of G+4 (five) storied building on the land of the aforesaid premises by carrying on negotiation with the Kolkata Municipal Corporation at the own cost and expenses of the party of the 2<sup>nd</sup> part herein. The party of the 2<sup>nd</sup> part on the basis of the amalgamation of the said two land of the said two premiseses into one, shall submit one building plan before the Kolkata Municipal Corporation and thereby shall obtain sanction of such building plan from the Kolkata Municipal Corporation at the own cost and expenses of the party of the 2<sup>nd</sup> part herein.
2. That it is pertinent to mention here that in the said existing structure of the aforesaid premises there remains as many as 10 number of tenant and upon negotiation and also at the initiation of the developer they left the said premises at the cost and expenses of the developer.
3. That the developer upon obtaining sanction of building plan shall construct a multistoried building on the land of the said

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shall be co



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premises shall raise a G+4 storied building and the said building shall be constructed in accordance and in consistence with the sanctioned building plan and the developer shall not make any deviation to the sanctioned building plan at the time of raising such masonry building on the said amalgamated land of the premises.

4. That the developer shall raise the said construction at its own cost and expenses and the owner shall not have to invest a single farthing for raising construction and effecting completion job in the said proposed building as has been undertaken to be constructed on the said amalgamated land of the said premises by the party of the 2<sup>nd</sup> part.

5. That it is submitted that during the period of construction, if any local problem is arisen, such problem and obstruction shall be removed/sorted out by the developer by carrying on negotiation with such persons and the owner shall have no headache and obligation to that effect. All sort of local problem must be solved by the developer at his own initiation and also by spending money from his own fund.



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6. That The owner shall get in their allocation in the said amalgamated premises measuring 9000 sq. ft. of super built up area and such area of 9000 sq. ft. of super built up area shall be included the entire portion of the 2<sup>nd</sup> floor, 50% of allotted share of the owner on the northern side of the ground floor and if there remains any deficiency in the allocation of 9000 sq. ft. of super built up area in floor area for the owner, in such an event, the developer shall allot the rest portion of 9000 sq. ft. of super built up area to the owner from the back portion on the northern side of the 4<sup>th</sup> floor and the rest constructed portion / area in the said whole premises i.e. to say the rest constructed portion of the said building excluding 9000 sq. ft. of the owner shall be regarded to be the allotted portion of the developer and the developer shall have their unfettered right to transfer their whole allotted portions in the said premises by way of sale or by otherwise by determination of sale consideration.

The developer shall be entitled to enter into agreement for sale for disposal of their allotted portion with intending buyers at

their own option and  
be rega



their own option and the whole amount of the sale proceeds shall be regarded to be the moneys of the developer and upon such moneys, the owner shall have no any manner of claim at any time in future. The developer shall have its right through this development agreement to raise one additional floor on the roof of the G+4 storied building at its own cost and expenses upon obtaining sanction of additional building plan from the K.M.C. The developer shall have its exclusive right to dispose of the said additional floor to any intending buyer of its choice and shall appropriate the sale proceeds of the said additional floor in itself. The owner shall not claim any share in the said additional floor to be constructed by the developer nor shall assert any claim in the sale proceeds of the said additional floor.

7. That the developer shall construct and complete the said proposed building on the said amalgamated land within 36 (thirty six) months from the date of obtaining sanction of building plan from the Kolkata Municipal Corporation at their own cost and expenses and upon completion of construction of the said

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proposed building, the developer shall handover possession, the allotted portions of the owner as has been mentioned herein above. The time is the essence of this contract.

8. That apart from the said allocation of the 1<sup>st</sup> part, the party of the 1<sup>st</sup> part shall not be entitled to claim any other floor space over the said proposed building. The rest constructed area in the said proposed building shall be regarded to be allotted portion of the developer.

9. That it is further agreed upon that if during the period of construction of the said proposed building, if any local disturbances are caused by any person or authority, it will be the sole obligation and responsibility of the party of the 2<sup>nd</sup> part to settle all such disputes at his own discretion. For such disturbances, the party of the 1<sup>st</sup> part shall have no their any obligation or responsibility to settle such dispute.

10. That the party of the 2<sup>nd</sup> part upon completion of construction and by taking steps for effecting delivery of the aforementioned allotted portion of the 1<sup>st</sup> part shall be entitled to transfer their allotted portion to the buyers at the option of the

party of the 2<sup>nd</sup> part  
received by



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party of the 2<sup>nd</sup> part herein and the sale proceeds as would be received by the developer by way of sale of its allocation in the said proposed building shall be regarded to be the money of the party of the 2<sup>nd</sup> part herein and upon such moneys, the 1<sup>st</sup> part shall have no any manner of claim.

11. That the party of the 1<sup>st</sup> part shall not accountable to any financial institution including Income Tax Authority for such moneys as would be received by the developer for sale of the allotted portion of the developer. The developer has already paid the whole arrear and current taxes to the office of the K.M.C.

12. That it is further agreed upon by the developer that they will pay all arrear amount of Municipal taxes and upon entering into this agreement, it will be obligation on the part of the developer to take steps for knowing the actual amount which are lying outstanding towards Municipal rates and taxes in respect of the said premises and thereupon the party of the 2<sup>nd</sup> part shall pay all such arrear amount of municipal rates and taxes to the Municipal Authority on behalf of the owner.



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13. That during the period of construction of the proposed building, the developer shall pay the municipal rates and taxes in respect of the said property to the Municipal Authority and upon completion of the proposed building, the liability as to making payment of municipal rates and taxes for new building shall be borne by the developer and the owner in accordance with their allotted portions.

14. That the developer has already paid to the owner, the sum of Rs.50,00,000/- (Rupees fifty lac) only towards refundable deposit money and the said amount shall be refunded without interest by the party of the 1<sup>st</sup> part / owner to the developer at the time of taking delivery of possession of the owner's allocation and if the owner fails to take delivery of possession of his allotted portion from the developer or fails to refund the aforesaid sum of Rs.50,00,000/- within the stipulated period mentioned above in such an event the owner shall be bound to refund the aforesaid sum of Rs.50,00,000/- with 18% interest to the developer and such money until refunded to the developer,

the developer shall  
the owner's



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the developer shall be entitled to withhold the certain portion of the owner's allotted portion in the proposed building in itself.

15. That the structures as is in existence at the said two premiseses now in dilapidated condition and it has been agreed upon that the Developer shall demolish the existing structures of the said two premises and shall dispose of all the building materials and debris as would come out upon demolition of the said structure of the said premises for realization of cost of demolition.

16. That the owner shall put their signature on the building plan for submitting the same at the office of the K.M.C. for obtaining sanction of the same from the concerned department of K.M.C. The owner shall put their signature on the additional /revised plan if any, and/or other applications and documents as would be required to be submitted at the office of the K.M.C. for the purpose of obtaining sanction of building plan from the office of the K.M.C.

17. That the party  
undertakes



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17. That the party of the 1<sup>st</sup> part herein declares, assures and undertakes that the party of the 1<sup>st</sup> part is the absolute owner of the land and structure of the said premises detailed in schedule "A" below and they have good and marketable title in the said premises and the premises is not under any litigation nor over the said property there is any order of attachment, liens etc.

18. That the party of the 1<sup>st</sup> part herein further assure that excepting the 1<sup>st</sup> part there is no other co-owner in respect of the said premises and the party of the 1<sup>st</sup> part herein are legally entitled to enter into this agreement with the party of the 2<sup>nd</sup> part herein.

19. That the developer is hereby authorized and empowered in relation to said construction, so far as may be necessary to apply and obtain quotas, entitlement and other allocation of or for cement, steel, bricks and other materials allocable to the owner for the construction of the said proposed building and similarly to apply for and obtain temporary and/or permanent connection

of water, electricity, po  
required for the co  
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A.D.S.R., SEALDAH  
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of water, electricity, power, gas and other input and facilities required for the construction of enjoyment of the building plan for which the owner shall execute a general power of attorney in favour of the Developer and/or his nominee or nominees and all such power of attorney and other authorities shall be executed as shall be required by the Developer for the purpose of construction and allied jobs and the owner shall also sign all such applications and other documents as shall be required for the purpose or otherwise for in construction of proposed building from time to time and owner shall sign on the building plan before submitting the same to the Municipal authority.

20. That the owner shall not interfere with or obstruct in any manner in the execution and completion work of development and construction job on the land of the said premises unless it is not according to the law or sanctioned building plan and as per specification of construction.

21. That the owner shall not do any act, deed or thing whereby enjoyment of any common facilities among the several flats owner in the building may be obstructed.

22. That the  
bee



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22. That the allocation of the Developer and the owner has been specifically mentioned in Schedule- "B" and Schedule "C" respectively. The developer shall raise the construction of the proposed building in accordance with the specification of construction as has been mentioned in separate sheet and the same shall be regarded to be the part of this agreement.
23. It has been specifically agreed upon that the developer shall handover the allocated portions of the owner in fully and completely constructed condition in all respect and thereby handover possession of the portions of any areas to prospective buyers in respect of developer's allocation.
24. The Developer shall be entitled to fix its sign board on the said property, for advertisement of sale of flat/flats and inserting in news paper and other advertising media after sanction of the building plan without any objection from the land owner. The developer will choose the name of the new building.
25. The developer absolutely shall appoint any Architects for supervising the structural constructions of the foundation, basements, pillars, structures, slabs, concrete

underground/overhead  
fixtures and



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underground/overhead reservoirs, electrical land plumbing fixtures and materials for constructions sewers and sewerage system etc. and shall have the right to do so at their (developer) costs and expenses. The landowner shall not be liable responsible in any manner whatsoever regarding raising of construction materials to be used by the developer.

26. That upon demise either of the parties to this agreement shall not be cancelled or terminated, the respective heirs of the deceased party will step in the shoes of the deceased party and the said heirs of the deceased party shall be bound to fulfill the terms of this agreement. The owner undertakes to effect delivery of possession of the said property in free condition and without any encumbrances so that the developer can undertake the development job of the said premises.

27. The developer and their men, agents, engineers, architects, masons, Labours, contractors will have free access at the said premises and will take all necessary steps/action necessary for implementation of the project by development of the land of the

said premises  
Da.



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said premises, posting of banners and advertisement in the papers inviting buyers of the allotted portion of the developer.

28. That sale proceeds of the developer's allocation and proportionate land interest with regard to the developer's allocation will be considered as consideration of the flats/apartment and other miscellaneous expenses incurred by the developer.

29. The parties of the both part have entered into this agreement purely on principle-to-principle basis and nothing stated herein shall be deemed or constructed as partnership or a joint venture between the owner and developer. Each party shall keep other indemnified from and against the same.

30. After execution and registration of the document in respect of Developer's allocation and completion of scheme as are required by the law the owner shall have right, title and interest into the said immovable property in respect of the common portions of the building for enjoyment of their allotted portion along with other flat owner of the building. The developer shall be at liberty to allot and/or transfer the developer's allotted

portions including  
person/r.





portions including proportionate land interest in favour of other person/persons without any reference to the owner.

31. That simultaneously with the execution of this agreement, the owner shall handover all the originals of the documents relating to the title of the owner in the said property and the owner further undertakes to give inspection to the developer other copies of documents relating to the said property to the developer in case of necessity. The owner further assures that the said property is free from all encumbrances. From the date of delivery of possession of the apartment by the developer to the owner, the owner of the respective flats shall pay the proportionate Municipal taxes and any other impositions, maintenance charges and other expenses relating to the said housing project proportionately as may be determined by all the flat owners or by the Association of the Apartment owners to be formed. All the apartment owners shall form the association of the Apartment owner under the provisions of W.B.A.O. Act 1972.

32. From the date of delivery of possession of the apartment, the developer/allottee of respective flats and the owner shall pay



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the proportionate share of the Municipal taxes in respect of their allotted portions and other impositions, maintenance charges relating to the said housing project. Since the date of execution of this agreement to the date of completion of the said housing project all such liabilities are to be borne by the developer.

33. It is further agreed upon that if the owner intends to transfer their allotted portion in the proposed building, the developer shall dispose of the said portion of the owner first and thereby shall pay to the owner the whole amount of consideration of such portion of the owner.

34. The developer shall construct the said building in accordance with the building rules of the office of the K.M.C. and the developer shall bear whole cost of construction of the said proposed building. The roof of the building shall remain in common to all the apartment owners of the proposed building.

35. That it is agreed upon in between the parties that the parties to this agreement and their respective transferees shall use for beneficial enjoyment of the said proposed building, the common passage, common entrance, stair-case, stair-case landing and

open spaces surro  
terra



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open spaces surrounding the said proposed building and also the terrace of the said proposed building and those portions shall be regarded to be the common portions of the proposed building.

36. That it is further agreed upon that the developer at the time of effecting delivery of possession of the owner's allocation to the owner shall issue Possession certificate, Completion Certificate with copy of the sanctioned building plan for avoiding all sorts of future complications and litigations.

37. That if any dispute is found out in the Title Deed or any other document of the owner / 1<sup>st</sup> part in such an event, the owner shall not only be liable to solve the same at its own initiation but also at the same time the 1<sup>st</sup> part / owner compensate the developer / 2<sup>nd</sup> part if the 2<sup>nd</sup> part sustains any loss for the same and the time for completion of construction of the proposed building as stipulated above shall further be extended for further period after elapsion of stipulated period due to the reason mentioned above.



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SCHEDULE-A ABOVE REFERRED TO(Description of the whole property)

ALL THAT amalgamated land measuring about 8 cottahs 9 chittacks 19 sq. ft. alongwith 1500 Sq.ft. tile shed cemented floor structure standing thereon being Municipal premises no.8/4B, Suren Sarkar Road, P.O. & P.S. Belegkata, Kolkata-700010, District -24 Parganas (South), within the local limits of Kolkata Municipal Corporation under Ward No.33, Assessee No. 110332200069, which is butted and bounded in the manner following:-

ON THE NORTH : By 8/4, Suren Sarkar Road;

ON THE SOUTH : By Suren Sarkar Road;

ON THE EAST : By premises nos. 8/7 & 8/8, Suren Sarkar Road;

ON THE WEST : By 6' wide common passage.

Road Zone : (Abinash Banerjee Lane- Radha M.D.G. Road)

SCHEDULE-"B" ABOVE REFERRED TO(Allotted portion of the owner)

The owner shall get in their allocation in the said amalgamated premises measuring 9000 sq. ft. of super built up

area and such area of  
taken to



A.D.S.R., SEALDAH

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Dist-South 24 Parganas

area and such area of 9000 sq. ft. of super built up area shall be taken to be included the entire portion of the 2<sup>nd</sup> floor, 50% of allotted share of the owner on the northern side of the ground floor and if there remains any deficiency in the allocation of 9000 sq. ft. of super built up area of floor area for the owner, in such an event, the developer shall allot the rest portion of 9000 sq. ft. of super built up area to the owner from the back portion northern side of the 4<sup>th</sup> floor and the rest constructed portion / area in the said whole premises i.e. to say in the rest constructed portion of the said building shall be regarded to be the allotted portion of the developer.

SCHEDULE-"C" ABOVE REFERRED TO :

(Allotted portions of the developer)

The Developer shall be allotted rest constructed portions at the said amalgamated premises alongwith proportionate land interest of the said premises excepting the aforesaid owner's allotted portion.



A.D.S.R., SEALDAH  
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SCHEDULE-"D" ABOVE REFERRED TO :

(Common portions of the proposed building)

1. The foundations, columns, beams, supports, girders, entrance and exists, sky street, corridors, stair, staircase of the building, boundary walls and main gate, stair case and stair case landing.
2. Common passage, common areas.
3. Water pump, overhead water tank and underground water reservoirs, water pumps and other common plumbing installation pump room, ventilation duct.
4. Electrical wiring, motors, fittings and fixtures for lighting the stair cases lobby and other common areas (excluding those as are installed for any particulars flat) installation fixtures, fittings etc. and roof.
5. Drains and sewerage line of the building.
6. Such other common parts, areas equipment, installation fixtures, fittings, covered and open space in or around the said building as are necessary for passage to or about the occupy of the flats and as are assessments of necessary of the building.
7. Lift & lift room.

IN WITNESS  
subscribes



A.D.S.R., SE 1043  
**28 JUN 2024**  
Dist. South 24 Parganas



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

Signed, sealed & delivered in presence of :-

1) Uday Kant Chaudhary

273/274 B Block. I  
Bangor Avenue  
Kor - 700055

For Sanku Vinmay Pys. Ltd  
Sanku Agarwal  
Director

Signature of the OWNER

SKKARMA CONSTRUCTION PVT. LTD.

Kavish Gupta  
Director

SKKARMA CONSTRUCTION PVT. LTD.

Susama Gupta

Director  
Signature of the DEVELOPER

2) 31/2V/4 Area  
(Annam prathiham)  
7/1. Kulia  
Tangra 2nd  
Lane Kor-15

Drafted and prepared in my office

Sanjit Kamran











Advocate.

EN. NO - 473-1165 of 1977.

Sealdah Court Complex  
Room no - 3/2, 3rd floor  
Kolkata - 700014













A.D.S.R., SEALDAH  
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	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name ..... SUNIL KUMAR AGARWAL











Signature ..... Sunil Agarwal

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



Name ..... SUNIL KUMAR AGARWAL

Signature ..... Sunil Agarwal

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



Name ..... SUBARNA GUPTA

Signature ..... Subarna Gupta

D



GRN Details



A.D.S.R., SEALDAH  
28 JUN 2024  
Dist-South 24 Parganas

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



192024250096070458

GRN Details

GRN: 192024250096070458  
GRN Date: 27/06/2024 17:03:17  
BRN: 5824432579730  
Gateway Ref ID: CHQ3313304  
GRIPS Payment ID: 270620242009607044  
Payment Status: Successful  
Payment Mode: SBI Epay  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 27/06/2024 17:04:06  
Method: State Bank of India NB  
Payment Init. Date: 27/06/2024 17:03:17  
Payment Ref. No: 2001614625/2/2024  
[Query No]\*\*[Query Year]

Depositor Details

Depositor's Name: Ms Amity Associates  
Address: sealdah sisir market, sec-4, kolkata-14  
Mobile: 9804182673  
Period From (dd/mm/yyyy): 27/06/2024  
Period To (dd/mm/yyyy): 27/06/2024  
Payment Ref ID: 2001614625/2/2024  
Dept Ref ID/DRN: 2001614625/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001614625/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	75011
2	2001614625/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	50021
Total				125032

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND THIRTY TWO ONLY.





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



270620242009607044

## GRIPS Payment Detail

GRIPS Payment ID:	270620242009607044	Payment Init. Date:	27/06/2024 17:03:17
Total Amount:	125032	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5824432579730	BRN Date:	27/06/2024 17:04:06
Payment Status:	Successful	Payment Init. From:	Department Portal

## Depositor Details

Depositor's Name:	Ms Amity Associates
Mobile:	9804182673

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250096070458	Directorate of Registration & Stamp Revenue	125032
Total			125032

IN WORDS: ONE LAKH TWENTY FIVE THOUSAND THIRTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



### Major Information of the Deed

Deed No :	I-1606-02565/2024	Date of Registration	28/06/2024
Query No / Year	1606-2001614625/2024	Office where deed is registered	
Query Date	26/06/2024 7:17:22 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Prabir Kumar Kar Sealdah Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831441894, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
	Rs. 3,51,66,810/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 50,021/- (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:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Suran Sarkar Road, Road Zone : (Abinash Baner Ln – Radha M D G Lane) . , Premises No: 8/4B, , Ward No: 033 Pin Code : 700010

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	8 Katha 9 Chatak 19 Sq Ft		3,47,61,810/-	Property is on Road
Grand Total :				14.1717Dec	0/-	347,61,810 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1500 sq ft	0 /-	4,05,000 /-	

### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sajili Vinimay Pvt Ltd 15B, Kalakar Street, City:- Kolkata, P.O:- Kalakar Street, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007 Date of Incorporation:XX-XX-1XX5 , PAN No.:- aaxxxxxx7k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Manager Details :**









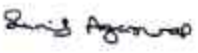
Name,Address,Photo,Finger print and Signature

**S K Karma Construction Private Limited**

68/C, Narkeldanga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Date of Incorporation:XX-XX-2XX8 , PAN No.:: abxxxxxx8b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	<b>Shri Kousick Gupta (Presentant)</b> Son of Shri Arjun Gupta Date of Execution - 28/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office		 Captured	
	68/C, Narkeldanga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: abxxxxxx3a, Aadhaar No: 74xxxxxxx0857 Status : Representative, Representative of : Sajili Vinimay Pvt Ltd (as ), S K Karma Construction Private Limited (as director)			
2	<b>Smt Susama Gupta</b> Wife of Shri Arjun Gupta Date of Execution - 28/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office		 Captured	
	68/C, Narkeldanga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: adxxxxxx8c, Aadhaar No: 21xxxxxxx8005 Status : Representative, Representative of : Sajili Vinimay Pvt Ltd (as ), S K Karma Construction Private Limited (as director)			
3	<b>Shri Sunil Kumar Agarwal</b> Son of Late Ram Pratap Agarwal Date of Execution - 28/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office		 Captured	
	68/C, Narkeldanga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: abxxxxxx3a, Aadhaar No: 74xxxxxxx0857 Status : Representative, Representative of : Sajili Vinimay Pvt Ltd (as ), S K Karma Construction Private Limited (as director)			

Bangur Avenue, Block/Sector: D, City:- Not Specified, P.O.- Bangur Avenue, P.S.-Lake Town,  
North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation:  
Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.: adxxxxx0c, Aadhaar No:  
5-XXXXXXX5402 Status : Representative, Representative of : Sajili Vinimay Pvt Ltd (as director)

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mrs Bandana Ghosh</b> Son of Late Lakshman Chandra Ghosh Sealdah Court, City- Kolkata, P.O.- Entally, P.S.-Entally, District-South 24- Parganas, West Bengal, India, PIN:- 700014		 Captured	
	28/06/2024	28/06/2024	28/06/2024
Identifier Of Shri Kousick Gupta, Smt Susama Gupta, Shri Sunil Kumar Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Sajili Vinimay Pvt Ltd	S K Karma Construction Private Limited-14.1717 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Sajili Vinimay Pvt Ltd	S K Karma Construction Private Limited-1500.00000000 Sq Ft



**Endorsement For Deed Number : 1 - 160602565 / 2024**

28-06-2024

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

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

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

Presented for registration at 13:21 hrs on 28-06-2024, at the Office of the A.D.S.R. SEALDAH by Shri Kousick Gupta

**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 3,51,66,810/-

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

Execution is admitted on 28-06-2024 by Shri Kousick Gupta, , Sajili Vinimay Pvt Ltd (Private Limited Company), 15B, Kalakar Street, City:- Kolkata, P.O:- Kalakar Street, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007; director, S K Karma Construction Private Limited (Private Limited Company), 68/C, Narkeldanga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mrs Bandana Ghosh, , Son of Late Lakshman Chandra Ghosh, Sealdah Court, P.O: Entally, Thana: Entaly, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-06-2024 by Smt Susama Gupta, , Sajili Vinimay Pvt Ltd (Private Limited Company), 15B, Kalakar Street, City:- Kolkata, P.O:- Kalakar Street, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007; director, S K Karma Construction Private Limited (Private Limited Company), 68/C, Narkeldanga Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054

Indetified by Mrs Bandana Ghosh, , Son of Late Lakshman Chandra Ghosh, Sealdah Court, P.O: Entally, Thana: Entaly, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-06-2024 by Shri Sunil Kumar Agarwal, director, Sajili Vinimay Pvt Ltd (Private Limited Company), 15B, Kalakar Street, City:- Kolkata, P.O:- Kalakar Street, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007

Indetified by Mrs Bandana Ghosh, , Son of Late Lakshman Chandra Ghosh, Sealdah Court, P.O: Entally, Thana: Entaly, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 50,021.00/- ( B = Rs 50,000.00/- , E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 50,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 27/06/2024 5:04PM with Govt. Ref. No: 192024250096070458 on 27-06-2024, Amount Rs: 50,021/-, Bank: SBI EPay ( SBIPay), Ref. No. 5824432579730 on 27-06-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 75,011/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4638, Amount: Rs.10.00/-, Date of Purchase: 05/03/2024, Vendor name:

SURANJAN MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/06/2024 5:04PM with Govt. Ref. No: 192024250096070458 on 27-06-2024, Amount Rs: 75,011/-, Bank: SBI EPay (SBIPay), Ref. No. 5824432579730 on 27-06-2024, Head of Account 0030-02-103-003-02

*Amitava Ghosal*

**Amitava Ghosal**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. SEALDAH**

**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 78028 to 78077

being No 160602565 for the year 2024.



*Amitava Ghosal*

Digitally signed by AMITAVA GHOSAL  
Date: 2024.07.03 16:09:56 +05:30  
Reason: Digital Signing of Deed.

(Amitava Ghosal) 03/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.