



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 263311

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document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

26 MAY 2023

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT made this the 26th Day of May, 2023
(Two Thousand and Twenty Three).

BETWEEN

(1) SMT URMILA DAS (PAN- CHKPD4438C) (AADHAAR- 6728 6135 6009), wife of Late Jatin Chandra Das, by Occupation– Housewife, **(2) SRI GOPAL CHANDRA DAS (PAN- BNWPD5037J) (AADHAAR- 9919 3162 1282)**, by Occupation– Business **(3) SRI SOUMEN DAS (PAN- EKUPD0487G) (AADHAAR- 3000 1309 7002)**, both are Son of Late Jatin Chandra Das, by Occupation– Business, all are Residing at 8/9, Karunamayee Ghat Raod, P.O.- Haridevpur, P.S.– Haridevpur, Dist.- 24 Parganas(S), Kolkata- 700082, all are by faith – Hindu, by Nationality – Indian, hereinafter called and referred to as the **“OWNERS”** (which expression shall unless otherwise repugnant to the context be deemed to mean and include their heirs, successors, executors, representatives, administrators, and assigns) of the **ONE PART**;

AND

M/S. APG ESTABLISHMENT (PAN- HHBPS5980Q), A Proprietorship Concern, having its registered office at, 2/31, Karunamayee Ghat Road, P.O.- Haridevpur, Police Station – Haridevpur, Kolkata- 700082, District:- South 24-Parganas, represented by its Sole Proprietor **SRI AYAN SAHA (PAN – HHBPS5980Q) (AADHAR – 713206317185)**, son of, Sri. Gopal Saha, faith Hindu, by Nationality Indian, by occupation Business, Residing at, 2/31, Karunamayee Ghat Road, P.O.- Haridevpur, Police Station – Haridevpur, Kolkata- 700082, District:- South 24-Parganas, hereinafter referred to as the **“SECOND PARTY/DEVELOPER”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its, executors, successors, administrators, representatives and/or assigns) of the **OTHER PART**;

WHEREAS one Joy Narayan Chandra was the main OWNERS of the land, which is lying and situated under Mouza- Siriti, Pargana- Magura, Dag No. 680, Khatian No. 55, J.L. 11, Touzi No. 3, R.S. No. 194, P.S.– Initially Behala thereafter Thakurpukur, Dist.- 24 Parganas(S), and Bhaba Tarak Singha was the possession holder of the said property, thereafter Bhaba Tarak Singha allowed Mahendra Chandra Das to reside at the said property on permanent basis by paying rent and khajnas therein on a regular basis.

AND WHEREAS thereafter while possessing the said land Mahendra Chandra Das was unable to pay the rent and khajnas in time of the said land and due to that said Bhaba Tarak Singha filled a case against that Mahendra Chandra Das in Alipore Judges’ Court, while disposing the said case the Court orders that the said land to be sold out through Auction, and thereafter through that auction one Rishikesh Mitra, son of Late Rama Nath Mitra of 47/1, Hajra Road purchased the said land through the said Court Auction, thereafter while

possessing the said land, on 16.04.1955 Sri Rishikesh Mitra sold the said land to Smt. Durga Bala Dasi, Binod Bihari Das and Smt Kamala Bala Dasi through the Registered Sale deed which was Registered before the office of D.S.R. Alipore and recorded in Book No. 1, Vol. No. 55, Pages from 190-192, being no. 2992 for the year 1955.

AND WHEREAS thereafter Smt Durga Bala Dasi, Binod Bihari Das and Smt Kamala Bala Dasi became the joint OWNERS of the said land from which Binod Bihari Das and Smt Kamala Bala Dasi together possessed the land measuring about 06 Cottahs 08 Chittak 40 Sq. ft., thereafter for the better accommodation and enjoyment of the said land Smt Durga Bala Dasi, Binod Bihari Das and Smt Kamala Bala Dasi decided to partitioned/divide the said land among them through the Registered Partition Deed which was Registered before the office of D.S.R. Alipore on 09.11.81 and recorded in Book No.- 1, Vol. No. 135, Pages from 268-274, being no. 5284 for the year 1981.

AND WHEREAS thereafter Smt Kamala Bala Dasi became the sole OWNERS of 3 Cottahs 4 Chittak through the above mention Partition Deed dated 09.11.81 which she given to her son Sri Chandi Das and thereafter Smt Kamala Bala Dasi died.

AND WHEREAS thereafter Smt Durga Bala Dasi also expires leaving her Brother in law as her only legal heir namely Sri Binod Bihari Das and thus Sri Binod Bihari Das became the sole OWNERS of entire Land under Dag No. 680 except 03 Cottah 04 Chittak, which is lying and situate under Mouza- Siriti, Pargana- Magura, Dag No. 680, Khatian No. 55, J.L. 11, Touzi No. 3, R.S. No. 194, P.S.- Initially Behala thereafter Thakurpukur, Dist.- 24 Parganas(S), within the local limits of KMC, Ward No. 115, ADSR Behala, without any liabilities and encumbrances from any persons or whatsoever.

AND WHEREAS thereafter he was possessing the said land and due to extreme love and affection Sri Binod Bihari Das Gifted his land of measuring about 03 Cottah 04 Chittak out of his total land of Dag No. 680 in favour of his son namely Sri Jatin Chandra Das by Virtue of Registered Gift Deed dated 14.08.1997 which was Registered before the office of D.S.R. II Alipore and recorded In Book No 1, Vol. No 2, Pages from 131-140, being no. 32 for the year 1999.

AND WHEREAS thus Sri Jatin Chandra Das became the sole OWNERS of the above mention property through a Registered Gift Deed and thereafter while seized and, possessed the above-mentioned property as the OWNERS, said Sri Jatin Chandra Das mutated his name in

the record of KMC & thereafter the said premises known and numbered as KMC premises no. 16B, Karunamayee Ghat Road, vide Assesee No. 411150505554, Kolkata- 700082, Ward No. 115 and paying rent and taxes therein on a regular basis.

AND WHEREAS thereafter while seized and possessed the above-mentioned property Sri Jatin Chandra Das died on 23.01.2015 vide Death certificate no. 0141271, leaving behind his Wife and Two sons as his legal heir namely Smt. Urmila Das, Sri Gopal Chandra Das and Sri Soumen Das.

AND WHEREAS the above mentioned Owners herein became the joint OWNERS of **ALL THAT** piece or parcel of Bastu land measuring about 03 Cottahs 04 Chattaks, more or less, together with a 100 sq. ft. tiles shaded structure standing thereon, which is lying and situate under Mouza- Siriti, Pargana- Magura, Dag No. 680, Khatian No. 55, J.L. 11, Touzi No. 3, R.S. No. 194, P.O.- Haridevpur, P.S.- Initially Behala thereafter Thakurpukur and at present Haridevpur, being KMC Premises No. 16B, Karunamayee Ghat Road, Assesee No. 411150505554, under Kolkata- 700082, Dist.- 24 Parganas(S), within the local limits of KMC, Ward No. 115, ADSR Behala, D.S.R. Alipore, by way of inheritance according to the Hindu Succession Act.

AND WHEREAS the property is not yielding any profit or benefits to the OWNERS above named and thus the OWNERS decided to develop the said property by raising construction of building on the said property.

AND WHEREAS having no requisite fund, experience or workmanship, the OWNERS ultimately decided to place the responsibility for development of the said property to a competent person or persons having adequate experience, goodwill, workmanship and financial means to undertake the responsibility for construction of the proposed building/buildings till completion.

AND WHEREAS the developer above named took inspection of the said property and then the developer agreed to take the responsibility for development of the proposed building/buildings till completion at his costs and responsibilities and the parties accepted

the proposal of this agreement for development of the property on some terms and conditions as mentioned below.

At or before the execution of this Agreement the OWNERS have assured and represented the Developer as follows:

The OWNERS are the Joint OWNERS of **ALL THAT** piece or parcel of Bastu land measuring about 03 Cottahs 04 Chattaks, more or less, together with a 100 sq. ft. tiles shaded structure standing thereon, which is lying and situate under Mouza- Siriti, Pargana- Magura, Dag No. 680, Khatian No. 55, J.L. 11, Touzi No. 3, R.S. No. 194, P.O.- Haridevpur, P.S.- Initially Behala thereafter Thakurpukur and at present Haridevpur, being KMC Premises No. 16B, Karunamayee Ghat Road, Assesee No. 411150505554, under Kolkata- 700082, Dist.- 24 Parganas(S), within the local limits of KMC, Ward No. 115, ADSR Behala, D.S.R. Alipore, more fully described in the FIRST SCHEDULE hereunder;

- a) The abstract of title of the OWNERS to the said premises as mentioned hereinabove is true and correct.
- b) The OWNERS has paid all taxes to the KMC and other outgoings and impositions in respect of the said premises up-to-date, till execution date of this Development Agreement.
- c) The OWNERS is in entirely khas possession of the Said Premises.
- d) There are no suits and/or legal proceedings and/or litigations pending in any court involving the question of title to the Said premises or any part thereof involving the OWNERS. Neither there are any separate agreement/agreements with anyone else relating to the Said Premises.
- e) There are no arrears of taxes and/or dues of the OWNERS with the Income Tax, Wealth Tax, Gift Tax and/or other appropriate body or authorities that may affect Said Premises in any manner whatsoever. Neither the Said Premises nor any part thereof has been attached under any Decree or order of any court of law or due to Income Tax, Revenue or any other Public Demand.

- f) There are no impediments or bar under any law or statute as on the date of this Agreement by which the OWNERS is prevented from selling or transferring her right, title, and interest in the Said Premises and as such the OWNERS is entitled to execute the necessary deeds of Conveyance in favour of the Developer and/or the Purchaser/s of the developer's allocation as the case may be, in respect of the Said Building. Further the OWNERS have not in any way dealt with the Said Premises whereby the right, title, and interest of the OWNERS as to the OWNERSHIP, use, development and enjoyment thereof is or may be affected in any manner whatsoever.
- g) The Said Premises or any part thereof is at present not affected by any requisition or acquisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings have been received or come to the notice of the OWNERS.
- h) The Said Premises is free from all mortgages, charges, loan, lien, lispendences, attachments, acquisitions, requisitions and any other encumbrances whatsoever.
- i) The OWNERS is fully and sufficiently entitled to enter into this Agreement.

Relying on the aforesaid representations and believing the same to be true and after scrutinizing all the documents, and after searching in the registry offices the Developer is satisfied about the marketability of the title of the OWNERS in the said property and accordingly the Developer has agreed to develop the Said Premises, to complete the Said Building and do the works on the terms mentioned hereunder.

2. DEFINITIONS:

The terms in these presents shall unless contrary or repugnant to the context, mean and include the following:

- 2.1. **ADVOCATE:** shall mean Sri Biswambar Paul, Advocate, Alipore Criminal Court of 232/68, Mahatma Gandhi Road, Kolkata-700104, to act on behalf of the Developer.
- 2.2. **SAID PREMISES :** shall mean and include **ALL THAT** piece or parcel of Bastu land measuring about 03 Cottahs 04 Chattaks, more or less, together with a 100 sq. ft. tiles shaded structure standing thereon, which is lying and situate under Mouza-

Siriti, Pargana- Magura, Dag No. 680, Khatian No. 55, J.L. 11, Touzi No. 3, R.S. No. 194, P.O.- Haridevpur, P.S.- Initially Behala thereafter Thakurpukur and at present Haridevpur, being KMC Premises No. 16B, Karunamayee Ghat Road, Assesee No. 411150505554, under Kolkata- 700082, Dist.- 24 Parganas(S), within the local limits of KMC, Ward No. 115, ADSR Behala, D.S.R. Alipore, more fully described in the FIRST SCHEDULE hereunder.

- 2.3. DEVELOPMENT AGREEMENT:** shall mean this Agreement with such modifications and/or alterations as may be mutually agreed upon.
- 2.4. SAID PLAN:** shall mean the plan/s which may be sanctioned by the Kolkata Municipal Corporation with such modifications and/or alterations as may be required, or which may be made and prepared by the Developer from time to time in the Said Premises, at its Own cost.
- 2.5. SAID BUILDING:** shall mean the G+3/G+4 storied building to be constructed in the Said Premises in accordance with the building plan to be sanctioned by the Kolkata Municipal Corporation consisting of self contained flats/shops/apartments/units/car parking spaces capable of being held and/or transferred and/or used and enjoyed independently of each other. The said proposed building name will be "Manjushree Queen".
- 2.6. ARCHITECT:** shall mean such qualified person/s who may be appointed by the Developer for the purpose of undertaking the preparation of the Said Plan and causing the same to be sanctioned by the Kolkata Municipal Corporation and also for carrying out the supervision and management of the construction of the Said Building at the Said Premises.
- 2.7. SPECIFICATIONS:** shall mean the specifications of the materials to be used in course of construction of the Said Building more fully described in the FOURTH SCHEDULE hereunder written.
- 2.8. UNIT:** shall mean and include the flat or other constructed area in the Said Building, which is capable of being exclusively owned, used and/or enjoyed by any unit OWNERS.

- 2.9. COMMON AREAS & FACILITIES:** shall mean and include such common areas and installations in the building and the premises, after the development, like staircases, landings, passages, path ways, water pump and common electrical and plumbing installations, as may be decided and/or provided by the Developer.
- 2.10. FORCE MAJEURE:** shall include natural calamities, Act of God, flood, earthquake, riot, war, storm, tempest, civil commotion, civil war, air raid, strike, notice, injunction or prohibitory order from Corporation (not due to deviation from plan by the Developer) or any other statutory body or any court, government regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part of portion thereof, shortage of essential commodities in the market and/or any circumstances beyond the control of the Developer.
- 2.11. FLAT OWNERS:** shall according to its context, mean all persons who acquire and own different units in the Said Building including the OWNERS.
- 2.12. PROPORTION:** with all its cognate variations shall mean such ratio, the covered area of any unit or units be in relation to the covered areas of all the units in the Said Building.

Word importing singular shall include plural and vice-versa, words importing masculine gender shall include feminine gender and neuter gender shall include masculine and neuter genders and similarly words importing neuter gender shall include masculine and feminine genders.

3. DEVELOPMENT RIGHTS AND COMMENCEMENT:

This Agreement is effective from the date of execution of this Agreement (hereinafter called "THE COMMENCEMENT DATE") and shall remain valid till such time all the flats are not sold and handed over to the purchasers of the Developer's Allocation and/or earlier determination thereof.

4. PERMISSION TO CONSTRUCT:

In consideration of the terms and conditions herein after provide and subject to the terms and condition as are herein contained the OWNERS hereby grant exclusive right of Development of the Said Premises whereby and where under the Developer shall be entitled to and is hereby authorized and empowered to construct, erect and complete the Said Building in the Said Premises PROVIDED HOWEVER nothing herein contained shall be construed as delivery of possession in part performance of the contract within the meaning of Section 53A of the Transfer of Property Act and such transfer shall be effective only on conclusion of this Agreement stipulated herein.

5. PLAN AND LICENSE:

5.1. The Developer at its own costs shall cause the said map or plan to be sanctioned in the name of the OWNERS and for the purpose of sanctioning of the Said Plan the Developer shall be entitled to obtain all necessary permissions approval and/or sanctions as may be necessary or be required from time to time. It is specifically agreed that the Developer will submit the building Plan to KMC within 90 days from the date of execution of these agreement (if all related papers are found correct and up to date), and arrange to deposit fees for sanction of the plan to KMC within 30 days from the date of its demand.

5.2. The OWNERS hereby agree to sign the Said map or plan and all other necessary papers as may be required from time to time to enable the Developer & will hand over all original Deeds and documents related to the First Schedule mentioned property to the Developer, for smooth construction of proposed building, like to obtain the sanction of the Said Plan and to obtain all necessary permissions and/or approvals and/or sanctions as may be necessary or to be required from time to time.

6.CONSTRUCTION

6.1 OWNERS here by authorize and empower the Developer and the Developer hereby agrees and undertakes to construct erect and complete the said Building in accordance with the Said Plan to be sanctioned by the Kolkata Municipal Corporation with all internal and external services amenities fittings and fixtures etc.

6.2 It is hereby agreed by and between the parties hereto that the said building shall be constructed erected and complete in accordance with the specifications more fully and

particularly described in the FORTH SCHEDULE hereunder written and as may be approved by the Architect.

6.3 It is also hereby agreed by and between the parties hereto that all problems relating Land Acquisition, amalgamation of two/several plots, acquisition of front portion of the schedule land, any other challenges relating to the development work at the First Schedule mentioned property will be handled by the Developer, for smooth construction of proposed building.

6.5. The entire cost of construction, erection, amenities in connection thereto and completion of the Said Building to be constructed in the Said Premises as specified in the FORTH SCHEDULE including the area falling to the share of the OWNERS' allocation shall be borne by the Developer. Such costs shall include costs of all overheads regarding construction, price rise in the cost of materials used for construction, fees, and charges payable to the Kolkata Municipal Corporation, Architects and Engineers in respect of the construction, costs for the purpose of obtaining licenses. The OWNERS however shall not be required and/or liable to contribute any amount in that account. The OWNERS shall bear and pay the cost for installation of the electric meter, connections, security deposit for the meter proportionately in respect of the OWNERS' Allocation and proportionate cost of the Generator and its accessories, if any, installed in the Said Building.

6.6. That It is also hereby agreed by and between the parties hereto that the Developer herein shall have ample power to mortgage/lien entire/part of the schedule mentioned property (to the extent of the Developer's Allocations only), before any Bank or Financial institute/NBFC for taking mortgage loan/financial support/assistance from the said Bank/Financial institute/ NBFC for smooth sailing of the proposed construction work, and the OWNERS herein will not make any type of objection for the same.

6.7. Unless prevented by any authority/s or any Government agency or by any order from any competent Court of Law and/or by any circumstances beyond the control of the Developer, the Developer shall complete the Said Building within 24 months from the date of obtaining the sanctioned building plan from the KMC and the Developer is receiving the aforesaid land in the basis of present scenario. If there are any encroachment or physical litigation the developer will clear up same at his own responsibility. The time stipulation in this regards shall be the essence of contract.

6.8. if within 24 months Developer cannot handover the possession of the OWNERS Allocation than 10% compensation charge will be imposed on the Developer herein.

7. OWNERS' ALLOCATION:

The OWNERS shall be allotted 50% of the total sanctioned area from KMC. Out of that the OWNERS will get one 2 BHK flat, at the Back side on the Ground floor, Entire First Floor & 50% of the entire Third Floor from the back side. Be it mentioned that if the Developer get permission for the Fourth floor from K.M.C and complete the construction of the said fourth floor then first party shall get 50% allocation on the fourth floor and the Developer shall get the rest 50% collocation on the fourth floor and TOGETHER WITH the undivided proportionate impartible share and/or interest in the land comprised in the Said premises and right over the common areas, facilities, amenities.

1. That the Developer shall also provide Rs. 20,00,000/- (Rupees Twenty Lakh only) to the Land OWNERS as forfeited money which will be given according to the following manner:-
 - a. Rs. 10,00,000/- (Rupees Ten Lakh only) at the time of execution of Development Agreement.
 - b. Rs. 10,00,000/- (Rupees Ten Lakh only) at the time of working of plinth level of construction.

8. DEVELOPER'S ALLOCATION:

8.1. The Developer shall be exclusively entitled to all the Balance/rest portions like Flats/Shops/Commercial spaces /Car Parking etc. of the proposed building (after handing over/after keeping the OWNERS' allocation), TOGETHER WITH the proportionate undivided impartible share and/or interest in the land in the Said Building proportionate to the Developer's Allocation, as sanctioned by the KOLKATA MUNICIPAL CORPORATION as per building rules and regulation.

9. OWNERS' OBLIGATION:

9.1. Simultaneously with the execution of this agreement, the OWNERS' shall handover the original documents of title and other papers relating to the Said Premises to the Developer

under accountable receipt, which will be returned to the Association of the flat OWNERS after completion of the Said Building.

9.2. The OWNERS shall execute and register a Development Power of Attorney in favour of the Developer in terms of this Agreement to execute, sale, transfer flats to the purchaser and to act all the necessary dealing with related authorities on behalf of the land OWNERS and the said Power of Attorney shall continue to be remain in full force so long as this Agreement shall subsists and till such time all the flats/units are not handed over to the Purchaser/s of the Developer's allocation.

9.3. The OWNERS shall sign and execute all necessary applications papers documents and to do all such acts deeds and things as the Developer may require in order to legally and effectually vest in the Developer or the Purchasers of the Developer's Allocation in the Said Premises and completing the construction erection and completion of the Said Building in accordance with the Sanctioned Building Plan.

9.4. The OWNERS hereby undertake that they shall not cause any hindrance in the construction of the Said Building at the Said Premises and further undertakes not to take any action whereby and where under the smooth construction of the Said Building is disturbed unless the Developer creates anything detrimental to the development.

9.5. The OWNERS shall enter into Agreement for Sale or transfer in respect of the OWNERS' Allocation only as stated hereinbefore.

9.6. The OWNERS shall not cancel or rescind this Agreement till such time the Said Building is completed in all respect and all the flats/units are handed over to the purchaser/s of the Developer's Allocation PROVIDED HOWEVER the Developer performs all his duties in terms of this Development Agreement.

9.7. No Objection will be given by the OWNERS herein if the Developer take over the adjacent plot/s of the schedule property, and do the amalgamation procedure for the same with the schedule mentioned property for Development work upon the total land (after amalgamation with the adjacent plot/s), and in this regard the Developer will bear all costs therein, but OWNERS' allocation will be the same as mentioned below and OWNERS herein will not raise his demand further, beyond the OWNERS' allocation as mentioned below.

10. DEVELOPER'S OBLIGATION:

10.1. The OWNERS already put the Developer in symbolic possession of the Said Premises and the Developer shall have right to enter upon the Said Premises with OWNERS' permission and do soil testing, survey of the Said Premises and all other preparatory works, as may be necessary for the preparation, submission obtaining sanction of the building plans at the costs and expenses of the Developer.

10.2. The Developer shall complete the construction of the Said Building or complete the OWNERS' Allocation within a period of 24 months from the date of obtaining the building plan duly sanctioned by the KOLKATA MUNICIPAL CORPORATION and the Developer is receiving the aforesaid land in the basis of present scenario. If there are any encroachment or physical litigation the developer will clear up same at his own responsibility. However, due to force majeure or any other reasons beyond the control of the Developer, if the Developer fails to complete the Said Building within the stipulated period mentioned hereinabove and if it is found that the building is substantially completed within the period and some minor work is unfinished, in that event the OWNERS shall extend the period up to further 6 (six) months for completion.

10.3. The Developer shall first handover the OWNERS' Allocation to the OWNERS complete in all respect including sanitary and other fittings as more fully described in the SECOND SCHEDULE hereunder written and thereafter shall be entitled to handover possession of the Developer's Allocation to the intending Purchaser/s of flats as per agreement with the OWNERS. The Developer shall use good quality materials, fixtures, and fittings for constructing the Said Building as prescribed by the Architect.

10.4. The Developer after handing over possession and registration of all the flats shall form an Association of all the flat OWNERS and the OWNERS shall render all co-operations in that respect.

10.5. That for the Development/Construction work at the schedule mentioned property, rent amount of 05 (Five) flats of 01 BHK & 02 BHK category has been and will be provided by the Second Party/Developer to the First Parties/OWNERS herein as **shifting**, till the handover of the OWNERS' allocation, in the proposed building, and at the time of giving OWNERS' possession at the proposed building, shifting cost will borne by the Developer herein i.e. **Rs. 8,000/- (Rupees Eight Thousand Only) Monthly.**

12. MISCELLANEOUS:

12.1. Any notice required to be given by the OWNERS or the Developer shall without prejudice to any other mode of service available be deemed to have been served either on the OWNERS or the Developer if delivered by hand and duly acknowledged or sent by prepaid Registered Post with acknowledgement due and be deemed to have been served on the OWNERS or the Developer and shall be deemed to have been served on the Developer if sent to the Principal/Registered office of the Developer.

12.2. None of the parties hereto shall do any act, deed or thing whereby and where under the other parties are prevented from enjoying and/or dealing with their respective allocation in terms of this Development Agreement.

12.3. Both the parties hereby covenant with each other to do all such other lawful acts deeds or things as may be reasonably required by the either of the parties for the purpose of giving effect to and/or implementing this Development Agreement.

13. ARBITRATION & JURISDICTION:

13.1. All disputes and differences between the parties hereto of opinion regarding the construction and/or touching the affairs of construction and/or interpretation of any of the clauses of this Indenture shall be firstly decided by the parties hereto. If the same is not settled by them amicably the matter shall be referred to sole Arbitration and the same shall be deemed to be reference within the meaning of the Arbitration and Conciliation Act, 1996 or any statutory modifications thereof. The said Arbitrator will decide the matter and give his award according to the provisions of Arbitration and Conciliation Act, 1996, which shall be conclusive and binding upon the parties hereto. If parties do not agree on the issue of Sole Arbitrator then the provisions of the Arbitration and Conciliation Act, 1996, shall be followed.

13.2. The Court of District Judge, 24-Paraganas (South), alone shall have the jurisdiction to entertain try and determine all actions, suits and proceedings arising out of these present between the parties hereto.

FIRST SCHEDULE
(SAID PREMISES)

ALL THAT piece or parcel of Bastu land measuring about 03 Cottahs 04 Chattaks, more or less, together with a 100 sq. ft. tiles shaded structure standing thereon, which is lying and situate under Mouza- Siriti, Pargana- Magura, R.S. No. 194, Dag No. 680, Khatian No. 55, J.L. 11, Touzi No. 3, P.O.- Haridevpur, P.S.- Initially Behala thereafter Thakurpukur and at present Haridevpur, being KMC Premises No. 16B, Karunamayee Ghat Road, Assesee No. 411150505554, under Kolkata- 700082, Dist.- 24 Parganas(S), within the local limits of KMC, Ward No. 115, ADJR Behala, D.S.R. Alipore, the above land is butted and bounded in the following manner:-

TO THE NORTH : Property of S. Bose;

TO THE EAST : Mr. Ratan Kumar Das;

TO THE SOUTH : By Karunamayee Ghat Road;

TO THE WEST : Mrs. R. Naskar.

SECOND SCHEDULE
(OWNERS' Allocation)

The OWNERS shall be allotted 50% of the total sanctioned area which will be obtained from the KMC, Out of that the OWNERS will get one 02 BHK flat, at the Back side on the Ground floor, Entire First Floor & 50% of the entire Third Floor, from the Back side. Be it mentioned that if the Developer get permission for the Fourth floor from K.M.C and complete the construction of the said fourth floor then first party shall get 50% allocation on the fourth floor and the Developer shall get the rest 50% allocation on the fourth floor, TOGETHER WITH the undivided proportionate impartible share and/or interest in the land comprised in the Said premises and right over the common areas, facilities and amenities.

1. That the Developer shall provide Rs. 20,00,000/- (Rupees Twenty Lakh only) to the Land OWNERS as forfeited money which will be given according to the following manner:-
 - a. Rs. 10,00,000/- (Rupees Ten Lakh only) at the time of execution of Development Agreement.
 - b. Rs. 10,00,000/- (Rupees Ten Lakh only) at the time of working of plinth level of construction.

THIRD SCHEDULE
(Developer's Allocation)

The Developer shall be exclusively entitled to all the Balance/rest portions like Flats/Shops/Commercial spaces /Car Parking etc. of the proposed building (after handing over/after keeping the OWNERS' allocation), TOGETHER WITH the proportionate undivided impartible share and/or interest in the land in the Said Building proportionate to the Developer's Allocation, as sanctioned by the KOLKATA MUNICIPAL CORPORATION as per building rules and regulation.

FORTH SCHEDULE
SPECIFICATION

1. FOUNDATION:

The foundation of the building shall be of reinforced cement concrete.

2. STRUCTURE:

The structure of the building shall be reinforced cement concrete frame structure comprising of R.C.C columns beams slabs etc.

3. WALLS:

The external walls of the building shall be 8/5 inch thick brick and the partition walls inside the flats shall be of 3/5 inch thick.

4. PLASTERING:

All internal surface shall be plastered with cement and sand mortar; 1 or ½ inch thick and finished with Plaster of Paris/Putty. All external walls shall be plastered with cement and sand 1 or ½ inch thick and painted with snowcem / weather coat paints of reputed make.

5. FLOORING AND SKIRTING:

All flooring and skirting inside the flat including the balcony shall be laid with Marble. The skirting shall be 4/3 inch high. The toilet shall have 6 feet dado of non-sticky type ceramic tiles above the counter including the sink area. [Ceramic Tiles or equivalent]

6. DOORS:

All doors frame will be made of seasoned barma/Salwood. Both sides of all door shutter shall be flush type with door stopper, hasbold. The main door shutter shall be of wood paneled. The main door shall be one magic eye.

7. WINDOWS:

All window frame shall be of sliding Aluminum framed glass panel.

8. BALCONY:

Opening to be covered with Grill.

9. GENERAL TOILET FITTINGS:

All toilets shall be provided with concealed plumbing. Each bathroom shall have one W.C., one Basin, three concealed stop cocks, one shower.

10. MASTER TOILET FITTINGS:

All Sanitary fittings will be from branded company, with Geyser line only (without instruments).

11. ELECTRICALS:

All electrical lines including earthing to be concealed having first class copper wires [Havels/RR/Polycab/Anchor, Finolex Gloster or equivalent] of proper gauge. All switch boards to be [switches/plugs/sockets/ potentiometers] of reputed make [like Anchor or equivalent] are to be provided on all electrical points.

12. ELECTRICAL POINTS:

Bed room : Two light points, one fan point, one plug point, 1AC point.

Kitchen: One light point, one exhaust fan point, one 6A power point, one filter point.

W.C.: One light point and 1 exhaust point.

Living/Dining room: Two light points, one plug point, one T.V. point and one refrigerator point.

Balcony: One light point and one plug point.

Stairs: One light point in each landing.

13. ROOF:

Water stoppage treatment (Jal Chad) to be provided.

14. STAIRS:

All landing and steps of stair case will be of mosaic / Marble finish may be Kota stone.

15. GROUND FLOOR:

All opening of Ground floor is to be laid with net cement finish.

16. WATER SUPPLY:

One underground water reservoir for storing K.M.C supplied water /Deep Tube well and one overhead water reservoir are to be provided with adequate horsepower capacity of pump of reputed make or Deep Tubewell with Sule merseble pump set.

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

SIGNED, SEALED AND DELIVERED

By the OWNERS herein at Kolkata

In the presence of:

- 1) Susmita Das.
8/9 Karamnagar Bhat Road
Kolkata - 700082
- 2) Anampatra
20/ M.A. Road
KOL - 41.

Gopal ch Das
Urmila Das
Soumen Das

SIGNATURE OF THE OWNERS

Drafted by me, as per the
Documents & instructions provided
by the parties mentioned hereinabove,

Biswambar Paul

Biswambar Paul

(Enrollment No.- WB/1414/2010).

Advocate

Alipore Criminal Court,
Kolkata- 700 027.

Computer Printed by me.

Susay Bhan Singh
Advocate Clerk.

Dy. Secy

SIGNATURE OF THE DEVELOPER

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Developer the within mentioned sum of Rs.10,00,000/- (Rupees Ten Lakh only) as forfeited from the OWNERS' Allocation is being received at the time of this agreement, as per the Memo hereunder written.

Transaction Mode	Date	Bank	Branch	Amount
By cheque No. 000060 & 000059 of HDFC Bank Haridwar & cheque No. 000120 of Bandhan Bank of Haridwar				Rs. 9,00,000/-
By cash				RS. 1,00,000/-
TOTAL				Rs. 10,00,000/-

(Rupees Ten Lakh Only)

WITNESSES:










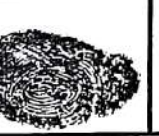

- 1) Susmita Das.
- 2) Amarpatra

Gopal ch Das
Sareem Das
Urmila Das
SIGNATURE OF THE OWNERS

		Thumb	1 st Finger	Middle finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					



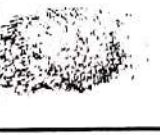




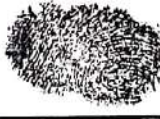



Name

Signature

		Thumb	1 st Finger	Middle finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					











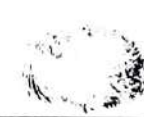
Name URMILA DAS

Signature Urmila Das

		Thumb	1 st Finger	Middle finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name GIOPAL CHANDRA DAS

Signature Gopal ch Das

		Thumb	1 st Finger	Middle finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name SOUNEN DAS

Signature Sounen Das

Thumb

1st Finger

Middle finger

Ring Finger

Small Finger

	Left Hand					
	Right Hand					

Name

Signature

Thumb

1st Finger

Middle finger

Ring Finger

Small Finger

	Left Hand					
	Right Hand					

Name

Signature












Thumb

1st Finger

Middle finger

Ring Finger

Small Finger

	Left Hand					
	Right Hand					

Name AYAN SALHASignature 

Thumb

1st Finger

Middle finger

Ring Finger

Small Finger

	Left Hand					
	Right Hand					

Name

Signature





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260520232007059910

GRIPS Payment Detail

GRIPS Payment ID:	260520232007059910	Payment Init. Date:	26/05/2023 13:18:37
Total Amount:	66	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3435465250128	BRN Date:	26/05/2023 13:19:29
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

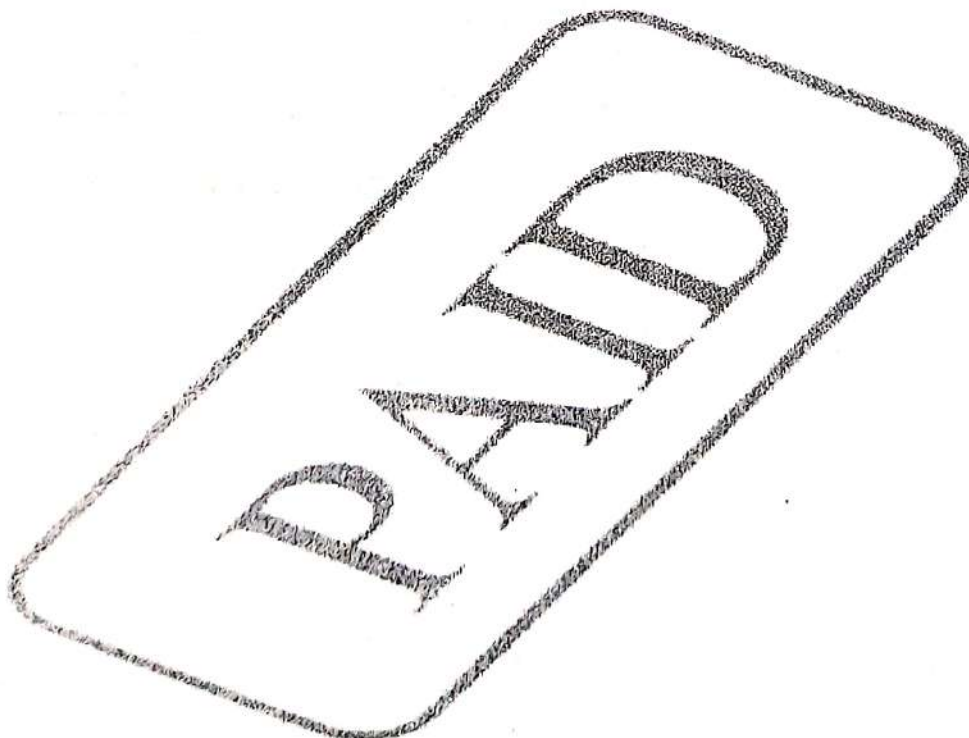
Depositor's Name: Mr Ayan Saha
Mobile: 7003611368

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240070599118	Directorate of Registration & Stamp Revenue	66
Total			66

IN WORDS: SIXTY SIX 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



192023240070599118

GRN Details

GRN:	192023240070599118	Payment Mode:	SBI Epay
GRN Date:	26/05/2023 13:18:37	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3435465250128	BRN Date:	26/05/2023 13:19:29
Gateway Ref ID:	202314643692170	Method:	State Bank of India New PG CC
GRIPS Payment ID:	260520232007059910	Payment Init. Date:	26/05/2023 13:18:37
Payment Status:	Successful	Payment Ref. No:	2001264156/6/2023
			[Query No*/Query Year]

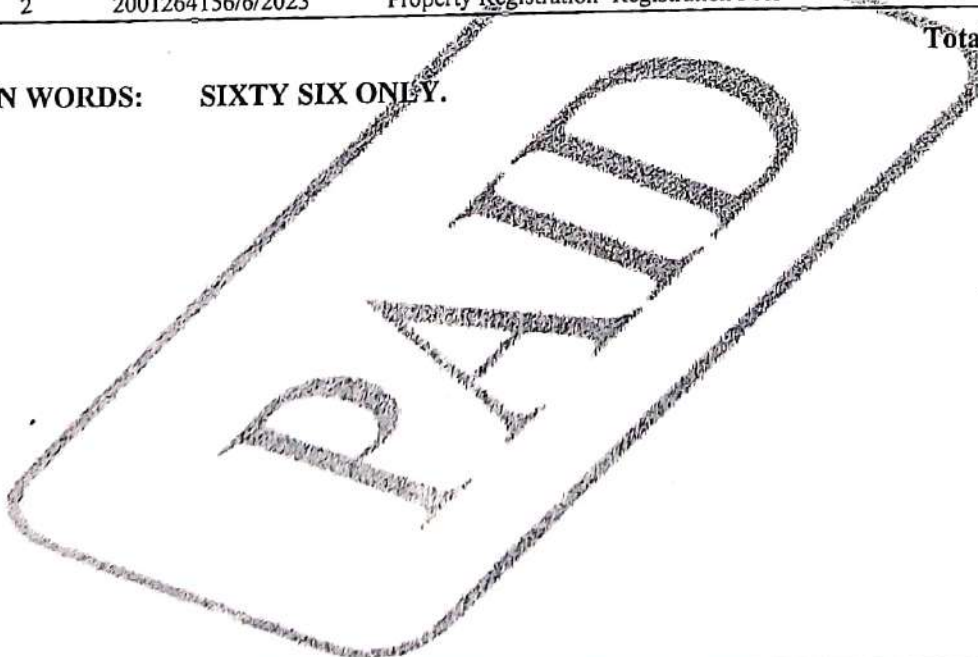
Depositor Details

Depositor's Name: Mr Ayan Saha
Address: Karunamoyee
Mobile: 7003611368
Period From (dd/mm/yyyy): 26/05/2023
Period To (dd/mm/yyyy): 26/05/2023
Payment Ref ID: 2001264156/6/2023
Dept Ref ID/DRN: 2001264156/6/2023

Payment Details

Sl No.	Payment Ref No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001264156/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2001264156/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	46
Total				66

IN WORDS: SIXTY SIX ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260520232007009406

GRIPS Payment Detail

GRIPS Payment ID:	260520232007009406	Payment Init. Date:	26/05/2023 10:27:16
Total Amount:	16508	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8265916241612	BRN Date:	26/05/2023 10:29:21
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

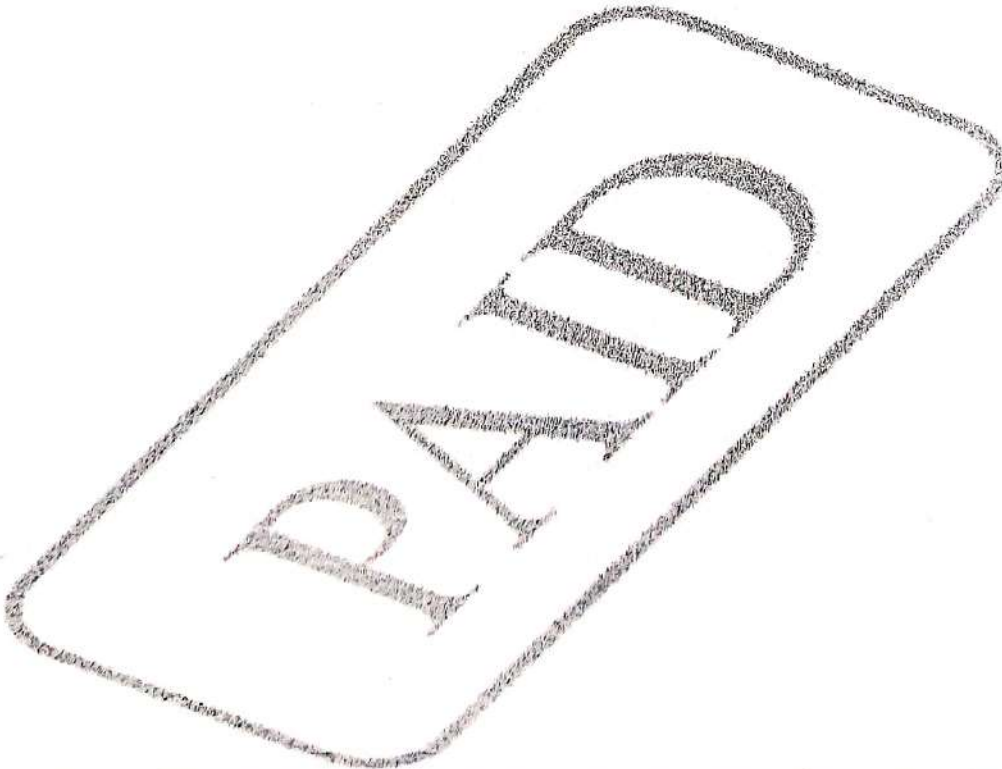
Depositor's Name:	Mr Ayan Saha
Mobile:	7003611368

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240070094078	Directorate of Registration & Stamp Revenue	16508
Total			16508

IN WORDS: SIXTEEN THOUSAND FIVE HUNDRED EIGHT 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



192023240070094078

GRN Details

GRN: 192023240070094078 Payment Mode: SBI Epay
GRN Date: 26/05/2023 10:27:16 Bank/Gateway: SBIEpay Payment Gateway
BRN : 8265916241612 BRN Date: 26/05/2023 10:29:21
Gateway Ref ID: 202314638588170 Method: State Bank of India New PG CC
GRIPS Payment ID: 260520232007009406 Payment Init. Date: 26/05/2023 10:27:16
Payment Status: Successful Payment Ref. No: 2001264156/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Ayan Saha
Address: Karunamayee
Mobile: 7003611368
Period From (dd/mm/yyyy): 26/05/2023
Period To (dd/mm/yyyy): 26/05/2023
Payment Ref ID: 2001264156/2/2023
Dept Ref ID/DRN: 2001264156/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001264156/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	6501
2	2001264156/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	10007
Total				16508

IN WORDS: SIXTEEN THOUSAND FIVE HUNDRED EIGHT ONLY.



Major Information of the Deed

Deed No :	I-1602-07343/2023	Date of Registration	26/05/2023
Query No / Year	1602-2001264156/2023	Office where deed is registered	
Query Date	17/05/2023 3:19:59 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BISWAMBAR PAUL ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9748029017, 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 : 10,00,000/-]		
Set Forth value	Market Value:		
Rs. 2/-	Rs. 35,37,001/-		
Stamp duty Paid (SD)	Registration Fee Paid:		
Rs. 7,021/- (Article:48(g))	Rs. 10,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :



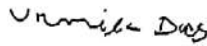


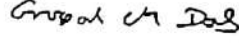


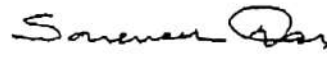
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Karunamayee Ghat Road, , Premises No: 16B, , Ward No: 115 Pin Code : 700082

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 4 Chatak	1/-	35,10,001/-	Property is on Road Adjacent to Metal Road,
Grand Total :					5.3625Dec	1 /-	35,10,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Urmila Das Wife of Late Jatin Chandra Das Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	26/05/2023	LTI 26/05/2023	26/05/2023	
8/9 Karunamoyee Ghat Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Chxxxxxx8c, Aadhaar No: 67xxxxxxxx6009, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office				
2	Name Mr Gopal Chandra Das Son of Late Jatin Chandra Das Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	26/05/2023	LTI 26/05/2023	26/05/2023	
8/9, Karunamoyee Ghat Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bnxxxxxx7j, Aadhaar No: 99xxxxxxxx1282, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office				
3	Name Mr Soumen Das Son of Late Jatin Chandra Das Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	26/05/2023	LTI 26/05/2023	26/05/2023	
8/9, Karunamoyee Ghat Road, Block/Sector: A, City:- Not Specified, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ekxxxxxx7g, Aadhaar No: 30xxxxxxxx7002, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S APG Establishment 2/31, Karunamoyee Ghat Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.:: hhxxxxxx0q, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Ayan Saha (Presentant) Son of Mr Gopal Saha Date of Execution - 26/05/2023, , Admitted by: Self, Date of Admission: 26/05/2023, Place of Admission of Execution: Office		 May 26 2023 2:46PM	 LTI 26/05/2023	 26/05/2023
2/31, Karunamoyee Ghat Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: hhxxxxxx0q, Aadhaar No: 71xxxxxxxx7185 Status : Representative, Representative of : M S APG Establishment (as OWNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biswambar Paul Son of Mr B Pal Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	26/05/2023	26/05/2023	26/05/2023

Identifier Of Smt Urmila Das, Mr Gopal Chandra Das, Mr Soumen Das, Mr Ayan Saha

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Urmila Das	M S APG Establishment-1.7875 Dec
2	Mr Gopal Chandra Das	M S APG Establishment-1.7875 Dec
3	Mr Soumen Das	M S APG Establishment-1.7875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Urmila Das	M S APG Establishment-33.33333300 Sq Ft
2	Mr Gopal Chandra Das	M S APG Establishment-33.33333300 Sq Ft
3	Mr Soumen Das	M S APG Establishment-33.33333300 Sq Ft

On 26-05-2023

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 12:54 hrs on 26-05-2023, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr Ayan Saha ,.

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 35,37,001/-

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

Execution is admitted on 26/05/2023 by 1. Smt Urmila Das, Wife of Late Jatin Chandra Das, 8/9 Karunamoyee Ghat Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 2. Mr Gopal Chandra Das, Son of Late Jatin Chandra Das, 8/9, Karunamoyee Ghat Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 3. Mr Soumen Das, Son of Late Jatin Chandra Das, 8/9, Karunamoyee Ghat Road, Sector: A, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business

Indetified by Mr Biswambar Paul, , Son of Mr B Pal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-05-2023 by Mr Ayan Saha, OWNER, M S APG Establishment (Sole Proprietoship), 2/31, Karunamoyee Ghat Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr Biswambar Paul, , Son of Mr B Pal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,053.00/- (B = Rs 10,000.00/- ,E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,053/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/05/2023 10:29AM with Govt. Ref. No: 192023240070094078 on 26-05-2023, Amount Rs: 10,007/-, Bank: SBI EPay (SBlePay), Ref. No. 8265916241612 on 26-05-2023, Head of Account 0030-03-104-001-16
Online on 26/05/2023 1:19PM with Govt. Ref. No: 192023240070599118 on 26-05-2023, Amount Rs: 46/-, Bank: SBI EPay (SBlePay), Ref. No. 3435465250128 on 26-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 500.00/- by online = Rs 6,521/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 263311, Amount: Rs.500.00/-, Date of Purchase: 15/05/2023, Vendor name: Subhankar Das

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

Online on 26/05/2023 10:29AM with Govt. Ref. No: 192023240070094078 on 26-05-2023, Amount Rs: 6,501/-, Bank: SBI EPay (SBlePay), Ref. No. 8265916241612 on 26-05-2023, Head of Account 0030-02-103-003-02

Online on 26/05/2023 1:19PM with Govt. Ref. No: 192023240070599118 on 26-05-2023, Amount Rs: 20/-, Bank: SBI EPay (SBlePay), Ref. No. 3435465250128 on 26-05-2023, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 249960 to 249992

being No 160207343 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.05.31 17:01:05 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/05/31 05:01:05 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)