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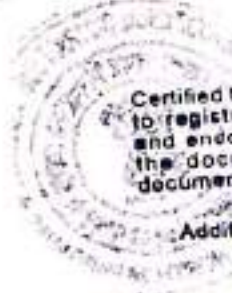


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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08 FEB 2023

DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT made this 8th day
of February, 2023,

BETWEEN

439821

Arup Roy Choudhury

NAME.....
ADD.....
Rs. 500/- 1100/- 0 82
24 JAN 2023
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

Kaly

24 JAN 2023

24 JAN 2023



Addl. District Sub-Registrar
Belghoria 24 Pgs. (N)

08 FEB 2023

(1) **SMT. SHILA RANI DUTTA**, (PAN:AMJPD4779L), (AADHAAR NO. 773579912387), wife of Late Mrinal Kantli Dutta and daughter of Late Sasanka Sekhar Dewanji, by faith Hindu, Citizen of India, by occupation house wife, residing at 16, Kali Temple Road, Post Office Nimta, Police Station Nimta, Kolkata - 700049, District North 24-Parganas, (2) **SMT. ILA BISWAS**, (PAN:BBLPB0322D), (AADHAAR NO. 528121994530), wife of Late Sona Ram Biswas and daughter of Late Sasanka Sekhar Dewanji, by faith Hindu, Citizen of India, by occupation house wife, residing at VIII. Nabapally Madhya Baluria, Bhanga Panchil, Post Office Nabapally, Police Station Barasat, Kolkata - 700126, District North 24-Parganas, (3) **SMT. RINA SAU**, (PAN:DCOPS5234M), (AADHAAR NO. 519739252590), wife of Sri Deba Prasad Sau and daughter of Late Sasanka Sekhar Dewanji, by faith Hindu, Citizen of India, by occupation house wife, residing at P.N. Banerjee Road, Natunpally, Post Office Nimta, Police Station Nimta, Kolkata - 700049, District North 24-Parganas (4) **SRI ANUP DEWANJI**, (PAN: ADEPD4400A), (AADHAAR NO. 359823516183), son of Late Sasanka Sekhar Dewanji, by faith Hindu, Citizen of India, by occupation service, residing at A-3/9 E.C.T.P. Phase -4, E.M. Bypass, Post Office East Kolkata Township, Police Station Anandapur, formerly Tiljala, Kolkata - 700107, District south 24-Parganas, (5) **SRI SANTANU DEWANJI**, (PAN:AIIPD0849C), (AADHAAR NO. 274649745112), son of Late Sasanka Sekhar Dewanji, by faith Hindu, Citizen of India, by occupation retired, residing at 34, Kali Temple Road, Post Office Nimta, Police Station Nimta, Kolkata - 700049, District North 24-Parganas, (6) **SRI ANUJ DEWANJEE**, (PAN: AIYPD8576C), (AADHAAR NO. 232856916416), son of Late Sasanka Sekhar Dewanji, by faith Hindu, Citizen of India, by occupation service, residing at Uttar-Poorva Rabindrapally, Near Toll Tax of Kalyani Road, Post Office Nonachandan pukur, Police Station Mohanpur, formerly Titagarh, District North 24-Parganas, Pin Code No. 700122, (7) **SMT. RITA DAS**, (PAN:DPYPD9039C), (AADHAAR NO. 291883018848), wife of Sri Pankaj Das and daughter of Late Sasanka Sekhar Dewanji, by faith Hindu, Citizen of India, by occupation house wife, residing at 1 No. Doulatpur (Khalpar), Batanagar, Maheshtala, Post Office Vibekananda Pally, Police Station Maheshtala, Kolkata - 700139, District South 24-Parganas, (8) **SMT. TAPATI DEWANJI**, (PAN: AOEPD7894M), (AADHAAR NO. 356413503810), wife of Late Asis Kumar Dewanji, by faith Hindu, Citizen of India, by occupation housewife, residing at 'Swapna Apartment', Rabindra Pally Main Road, Post Office Nimta, Police Station Nimta, Kolkata - 700049, District North 24-Parganas, (9) **SMT. SUMITA DEWANJI**, (PAN: AVLPD3615J), (AADHAAR NO. 490617183348), daughter of Late Asis Kumar Dewanji, by faith Hindu, Citizen of India, by occupation service, residing at 'Swapna Apartment', Rabindra Pally Main Road, Post Office Nimta, Police Station Nimta, Kolkata - 700049, District North 24-Parganas and (10) **SMT. MOUMITA BHATTACHARYA**, (PAN:

AUFPB7400E), (AADHAAR NO. 240822736634), wife of Sri Sanjib Bhattacharya and daughter of Late Asis Kumar Dewanji, by faith Hindu, Citizen of India, by occupation housewife, residing at Netaji Sarani, Dakshin Prasad Nagar, Jadunath Bati, Post Office Hazi Nagar, Police Station Hallsahar, formerly Nalhati, Pin Code No. 743135, District North 24-Parganas, hereinafter jointly called and referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators and legal representatives) of the **FIRST PART**;

AND

"SWAPNONEER DEVELOPER", (PAN: ANVPK1646A), a Proprietorship firm, having its office at 483, Sahid Nani Saha Sarani, Basudeb Nagar, Post Office Nimta, Police Station Nimta, Kolkata - 700049, District North 24-Parganas, being represented by its sole Proprietor, **SRI BIPLAB KAR**, (PAN: ANVPK1646A), (AADHAAR NO. 247450635705), son of Sri Binay Krishna Kar, by faith Hindu, Citizen of India, by occupation business, residing at Majherhati Road, Basudeb Nagar, Post Office Nimta, Police Station Nimta, Kolkata - 700049, District North 24-Parganas, hereinafter called and referred to as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs and successors, in office and assigns) of the **SECOND PART**;

WHEREAS Sri Bireswar Bhattacharjee, was the absolute Owner of certain area of land in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, C.S. Khatian No. 133, under C.S. Dag Nos. 2869, 2870 and 2871, under P.S. formerly Dum Dum at present Nimta, District formerly 24-Parganas at present North 24-Parganas;

AND WHEREAS after demise of Bireswar Bhattacharjee, his wife and only son namely Smt. Jogomaya Debi and Sri Hirendra Nath Bhattacharjee respectively became the absolute joint owners of the said land;

AND WHEREAS on 15th February, 1957 by a Deed of Conveyance registered in the office of the Sub Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 38, Pages 55 to 57, Being No. 1199 for the year 1957 and made by and between the said Sri Hirendra Nath Bhattacharjee and Smt. Jogomaya Debi therein jointly described as the Vendors of the One Part and Smt. Parimal Dewanji, therein described as the Purchaser of the Other Part the said Vendors for a valuable consideration mentioned therein sold, transferred and conveyed a portion of the said land measuring 4 (four) Kathas be the same a little more or less in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, C.S. Khatian No. 133, Dag Nos. 2869, 2870 and 2871, under P.S. Nimta, District North 24-Parganas;

AND WHEREAS on 15th February, 1957 by a Deed of Conveyance registered in the Office of the Sub Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 28, Pages 298 to 300, Being No. 1198 for the year 1957 and made by and between the said Smt. Jogomaya Debi and Sri Hirendra Nath Bhattacharjee, therein jointly described as the Vendors of the One Part and Sri Rohini Ranjan Aich, therein described as the Purchaser of the Other Part the said Vendors for a valuable consideration mentioned therein sold, transferred and conveyed a portion of the said land measuring 6 (six) Kathas be the same a little more or less in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Khatian Nos. 2522 and 2523, Dag Nos. 2869, 2870 and 2871, under P.S. Nimta, District North 24-Parganas;

AND WHEREAS the said Rohini Ranjan Aich was the benamdar of his wife namely Smt. Sailabala Aich as the said land measuring 6 (six) Kathas was purchased by the Stridhan property of Smt. Sailabala Aich;

AND WHEREAS the said Rohini Ranjan Aich who was the benamdar of Smt. Sailabala Aich died in the year 1961 without releasing the said land measuring more or less 6 (six) Kathas and in the event that have happened the said Smt. Sailabala Aich thus became the absolute owner of the said land measuring 6 (six) Kathas;

AND WHEREAS on 9th February, 1968 by a Deed of Gift registered in the office of the Sub Registrar at Cossipore, Dum Dum and recorded in Book No. I, Volume No. 26, Pages 94 to 96, Being No. 993 for the year 1968 and made by and between the said Smt. Sailabala Aich therein described as the Donor of the One Part Sri Amulya Bimal Aich and Sri Rabindra Nath Aich therein jointly described as the Donees of the Other Part the said Donor out of her natural love and affection for the Donees who were her sons gave devised and bequeathed the said land measuring 6 (six) Kathas be the same a little more or less in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Khatian Nos. 2522 and 2523, Dag Nos. 2869, 2870 and 2871, under P.S. Nimta, District North 24-Parganas;

AND WHEREAS subsequently the said Sri Amulya Bimal Aich and Sri Rabindra Nath Aich amicably partitioned the said land amongst themselves by metes and bounds;

AND WHEREAS on 23rd April, 1969 by a Deed of Conveyance registered in the office of the Sub Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 44, Pages 206 to 209, Being No. 2928 for the year 1969 and made by and between the said Sri Amulya Bimal Ich, therein described as the Vendor of the One Part and the said Smt. Parimal Dewanji, therein described as the Purchaser of the Other Part the said Vendor for a valuable consideration mentioned therein sold, transferred and conveyed a portion of his said land measuring 2(two) Kathas 4 (four) Chataks be the same a little more or less in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, C.S. Khatian No. 133, R.S. Khatian No. 2523

and 2522, C. S. Dag No. 2869, 2870 and 2871, corresponding to R.S. Dag Nos. 2869/3801, 2871/3803 and 2870, under P.S. Nimta, District North 24-Parganas;

AND WHEREAS on 14th December, 1971 by a Deed of Conveyance registered in the office of the Sub Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 86, Pages 252 to 254, Being No. 5776 for the year 1971 and made by and between the said Smt. Jogomaya Debi and Sri Hirendra Nath Bhattacharjee, therein described as the Vendors of the One Part and Smt. Gayotri Bhattacharjee, therein described as the Purchaser of the Other Part the said Vendors for a valuable consideration mentioned therein sold, transferred and conveyed a portion of the said land measuring 2(two) Kathas be the same a little more or less in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, C.S. Khatian No. 133, R.S. Khatian No. 2522, Dag Nos. 2871 and 3802, under P.S. Nimta, District North 24-Parganas;

AND WHEREAS on 14th August, 1974 by a Deed of Conveyance registered in the office of the Sub Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 113, Pages 153 to 155, Being No. 6744 for the year 1974 and made by and between the said, Smt. Gayotri Bhattacharjee therein described as the Vendor of the One Part and the said Smt. Parimal Dewanji, therein described as the Purchaser of the Other Part the said Vendors for a valuable consideration mentioned therein sold, transferred and conveyed a portion of the said land measuring 2 (two) Kathas be the same a little more or less in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, C.S. Khatian No. 133, R.S. Khatian No. 2522, Dag Nos. 2871 and 3802, under P.S. Nimta, District North 24-Parganas;

AND WHEREAS in the events that have happened the said Smt. Parimal Dewanji, thus became the absolute owner of the land measuring 8 (eight) Kathas 4 (four) chataks be the same a little more or less in Mouza Uttar Nimta, Touji Nos. 63 and 163, J.L. No. 2, R.S. No. 102 C.S. Khatian No. 133, corresponding to R.S. Khatian Nos. 2523, 2522 and 2715, under P.S. Nimta, District North 24-Parganas by the aforesaid three Deed of Conveyances;

AND WHEREAS the said Smt. Parimal Dewanji, who was a Hindu died intestate on 02/04/1978 leaving behind her husband namely Sri Sasanka Sekhar Dewanji and four sons namely Sri Asis Kumar Dewanji, Sri Anup Dewanji, Sri Santanu Dewanji and Sri Anuj Dewanjee and four daughters namely Smt. Shila Rani Dutta, Smt. Ila Biswas, Smt. Rina Sau and Smt. Rita Das, as her legal heirs and successors under the Hindu Succession Act.;

AND WHEREAS the said Sasanka Sekhar Dewanji, who was also a Hindu died intestate on 22/12/1995 leaving behind his four sons namely the said Sri Asis Kumar Dewanji, Sri Anup Dewanji, Sri Santanu Dewanji and Sri Anuj Dewanjee and four daughters

namely the said Smt. Shila Rani Dutta, Smt. Ila Biswas, Smt. Rina Sau and Smt. Rita Das, as his legal heirs and successors under the Hindu Succession Act,;

AND WHEREAS on actual physical measurement the said land becomes more or less 8 (eight) Kathas as some portions of the said land have been merged with the road to the east of the said land and the said three pieces of land become single holding being Holding No. 44 under ward No. 26, at by the Municipality;

AND WHEREAS in the events that have happened the said Owners namely the said Sri Asis Kumar Dewanji, Sri Anup Dewanji, Sri Santanu Dewanji, Sri Anuj Dewanjee, Smt. Shila Rani Dutta, Smt. Ila Biswas, Smt. Rina Sau and Smt. Rita Das, thus become the absolute joint owners of the said land measuring 8 (eight) Kathas be the same a little more or less in C.S. Dag No. 2869, 2870 and 2871 corresponding to R.S. Dag Nos. 2869/3800, 2869/3801, 2870, 2871, 2871/3802, and 2871/3803, under C.S. Khatian No. 133, corresponding to R.S. Khatian Nos. 2523, 2522 and 2715, together with the two storied building standing on portion thereon in Mouza Uttar Nimta, Dum Dum, J.L. No. 2, R.S. No. 102, Municipal Holding No. 44, under Ward No. 26, at Kali Temple Road, within North Dum Dum Municipality, Police Station Nimta, Kolkata-700049, District North 24-Parganas and each being entitled to the undivided $1/8^{\text{th}}$ (one eighth) part or share in the said property;

AND WHEREAS the said Sri Asis Kumar Dewanji, who was a Hindu Governed under the Dayabhaga Hindu School of Law, died intestate on 19/10/2021 leaving behind his widow namely Smt. Tapati Dewanji and two daughters namely Smt. Sumita Dewanji and Smt. Moumita Bhattacharya as his legal heiresses under the Hindu Succession Act, 1956 and each being entitled to the undivided $1/24^{\text{th}}$ (one twenty fourth) part or share in the said property and they jointly entitled to the undivided $1/8^{\text{th}}$ (one eighth) part or share in the said property;

AND WHEREAS in the events that have happened the said Sri Anup Dewanji, Sri Santanu Dewanji, Sri Anuj Dewanjee, Smt. Shila Rani Dutta, Smt. Ila Biswas, Smt. Rina Sau, Smt. Rita Das, Smt. Tapati Dewanji, Smt. Sumita Dewanji and Smt. Moumita Bhattacharya thus become the absolute joint owners of the said land measuring 8 (eight) Kathas be the same a little more or less in C.S. Dag No. 2869, 2870 and 2871 corresponding to Rs. Dag Nos. 2869/3800, 2869/3801, 2870, 2871, 2871/3802, and 2871/3803, under C.S. Khatian No. 133, corresponding to R.S. Khatian Nos. 2523, 2522 and 2715, together with the two storied building standing on portion thereon in Mouza Uttar Nimta, Dum Dum, J.L. No. 2, R.S. No. 102, Municipal Holding No. 44, under Ward No. 26, at Kali Temple Road, within North Dum Dum Municipality, Police Station Nimta, Kolkata-700049, District North 24-Parganas fully described in the **FIRST SCHEDULE** hereunder written;

AND WHEREAS the Owners have approached the Developer to undertake the planned development of the said land by constructing a new multistoried building thereon comprising of several self-contained residential flats, shops, garage, etc. on ownership basis from its own financial resources and endeavor on the terms and conditions agreed herein and contained hereunder and also the Owners have agreed to allow, authorize, empower, entrust and permit the Developer herein to do so on the terms and conditions hereinafter contained.

NOW THIS AGREEMENT WITNESSETH that in pursuance of this Agreement, the parties hereto have agreed for development and for constructing the said multistoried building on the said plot of land and it is hereby agreed to and declared by and between the parties hereto as follows :-

ARTICLE NO. I : DEFINITIONS :

Unless the context or subject otherwise, requires, words or expression contained in this agreement shall have the following meaning.

- I. **THE SAID PROPERTY:** shall mean and include the land measuring 8 (eight) Kathas be the same a little more or less out of which land measuring 2 Katha 12 Chataks 33 Sq. Ft. in C.S. Dag No. 2869 corresponding to R.S. and L.R. Dag No. 2869/3800, land measuring 3 Chataks 2 Sq. Ft. in C.S. Dag No. 2869 corresponding to R.S. and L.R. Dag No. 2869/3801, land measuring 13 Chataks 9 Sq. Ft. in C.S. Dag No. 2870 corresponding to R.S. and L.R. Dag No. 2870, land measuring 1 Katha 2 Chataks 28 Sq. Ft. in C.S. Dag No. 2871, corresponding to R.S. and L.R. Dag No. 2871, land measuring 1 Katha 3 Chataks 16 Sq. Ft. in C.S. Dag No. 2871 corresponding to R.S. and L.R. Dag No. 2871/3802, land measuring 1 Katha 13 Chataks 2 Sq. Ft. in C.S. Dag No. 2871 corresponding to R.S. and L.R. Dag No. 2871/3803, together with the structure standing on portion thereon in Mouza Uttar Nimta, under C.S. Khatian No. 133, R.S. Khatian Nos. 2523, 2522 and 2715, Municipal Holding No. 44, under Ward No. 26, at Kali Temple Road, within North Dum Dum Municipality, Police Station Nimta, Kolkata - 700049, District North 24-Parganas fully described in the **FIRST SCHEDULE** hereunder written.
- II. **THE NEW BUILDING:** shall mean and include the new proposed four storied building consisting of residential flats, units etc., to be constructed in the said land according to the building plan to be sanctioned by the North Dum Municipality.
- III. **THE SAID LAND SHALL MEAN:** the total land contained in "The said property".
- IV. **SANCTIONED BUILDING PLAN :** shall mean and include the plan for construction of the proposed new building and/or other structures as may be sanctioned by the

Municipality and/or other appropriate authority or authorities on the maximum permissible floor area ratio available under the building rules and laws and shall include any amendments thereto and/or modification, elevations, designs, maps, drawing and other specification thereof as may be made from time to time for construction of the proposed multi-storied building.

V. **COMMON AREAS AND FACILITIES:** shall include the common areas and facilities in the building for the use of the Owner/Developer and all occupiers of flats and spaces of the building as described in the **SECOND SCHEDULE** hereunder written;

VI. **FLAT/UNIT:** shall mean any self-contained space/unit/ apartment in the premises including all fittings and fixtures therein and/or appurtenant thereto agreed to be constructed.

VII. **CONSTRUCTION AREA:** shall mean the total constructible areas as may be sanctioned by the Municipality.

VIII. **OWNERS:** shall mean the Owners' named above and the legal heirs as per the succession rule.

IX. **DEVELOPER/PROMOTER:** shall mean the Developer named above and include its legal heirs, heiresses, legal representatives, executors, administrators and assigns.

X. **PURCHASER:** shall mean and include any person, persons, Company, partnership firm etc. interested in purchasing unit or units in the proposed new building at the said premises.

XI. **OWNERS' PORTION/CONSIDERATION:** shall mean total more or less 4,600 (four thousand six hundred) Sq. Ft. (or 42.5% of the total construction area) covered area and super built up area 5750 (five thousand seven hundred fifty) Sq. Ft., which comprising of 8 (eight) residential flats on different floors together with the proportionate share and/or interest in the land and the common areas and facilities in accordance with the provisions mentioned in the **THIRD SCHEDULE (I)** hereunder written.

Besides, the Owners shall get a sum of Rs. 1,000/- (Rupees one thousand) only and the same shall be paid at or before the execution of this Development Agreement.

The Developer ensures that the Owners' portion shall be made in the manner as specified in the **FOURTH SCHEDULE** hereunder written.

XII. **DEVELOPER'S PORTION:** shall mean the entire remaining portion of the proposed building to be constructed by the Developer together with proportionate share and or interest in the land and the common areas and facilities in accordance with the provisions mentioned in the **THIRD SCHEDULE (II)** hereunder written.

XIII. **ARCHITECT:** shall mean any experienced and qualified person or persons, firm or firms or a limited company having the proper, requisite and valid license as Building

Architect of the Municipality to be appointed and/or nominated by the Developer as the Architect or Architects of the proposed building to be constructed on the said property.

XIV. **ENCUMBRANCES:** shall mean charges, liens, lispendense, claims, liabilities, trusts, demands, acquisitions or requisitions of Government and Public Authorities.

XV. **SINGULAR NUMBER:** shall include the plural and vice-versa.

XVI. **MASCULINE:** shall mean and include feminine and vice versa.

XVII. **COVERED AREA:** shall mean the total covered area together with proportionate share of stair, lift lobby, etc.

ARTICLE II : OWNERS' REPRESENTATION & INDEMNITY ON TITLE:

- i) The Owners hereby declare that they are the sole and absolute Owners of the said property mentioned in the First Schedule hereunder and the same is free from all encumbrances and the Owners have a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or entrusting the work of the construction of the building to the Developer in the manner as herein agreed upon. Furthermore Owners also declare that the said property is in their absolute possession and occupation.
- ii) The original title deeds, in respect of the said property shall be kept with and/or in the custody of the Developer until the end of handing over and/or sale of all the flats in the said property by the developer, after which the same will be returned to the owners.
- iii) The Owners agree that after the execution of this Agreement the Owners shall not in any manner encumber, mortgage, sell, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
- iv) The Owners hereby also undertake and declare that the Developer shall be entitled to construct and complete the new building on the said property as per the plan to be sanctioned by the Municipality and to retain and enjoy the Developer's portion therein without any interruption or interference from the Owners or any person or persons lawfully claiming through or under the Owners and the Owners hereby undertake to indemnify and keep the Developer indemnified against all losses, damage, costs charges and expenses incurred as a result of any breach of these undertaking or declaration.

ARTICLE – III : DEVELOPER'S REPRESENTATION.

- i) The Developer hereby undertakes to construct the new building at its own costs.
- ii) In carrying out the said development work and/or construction of the new building the Developer shall keep the Owners indemnified from and against all third party claims or compensations and actions due to any act of omission, commission or technical defect of

the contractor or any accident in or related to the construction of the building for which the entire legal responsibility shall be of the Developer.

iii) That during the construction period the Developer shall pay a sum of Rs. 10,000/- (Rupees ten thousand) only per month to the Owner No. 5 namely the said Sri Santanu Dewanji for his residential accommodation till the formal handing over of flat.

iv) The existing electrical connection will be surrendered and the developer will arrange for a temporary connection for construction. After the handing over of the 8 flats to the owners, the developer will arrange and pay for one such connection.

ARTICLE IV : EXPLOITATION RIGHT.

i) The Developer shall get the Building Plan prepared by a duly licensed building Architect as stated hereinabove for the construction of the building and submit the same to the Municipality for necessary sanction and/or permission and/or clearance and/or approval as may or shall be required for the construction of the new building in the said property and also to get the same duly sanctioned and/or approved. The Developer shall be entitled to take all such change or modifications in the plan or plans from time to time as may be required by the Municipality or the Government or any other authority or to comply with such sanction, permission, clearance and approval as aforesaid. All costs, expenses and payments required for the preparation and sanction of the plan and all other incidental expenses for the above noted purposes stated hereinabove shall be paid and borne by the Developer. The Developer shall be entitled to all refunds of payments and/or deposits made by the Developer to any authority firm or person(s).

ii) The Owners shall make the said property available to the Developer within one month of execution of these presents for the preliminary and preparatory work for its development and construction of the building.

ARTICLE : V : BUILDING:

i) The Developer shall at its own costs construct the building in or upon the said property without any hindrance or disturbance by or on behalf of the Owners or any person claiming under them.

ii) The Developer shall be entitled at its own costs to apply for and obtain temporary and/or permanent connection of water, electricity, telephone and/or gas to the building and other public utilities and facilities to the said property during the period of construction. The Owners shall sign, execute and deliver all papers and applications signifying their consent and approval to enable the Developer to obtain such public utility service and facilities.

iii) The Developer hereby undertake to prepare the new Building plan and keep it ready for submission before the authorities concerned for the sanction thereof and offer the Owners' allocated portion to the Owners within 24 (twenty four) months from the date of sanction of the building unless prevented by circumstances beyond its control. In such eventualities the time shall be reasonably extended by the Owners but not exceeding an addition of six months.

iv) Simultaneously with the execution of this agreement, the Owners shall execute a registered Power of Attorney in favour of the Developer authorizing him to sell the Developer's portion in the said newly constructed building to the intending purchaser or purchasers according to their choice and to do all acts authorized by the said power of Attorney.

v) That the Developer shall be at liberty to enter into agreement with the prospective buyers of the flats, shops, garages etc. excepting the Owners' portion at the proposed building with proportionate undivided share or interest in the land over which the proposed building will be constructed by the Developer and to receive all the sale proceeds thereof and the Owners shall not have any claim whatsoever on the same or any part thereof.

vi) The Developer shall be entitled to give possession and shall execute and register the deed of conveyance or conveyances in favour of the Purchaser/Purchasers and the Owners shall be debarred from demand or claiming for any consideration money or value in respect of the land or anything attached thereto from the Developer and/or from the intending Purchaser/Purchasers.

vii) The Developer shall be entitled to put its sign boards on the said land stating the name of the Developer, its address and other particulars as may be required from the date of execution of this agreement. The Developer has the right to advertise in news papers, magazines, television or any manner whatsoever in the name of the firm or self for publicity and sale of flats, shops or other spaces which shall within the Developer's allocation in the said premises.

ARTICLE - VI : CONSIDERATION & SPACE ALLOCATION :

i) Upon completion of the construction of the new building the Owners shall be allotted the Owners' portions with the proportionate share or interest in the land, common areas and other facilities. Also upon completion of construction of the new building the Developer's portion shall belong to the Developer exclusively and the developer shall be entitled to deal with and dispose of the residential flats and other spaces of its portion

together with the proportionate share or interest in the land, common areas and other facilities.

ii) The Owners shall be entitled to transfer or dispose of the Owners' portion of the building or right to use with the other owners of the Building together with the common areas and facilities situated thereon with the exclusive right to deal with enter into agreement for sale and transfer of the same without any rights, claim demand, interest and whatsoever or howsoever of the Developer and any person or persons lawfully claiming on its behalf shall not in any way interfere with and disturb the quiet and peaceful possession of their respective portions.

iii) The Developer shall also be similarly exclusively entitled to the Developer's portion in the Building same as Owners and in the common area and facilities situated thereon with the exclusive right to deal with and enter into agreement, sell the same and transfer the same without any right, claim, demand, interest whatsoever or howsoever of the Owners or any other person or persons lawfully claiming through them shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's portion. Provided always that after the commencement of construction of the Building the Developer shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of the Developer's portion on its responsibility and to receive earnest money and payments for the sale of the area of the Developer's portion for which the Owners shall in no way be responsible. Similarly after the commencement of construction of the Building the Owners shall be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of their portion on their responsibility.

ARTICLE : VII : COMMON FACILITIES :

i) That henceforth the Developer shall bear and pay all rates and taxes and other outgoings in respect of the said premises till the Owners are provided with the Owners' portion of the Building.

ii) From the date of handing over the Owners' portion to the Owners on its due completion, the Owners shall be exclusively responsible for referred payment of all Municipal taxes, rates and all other statutory outgoings and imposition whatsoever (hereinafter referred to as the 'Said Rates') payable in respect of the Owners' portion. Similarly the Developer and/or its nominee or nominees shall be responsible for payment of the said rates payable in respect of the Developer's portion. In case the said rates are levied on the Building as a whole, then and on such event it shall be apportioned pro-rata.

ARTICLE - VIII : MISCELLANEOUS :

- i) The Owners and the Developer have executed this Agreement purely on Principal to Principal basis and each party shall keep the other party Indemnified from and against the same.
- ii) The Developer shall take necessary steps to mutate the name of the Owners in the books and records of B.L. & L.R.O. as well as Municipality.
- iii) That after completion of the mutation the Developer shall take all necessary steps for sanction of the building plan. The costs and expenses for the said building plan shall be borne by the Developer.

ARTICLE IX - JURISDICTION,

Only Courts in the competent jurisdiction in the District of North 24-Parganas shall have the jurisdiction to try and determine all actions, suits and proceedings arising out of these presents between the parties.

THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring 8 (eight) Kathas be the same a little more or less out of which land measuring 2 Katha 12 Chataks 33-Sq. Ft. in C.S. Dag No. 2869 corresponding to R.S. and L.R. Dag No. 2869/3800, L.R. Khatian No. 1383, land measuring 3 Chataks 2 Sq. Ft. in C.S. Dag No. 2869 corresponding to R.S. and L.R. Dag No. 2869/3801, L.R. Khatian No. 2134, land measuring 13 Chataks 9 Sq. Ft. in C.S. Dag No. 2870 corresponding to R.S. and L.R. Dag No. 2870, L.R. Khatian No. 2137, land measuring 1 Katha 2 Chataks 28 Sq. Ft. in C.S. Dag No. 2871, corresponding to R.S. and L.R. Dag No. 2871, L.R. Khatian No. 1384, land measuring 1 Katha 3 Chataks 16 Sq. Ft. in C.S. Dag No. 2871 corresponding to R.S. and L.R. Dag No. 2871/3802, L.R. Khatian No. 1384, land measuring 1 Katha 13 Chataks 2 Sq. Ft. in C.S. Dag No. 2871 corresponding to R.S. and L.R. Dag No. 2871/3803, L.R. Khatian No. 2137, together with the thirty years old cemented floor two storied pucca structure standing on portion thereon measuring more or less 1000 Sq. Ft. out of which 600 Sq. Ft. in the ground floor and 400 Sq. Ft. in the first floor, in Mouza Uttar Nimta, Additional District Sub-Registry Office at Belghoria, formerly at Cossipore Dum Dum, J.L. No. 2, R.S. No. 102, under C.S. Khatian No. 133, R.S. Khatian Nos. 2523, 2522 and 2715, Municipal Holding No. 44, under Ward No. 26, at Kali Temple Road, within North Dum Dum Municipality, Police Station Nimta, Kolkata - 700049, District North 24-Parganas and the same is butted and bounded in the manner as follows:-

ON THE NORTH BY : House of Baldya Nath Adhikari, Subhjit Dey and property of Balak Sangha,
 ON THE EAST BY : 16'-6" (Sixteen feet six inches) wide Kali Temple Road,
 ON THE SOUTH BY : House of Manindra Aich,
 ON THE WEST BY : House of Manindra Aich and Debasish Das.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Common Area)

1. The said land described in the First Schedule hereinabove written.
2. The foundation, columns, beams, supports, main walls, stair, lift, stairways and entrances and exits of the building.
3. Concealed electrical wiring and fittings and fixtures for lighting in the staircase, common passage and other common areas in the building and the said land.
4. Drains and sewers from the building to the Municipal ducts.
5. Staircase and lobbies.
6. Water Pump and meter together with the space required therefore, deep tube well, overhead tank and distribution pipes from the tank to different units and from deep tube well to the overhead tank.
7. Water and evacuation pipes from the units to drains and sewers common to the building.
8. Boundary walls and main gate of the said land.
9. It is clarified that the common portion shall include the open space reserved in the said land surrounding the said building which is left open as per building regulations. The roof and the parapet walls of the building will also be a part of common portion for the co-owners of the building. The co-owners are not entitled to make any kind of temporary or permanent construction on the roof of the building or the common passage.
10. All apparatus and installations in the said building for common use.
11. The overhead water tank or reservoir.

THE THIRD SCHEDULE ABOVE REFERRED TO

I

OWNERS' PORTION

- i. **ALL THAT 2** (two) residential flats each measuring more or less 575 (five hundred seventy five) Sq. Ft. covered area (including proportionate share of stair, lift, lobby etc.) in the ground floor each comprising of 2 (two) bed rooms, one dining with kitchen, toilet and one balcony together with the undivided proportionate share or interest in the land

mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

ii. **ALL THAT 2** (two) residential flats each measuring more or less 575 (five hundred seventy five) Sq. Ft. covered area (including proportionate share of stair, lift, lobby etc.) in the first floor each comprising of 2 (two) bed rooms, one dining with kitchen, toilet and one balcony together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

iii. **ALL THAT 2** (two) residential flats each measuring more or less 575 (five hundred seventy five) Sq. Ft. covered area (including proportionate share of stair, lift, lobby etc.) in the second floor each comprising of 2 (two) bed rooms, one dining with kitchen, toilet and one balcony together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

iv. **ALL THAT 2** (two) residential flats each measuring more or less 575 (five hundred seventy five) Sq. Ft. covered area (including proportionate share of stair, lift, lobby etc.) in the third floor each comprising of 2 (two) bed rooms, one dining with kitchen, toilet and one balcony together with the undivided proportionate share or interest in the land mentioned in the First Schedule hereinabove written and the common area and facilities mentioned in the Second Schedule hereinabove written.

N.B.:

i. Both the Parties further make it clear that after the sanction of the building plan the Developer and the Owners execute a Memorandum of Understanding whereby the particular area and/or particular allocations i.e. side, facing etc. of the Owners shall be mentioned.

ii. Both the Parties make it clear that if it appears that after distribution of the Owners' allocation the area of the Owners' allocation is increased on that event the Owners shall pay the existing market price for the said increased area to the Developer and similarly if the area of the Owners' allocation is decreased on that event the Developer shall pay the existing market price for the said decreased area to the Owners.

II

DEVELOPER'S PORTION

The entire remaining portion of the New Building to be constructed by the Developer on the said land together with the undivided proportionate share or interest in the land

mentioned in the First Schedule hereinabove written and the common areas and facilities mentioned in the Second Schedule hereinabove written.

THE FOURTH SCHEDULE ABOVE REFERRED TO

:Specification of the building and the flat as stated above:

Structure	:	RCC framed structure with columns, beams and rafts.
Brick Wall	:	Outside 8", inside 5" & 3" thick brick in cement mortar, Ultratek, Lafarage, Ambuja, Dalmia or konarak cement shall be used.
Cement Plastering	:	All walls (inside and outside). All inside walls will be wall putty without colour.
Door	:	a) Main door frame to be sal wood with flush door panel. b) All inside doors shall be made with flush door panel. c) P.V.C. door in toilet.
Windows	:	Glass panel with Aluminum channel and square bar grill.
Kitchen	:	Marble flooring, black stone made working platform (L Pattern) with sink (steel). Glazed tiles above platform up to 2'6" height, 2 (two) tap points.
Toilet	:	Marble flooring with 4" high skirting. Glazed tiles up to 6' high in walls. One shower and one tap point. One Geyser point.
Electricity	:	Concealed wiring in all places inside the flat. Bed rooms : 2 light points, 1 fan point, 2 plug points and one TV point + one A.C. point in one bed room in each flat. Dining : 2 light points, 1 fan point, 2 plug points and one light point on the top of the basin. Kitchen : 1 light point, 1 exhaust fan point, 2 plug points. Toilet : 1 light point, 1 exhaust fan point. Outside main door : 1 light point and 1 calling bell point. Balcony : 1 light point and plug point.
Dining	:	One basin with Pedestal.
Floor	:	All floors shall be made with Marble.
Roof Treatment	:	Net cement.

N.B.: Brands & materials may be changed as per desire of the Owners and for such changes prior written consent from their end should reach the Developer. The extra expenses for such change must be paid to the Developer.

IN WITNESSES WHEREOF the parties above hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by
the Parties at Nimta, Kolkata - 700049, District
North 24-Parganas, in the presence of:

1. Tapan Dey
150, Pustulka Nagar
P.O. B.P.S. - Belghoria
Kolkata - 700056
Andharan :- 6950 9756 2961
2. North East Rabin Drapally.
Po- Nona Chandra Purua.
Pin - 700122
P. S- Titagarh.

Shila Rani Dutta.
Jia Biswas.
Rina Saha.

Tanuj Dasgupta
Santanu Dasgupta.

Anuj Dasgupta
Rita Das
Gafati Dasgupta

Sumita Dasgupta

Mounita Bhattacharya
SIGNATURE OF THE OWNERS.

Swapnoneer Developer

Bijalok Roy
Proprietor

SIGNATURE OF THE DEVELOPER.

Drafted by me,
Arup Roy Chowdhury
Arup Roy Chowdhury,
Advocate, High Court Calcutta.
Enrollment No. WB/817/1991.

MEMO OF CONSIDERATION

RECEIVED from the Developer the within mentioned a sum of Rs. 1,000/- (Rupees one thousand) only being the amount payable under these presents.

MEMO

By Cash on 08/02/2023.

Rs.1,000/-

Total

Rs.1,000/-

WITNESSES :

1. Tapas Dey
2. Sama Dewanjee

Shila Rani Dutta.
 Gla Biswas.
 Rina Sae.
 Rup Dewaji
 Santanu Dewaji

Amey Dewanjie
 Rita Das
 Saheli Dewanjie

Sumita Dewanjie

Mounita Bhattacharya
SIGNATURE OF THE OWNERS

FINGERPRINT
L.H. BOX. SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

SIGNATURE AND PHOTO.



*Shila Rani
Dutta.*

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



La Biswas.

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



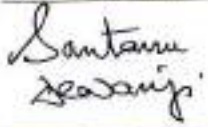
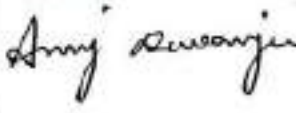
Rina Sar

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

FINGERPRINT

L.H. BOX, SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

SIGNATURE AND PHOTO.

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

FINGERPRINT

L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

SIGNATURE AND PHOTO.



Rita Das

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



Jashwanti Desai

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



Sumita Desai

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

SIGNATURE AND PHOTO.

FINGERPRINT

L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS



Maumita
Bhattacharya



Little



Ring
(Left



Middle
Hand)



Fore



Thumb



Thumb



Fore
(Right



Middle
Hand)



Ring



Little



Byalab Kas



Little



Ring
(Left



Middle
Hand)



Fore



Thumb



Thumb



Fore
(Right



Middle
Hand)



Ring



Little

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



070220232028565334

GRIPS Payment Detail

GRIPS Payment ID:	070220232028565334	Payment Init. Date:	07/02/2023 20:48:35
Total Amount:	5092	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	1K0CCEGAG6	BRN Date:	07/02/2023 20:50:07
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	ARUP ROYCHOWDHURY
Mobile:	9830948428

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230285653351	Directorate of Registration & Stamp Revenue	5092
Total			5092

IN WORDS: FIVE THOUSAND NINETY TWO ONLY.

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



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



192022230285653351

GRN Details

GRN:	192022230285653351	Payment Mode:	Online Payment
GRN Date:	07/02/2023 20:48:35	Bank/Gateway:	State Bank of India
BRN :	1K0CCEGAG6	BRN Date:	07/02/2023 20:50:07
GRIPS Payment ID:	070220232028565334	Payment Init. Date:	07/02/2023 20:48:35
Payment Status:	Successful	Payment Ref. No:	2000245100/2/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	ARUP ROYCHOWDHURY
Address:	4A, Goalapara Bye Lane Belgharia, West Bengal, 700056
Mobile:	9830948428
Email:	arup.roy.cl@gmail.com
Depositor Status:	Advocate
Query No:	2000245100
Applicant's Name:	Mr Arup Roy Chowdhury
Identification No:	2000245100/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	07/02/2023
Period To (dd/mm/yyyy):	07/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000245100/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2000245100/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	71
Total				5092

IN WORDS: FIVE THOUSAND NINETY TWO ONLY.

Major Information of the Deed

No.	I-1526-00492/2023	Date of Registration	08/02/2023
Entry No / Year	1526-2000245100/2023	Office where deed is registered	
Entry Date	30/01/2023 9:22:44 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Arup Roy Chowdhury 11, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8240576626, 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 : 1,000/-]		
Set Forth value	Market Value		
Rs. 7/-	Rs. 66,93,757/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 71/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

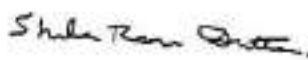
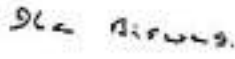
District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Kali temple Road, Mouza: Uttar Nimta, , Ward No: 26, Holding No:44 JI No: 0, Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2869/3800 (RS :-)	LR-1383	Bastu	Bastu	2 Katha 12 Chatak 33 Sq Ft	1/-	21,38,815/-	Width of Approach Road: 17 Ft.,
L2	LR-2869/3801 (RS :-)	LR-2134	Bastu	Bastu	3 Chatak 2 Sq Ft	1/-	1,45,562/-	Width of Approach Road: 17 Ft.,
L3	LR-2870 (RS :-)	LR-2137	Bastu	Danga	13 Chatak 9 Sq Ft	1/-	6,31,126/-	Width of Approach Road: 17 Ft.,
L4	LR-2871 (RS :-)	LR-1384	Bastu	Danga	1 Katha 2 Chatak 28 Sq Ft	1/-	8,90,376/-	Width of Approach Road: 17 Ft.,
L5	LR-2871/3802 (RS :-)	LR-1384	Bastu	Danga	1 Katha 3 Chatak 16 Sq Ft	1/-	9,25,439/-	Width of Approach Road: 17 Ft.,
L6	LR-2871/3803 (RS :-)	LR-2137	Bastu	Danga	1 Katha 13 Chatak 2 Sq Ft	1/-	13,88,689/-	Width of Approach Road: 17 Ft.,
		TOTAL :			13.2Dec	6 /-	61,20,007 /-	
		Grand Total :			13.2Dec	6 /-	61,20,007 /-	

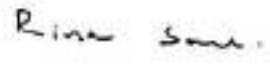
Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5, L6	1000 Sq Ft.	1/-	5,73,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete				
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete				
Total :	1000 sq ft	1 /-	5,73,750 /-	

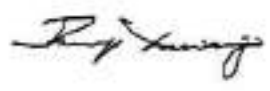
Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name Smt SHILA RANI DUTTA Wife of Late Mrinal Kanti Dutta Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office	Photo  08/02/2023	Finger Print  LTI 08/02/2023	Signature  08/02/2023
16, Kali Temple Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMxxxxxx9L, Aadhaar No: 77xxxxxxxxx2387, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office				
2	Name Smt ILA BISWAS Wife of Late Sona Ram Biswas Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office	Photo  08/02/2023	Finger Print  LTI 08/02/2023	Signature  08/02/2023

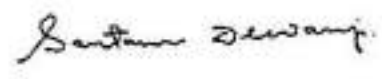
3. Nabapally Madhya Baluria, Bhanga Panchil, City:- , P.O:- Nabapally, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx2D, Aadhaar No: 52xxxxxxx4530, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023
Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt RINA SAU Wife of Shri Deba Prasad Sau Executed by: Self, Date of Execution: 08/02/2023 Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office			
08/02/2023	LTI 08/02/2023	08/02/2023	

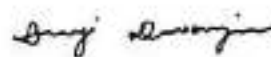
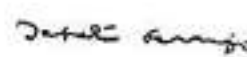
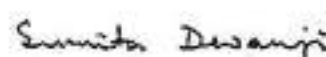
P.N. Banerjee Road, Natunpally, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DCxxxxxx4M, Aadhaar No: 51xxxxxxx2590, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023
Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri ANUP DEWANJI Son of Late Sasanka Sekhar Dewanji Executed by: Self, Date of Execution: 08/02/2023 Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office			
08/02/2023	LTI 08/02/2023	08/02/2023	

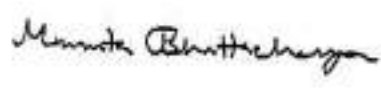
A-3/9 E.C.T.P. Phase - 4, E.M. Bypass, City:- , P.O:- East Kolkata Township, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx0A, Aadhaar No: 35xxxxxxx6183, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023
Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri SANTANU DEWANJI Son of Late Sasanka Sekhar Dewanji Executed by: Self, Date of Execution: 08/02/2023 Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office			
08/02/2023	LTI 08/02/2023	08/02/2023	

34, Kali Temple Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIxxxxxx9C, Aadhaar No: 27xxxxxxx5112, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023
Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri ANUJ DEWANJEE Son of Late Sasanka Sekhar Dewanji Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office	 08/02/2023	 LTI 08/02/2023	 08/02/2023
Uttar-Poorva Rabindrapally, Near Toll Tax Of Kalyani Road, City:- , P.O:- Nonachandanpukur, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIxxxxxx6C, Aadhaar No: 23xxxxxxxx6416, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office			
Smt RITA DAS Wife of Shri Pankaj Das Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office	 08/02/2023	 LTI 08/02/2023	 08/02/2023
1 No. Doulatpur (Khalpar), Batanagar, Maheshtala, City:- , P.O:- Vivekananda Pally, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700139 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DPxxxxxx9C, Aadhaar No: 29xxxxxxxx8848, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office			
Smt TAPATI DEWANJI Wife of Late Asis Kumar Dewanji Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office	 08/02/2023	 LTI 08/02/2023	 08/02/2023
'Swapna Apartment', Rabindra Pally Main Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AOxxxxxx4M, Aadhaar No: 35xxxxxxxx3810, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office			
Smt SUMITA DEWANJI Daughter of Late Asis Kumar Dewanji Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office	 08/02/2023	 LTI 08/02/2023	 08/02/2023

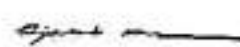
Swapna Apartment', Rabindra Pally Main Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AVxxxxxx5J, Aadhaar No: 49xxxxxxxx3348, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023, Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office

10	Name	Photo	Finger Print	Signature
	Smt MOUMITA BHATTACHARYA Wife of Shri Sanjib Bhattacharya Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office	 08/02/2023	 LT1 08/02/2023	 08/02/2023
Netaji Sarani, Dakshin Prasad Nagar, Jadunath Bati, City:- , P.O:- Hazi Nagar, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AUxxxxxx0E, Aadhaar No: 24xxxxxxxx6634, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023, Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SWAPNONEER DEVELOPER 483, Sahid Nani Saha Sarani, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 , PAN No.: ANxxxxxx6A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Shri BIPLAB KAR (Presentant) Son of Shri Binay Krishna Kar Date of Execution - 08/02/2023, , Admitted by: Self, Date of Admission: 08/02/2023, Place of Admission of Execution: Office		 Feb 8 2023 1:12PM	 LT1 08/02/2023	 08/02/2023
Majherhati Road, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx6A, Aadhaar No: 24xxxxxxxx5705 Status : Representative, Representative of : SWAPNONEER DEVELOPER (as Sole Proprietor)				

For Details :

Tapas Dey
 of Late Sushil Dey
 A. Prafulla Nagar, City:-, P.O:-
 Beldanga, P.S.-Beldanga, District:-North
 24 Parganas, West Bengal, India, PIN:-
 700056

Photo	Finger Print	Signature
		
08/02/2023	08/02/2023	08/02/2023

Identifier Of Smt SHILA RANI DUTTA, Smt ILA BISWAS, Smt RINA SAU, Shri ANUP DEWANJI, Shri SANTANU DEWANJI, Shri ANUJ DEWANJEE, Smt RITA DAS, Smt TAPATI DEWANJI, Smt SUMITA DEWANJI, Smt MOUMITA BHATTACHARYA, Shri BIPLAB KAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SHILA RANI DUTTA	SWAPNONEER DEVELOPER-0.576641 Dec
2	Smt ILA BISWAS	SWAPNONEER DEVELOPER-0.576641 Dec
3	Smt RINA SAU	SWAPNONEER DEVELOPER-0.576641 Dec
4	Shri ANUP DEWANJI	SWAPNONEER DEVELOPER-0.576641 Dec
5	Shri SANTANU DEWANJI	SWAPNONEER DEVELOPER-0.576641 Dec
6	Shri ANUJ DEWANJEE	SWAPNONEER DEVELOPER-0.576641 Dec
7	Smt RITA DAS	SWAPNONEER DEVELOPER-0.576641 Dec
8	Smt TAPATI DEWANJI	SWAPNONEER DEVELOPER-0.192367 Dec
9	Smt SUMITA DEWANJI	SWAPNONEER DEVELOPER-0.192367 Dec
10	Smt MOUMITA BHATTACHARYA	SWAPNONEER DEVELOPER-0.191906 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt SHILA RANI DUTTA	SWAPNONEER DEVELOPER-0.0392448 Dec
2	Smt ILA BISWAS	SWAPNONEER DEVELOPER-0.0392448 Dec
3	Smt RINA SAU	SWAPNONEER DEVELOPER-0.0392448 Dec
4	Shri ANUP DEWANJI	SWAPNONEER DEVELOPER-0.0392448 Dec
5	Shri SANTANU DEWANJI	SWAPNONEER DEVELOPER-0.0392448 Dec
6	Shri ANUJ DEWANJEE	SWAPNONEER DEVELOPER-0.0392448 Dec
7	Smt RITA DAS	SWAPNONEER DEVELOPER-0.0392448 Dec
8	Smt TAPATI DEWANJI	SWAPNONEER DEVELOPER-0.0130921 Dec
9	Smt SUMITA DEWANJI	SWAPNONEER DEVELOPER-0.0130921 Dec
10	Smt MOUMITA BHATTACHARYA	SWAPNONEER DEVELOPER-0.0130607 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt SHILA RANI DUTTA	SWAPNONEER DEVELOPER-0.170156 Dec
2	Smt ILA BISWAS	SWAPNONEER DEVELOPER-0.170156 Dec
3	Smt RINA SAU	SWAPNONEER DEVELOPER-0.170156 Dec
4	Shri ANUP DEWANJI	SWAPNONEER DEVELOPER-0.170156 Dec
5	Shri SANTANU DEWANJI	SWAPNONEER DEVELOPER-0.170156 Dec

Shri ANUJ DEWANJEE	SWAPNONEER DEVELOPER-0.170156 Dec
Smt RITA DAS	SWAPNONEER DEVELOPER-0.170156 Dec
Smt TAPATI DEWANJI	SWAPNONEER DEVELOPER-0.0567641 Dec
Smt SUMITA DEWANJI	SWAPNONEER DEVELOPER-0.0567641 Dec
Smt MOUMITA BHATTACHARYA	SWAPNONEER DEVELOPER-0.056628 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt SHILA RANI DUTTA	SWAPNONEER DEVELOPER-0.240052 Dec
2	Smt ILA BISWAS	SWAPNONEER DEVELOPER-0.240052 Dec
3	Smt RINA SAU	SWAPNONEER DEVELOPER-0.240052 Dec
4	Shri ANUP DEWANJI	SWAPNONEER DEVELOPER-0.240052 Dec
5	Shri SANTANU DEWANJI	SWAPNONEER DEVELOPER-0.240052 Dec
6	Shri ANUJ DEWANJEE	SWAPNONEER DEVELOPER-0.240052 Dec
7	Smt RITA DAS	SWAPNONEER DEVELOPER-0.240052 Dec
8	Smt TAPATI DEWANJI	SWAPNONEER DEVELOPER-0.0800814 Dec
9	Smt SUMITA DEWANJI	SWAPNONEER DEVELOPER-0.0800814 Dec
10	Smt MOUMITA BHATTACHARYA	SWAPNONEER DEVELOPER-0.0798893 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt SHILA RANI DUTTA	SWAPNONEER DEVELOPER-0.249505 Dec
2	Smt ILA BISWAS	SWAPNONEER DEVELOPER-0.249505 Dec
3	Smt RINA SAU	SWAPNONEER DEVELOPER-0.249505 Dec
4	Shri ANUP DEWANJI	SWAPNONEER DEVELOPER-0.249505 Dec
5	Shri SANTANU DEWANJI	SWAPNONEER DEVELOPER-0.249505 Dec
6	Shri ANUJ DEWANJEE	SWAPNONEER DEVELOPER-0.249505 Dec
7	Smt RITA DAS	SWAPNONEER DEVELOPER-0.249505 Dec
8	Smt TAPATI DEWANJI	SWAPNONEER DEVELOPER-0.0832349 Dec
9	Smt SUMITA DEWANJI	SWAPNONEER DEVELOPER-0.0832349 Dec
10	Smt MOUMITA BHATTACHARYA	SWAPNONEER DEVELOPER-0.0830353 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Smt SHILA RANI DUTTA	SWAPNONEER DEVELOPER-0.374401 Dec
2	Smt ILA BISWAS	SWAPNONEER DEVELOPER-0.374401 Dec
3	Smt RINA SAU	SWAPNONEER DEVELOPER-0.374401 Dec
4	Shri ANUP DEWANJI	SWAPNONEER DEVELOPER-0.374401 Dec
5	Shri SANTANU DEWANJI	SWAPNONEER DEVELOPER-0.374401 Dec
6	Shri ANUJ DEWANJEE	SWAPNONEER DEVELOPER-0.374401 Dec
7	Smt RITA DAS	SWAPNONEER DEVELOPER-0.374401 Dec
8	Smt TAPATI DEWANJI	SWAPNONEER DEVELOPER-0.1249 Dec
9	Smt SUMITA DEWANJI	SWAPNONEER DEVELOPER-0.1249 Dec
10	Smt MOUMITA BHATTACHARYA	SWAPNONEER DEVELOPER-0.124601 Dec

Transfer of property for S1		
No	From	To, with area (Name-Area)
1	Smt SHILA RANI DUTTA	SWAPNONEER DEVELOPER-125.00000000 Sq Ft
2	Smt ILA BISWAS	SWAPNONEER DEVELOPER-125.00000000 Sq Ft
3	Smt RINA SAU	SWAPNONEER DEVELOPER-125.00000000 Sq Ft
4	Shri ANUP DEWANJI	SWAPNONEER DEVELOPER-125.00000000 Sq Ft
5	Shri SANTANU DEWANJI	SWAPNONEER DEVELOPER-125.00000000 Sq Ft
6	Shri ANUJ DEWANJEE	SWAPNONEER DEVELOPER-125.00000000 Sq Ft
7	Smt RITA DAS	SWAPNONEER DEVELOPER-125.00000000 Sq Ft
8	Smt TAPATI DEWANJI	SWAPNONEER DEVELOPER-125.00000000 Sq Ft
9	Smt SUMITA DEWANJI	SWAPNONEER DEVELOPER-41.70000000 Sq Ft
10	Smt MOUMITA BHATTACHARYA	SWAPNONEER DEVELOPER-41.60000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Kali temple Road, Mouza: Uttar Nimta, Ward No: 26, Holding No:44 JI No: 0, Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2869/3800, LR Khatian No:- 1383	Owner:পরিমল দেওয়ানী, Gurdian:শশাঙ্ক , Address:912 গোপাল নগর মোড় , Classification:বাড়ি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2869/3801, LR Khatian No:- 2134	Owner:রোহিণী কুমার আইচ , Gurdian:গগন চন্দ্র, Address:নিজ , Classification:বাড়ি, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 2870, LR Khatian No:- 2137	Owner:রোহিণী রতন আইচ, Gurdian:গগন চন্দ্র, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 2871, LR Khatian No:- 1384	Owner:পরিমল দেওয়ানী, Gurdian:শশাঙ্ক , Address:1111 গোপাল নগর , Classification:ডাঙ্গা,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 2871/3802, LR Khatian No:- 1384	Owner:পরিমল দেওয়ানী, Gurdian:শশাঙ্ক , Address:1111 গোপাল নগর , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 2871/3803, LR Khatian No:- 2137	Owner:রোহিণী রতন আইচ, Gurdian:গগন চন্দ্র, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152600492 / 2023

08-02-2023

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 12:43 hrs on 08-02-2023, at the Office of the A.D.S.R. Belghoria by Shri BIPLAB KAR ..

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 66,93,757/-

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

Execution is admitted on 08/02/2023 by 1. Smt SHILA RANI DUTTA, Wife of Late Mrinal Kanti Dutta, 16, Kali Temple Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 2. Smt ILA BISWAS, Wife of Late Sona Ram Biswas, Vill. Nabapally Madhya Baluria, Bhanga Panchil, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession House wife, 3. Smt RINA SAU, Wife of Shri Deba Prasad Sau, P.N. Banerjee Road, Natunpally, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 4. Shri ANUP DEWANJI, Son of Late Sasanka Sekhar Dewanji, A-3/9 E.C.T.P. Phase - 4, E.M. Bypass, P.O: East Kolkata Township, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service, 5. Shri SANTANU DEWANJI, Son of Late Sasanka Sekhar Dewanji, 34, Kali Temple Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Retired Person, 6. Shri ANUJ DEWANJEE, Son of Late Sasanka Sekhar Dewanji, Uttar-Poorva Rabindrapally, Near Toll Tax Of Kalyani Road, P.O: Nonachandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Service, 7. Smt RITA DAS, Wife of Shri Pankaj Das, 1 No. Doulatpur (Khalpar), Batanagar, Maheshtala, P.O: Vivekananda Pally, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700139, by caste Hindu, by Profession House wife, 8. Smt TAPATI DEWANJI, Wife of Late Asis Kumar Dewanji, 'Swapna Apartment', Rabindra Pally Main Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 9. Smt SUMITA DEWANJI, Daughter of Late Asis Kumar Dewanji, 'Swapna Apartment', Rabindra Pally Main Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service, 10. Smt MOUMITA BHATTACHARYA, Wife of Shri Sanjib Bhattacharya, Netaji Sarani, Dakshin Prasad Nagar, Jadunath Bati, P.O: Hazi Nagar, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by Profession House wife

Indetified by Shri Tapas Dey, , Son of Late Sushil Dey, 150, Prafulla Nagar, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

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

Execution is admitted on 08-02-2023 by Shri BIPLAB KAR, Sole Proprietor, SWAPNONEER DEVELOPER (Sole Proprietorship), 483, Sahid Nani Saha Sarani, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District-North 24-Parganas, West Bengal, India, PIN:- 700049

Indetified by Shri Tapas Dey, , Son of Late Sushil Dey, 150, Prafulla Nagar, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 71.00/- (B = Rs 50.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 71/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2023 8:50PM with Govt. Ref. No: 192022230285653351 on 07-02-2023, Amount Rs: 71/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCEGAG6 on 07-02-2023, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Amount that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs. 10,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 439821, Amount: Rs.5,000.00/-, Date of Purchase: 24/01/2023, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/02/2023 8:50PM with Govt. Ref. No: 192022230285653351 on 07-02-2023, Amount Rs: 5,021/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0CCEGAG6 on 07-02-2023, Head of Account 0030-02-103-003-02



Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2023, Page from 13205 to 13241
being No 152600492 for the year 2023.



Sougata Das

Digitally signed by SOUGATA DAS
Date: 2023.02.08 14:05:38 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 2023/02/08 02:05:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)