

4738/2020.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 471375

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

Additional District Sub-Registrar,  
Garia South 24 Parganas

22 DEC 2020

## DEVELOPMENT AGREEMENT

**THIS DEVELOPMENT AGREEMENT** made this 22<sup>nd</sup> day of December, Two Thousand Twenty (2020);

**BETWEEN**

**SMT PRITIKANA PAUL** (PAN COIPP6299C) (AADHAR 244996099948) wife of Sailendra Chandra Paul, by Faith: Hindu, By occupation: Housewife, residing at 209, Lakegarden,

10631

10 DEC 2020

No. .... Rs. **500/-** Date .....

Name: **Sudip Kumar Bhattacharya**

Address: .....

Vendor: **Subhankar Das**

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

**Bhannik Advocate**  
**c.m.m. Court**  
**Cal**



Identified by me:

**Sudip Bhattacharya**

**Advocate**

**S/o Late H.K. Bhattacharya**

**c.m.m. Court, Calcutta**

**P.O. - G.P.O.**

**P.S. - Harra Street**

**Kolkata - 700001**

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Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Narendrapur (earlier Sonarpur), Kolkata-700153, District – South 24 Parganas, hereinafter referred to as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successors, nominees, assigns, executors, and administrators) of the **FIRST PART**.

**AND**

**M/S RAJ CONSTRUCTION** (PAN AARFR0147A), a partnership firm having its registered office at Uttar Ramchandrapur, P.O Narendrapur, P.S. earlier Sonarpur now Narandrapur, Kolkata – 700103, District – South 24 Parganas, represented by its Partners namely **(1) SRI SANJOY BOSE** son Late Dulal Bose (PAN APJPB1693Q) (AADHAR 539790369278), By Nationality – Indian, By Religion: Hindu, By Occupation: Business, residing at Peyarabagan, Rajpur Sonarpur (M), P.O Laskarpur, P.S. earlier Sonarpur now Narandrapur, Kolkata – 700153, District – South 24 Parganas, **(2) SRI RAJESH BOSE** son of Late Dulal Bose (PAN ASFPB7591N) (AADHAR 666327184326), By Nationality – Indian, By Religion: Hindu, By Occupation: Business residing at Peyarabagan, Rajpur Sonarpur (M), P.O Laskarpur, P.S. earlier Sonarpur now Narandrapur, Kolkata – 700153, District – South 24 Parganas, **(3) SRI GOUTAM SARKAR** (PAN CPOPS0635C) (AADHAR 716111525055), son of Late Haripada Sarkar, By Nationality – Indian, By Religion: Hindu, By Occupation: Business, residing at Dakshin Laskarpur, Rajpur Sonarpur (M), P.O Laskarpur, P.S. earlier Sonarpur now Narandrapur, Kolkata – 700153, District – South 24 Parganas, hereinafter referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors in office, assigns, nominees, executors, administrators and change in office) of the **SECOND PART**.

**WHEREAS** the Governor of West Bengal by a registered Deed of Gift dated 13<sup>th</sup> April, 1993 gifted ALL THAT piece and parcel of land measuring about 03 Cottah more or less in LOP No. 209, in C.S Plot No 756(P), 757(P) at Mouza: Laskarpur, J.L no 57, Police Station: Sonarpur, District: South 24 Parganas (hereinafter referred to as the 'said land') unto and in favour of Priti Kana Paul wife of Sri Sailendra Chandra Paul resident of LOP – 209, Garia Laskarpur, GS Scheme Block – 'B', P.S Sonarpur, District – South 24 Parganas and the said deed was registered in the office of Additional District Registrar at Alipore, South 24 Parganas and recorded in Book no I, Volume no 8, Pages from 273 to 276, being Deed no 594, for the year 1993 and since then she has been in possession and enjoying the said land without any encumbrance / hindrance whatsoever.



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**AND WHEREAS** in course of peaceful enjoyment of the said land, Pritikana Paul, the OWNER herein constructed a small two storied building having total area of 400 sq.ft on the said land having area of 03 Cottah in LOP No. 209, C.S Plot No 756(P), 757(P) at Mouza: Laskarpur, J.L. no 57, Police Station: Sonarpur, District: South 24 Parganas and mutated her name in the records of the Assessment Collection Department of the Rajpur Sonarpur Municipality by paying all relevant rents and taxes and since then the said land together with structure is known and distinguished as Holding No. 59, Lakegarden, within the local limits of the Rajpur Sonarpur Municipality, Ward No 31, (hereinafter referred to as the 'said property') more fully and particularly described in the **First Schedule** hereunder Written.

**AND WHEREAS** for better accommodation purpose the Owner herein decided to develop the said property by erecting a Multi-storied Residential / Commercial building on a joint venture basis with a Developer having wide experience in the business of Development.

**AND WHEREAS** knowing the aforesaid intention of the OWNER the second part herein **M/S RAJ CONSTRUCTION** (PAN AARFR0147A), a partnership firm having its registered office at Uttar Ramchandrapur, P.O Narendrapur, P.S. earlier Sonarpur now Narandrapur, Kolkata - 700103, District - South 24 Parganas, being the Developer approached by the OWNER for construction of a Three storied building, consisting of several flats in each Floor and car parking spaces in the Ground floor on the said property and after satisfying the terms and conditions, the above said DEVELOPER and the OWNER have agreed to execute a Development Agreement followed by Development Power of Attorney to carry on the aforesaid joint venture project further.

**AND WHEREAS** on or before execution of this agreement the above said OWNER has represented and assured the above said DEVELOPER as under:

1. That the OWNER is absolutely seized and possessed of and / or otherwise well and sufficiently entitled to all that the said property morefully described in the Schedule-A herein below written. The Owner further declares that he has full and absolute authority and there is no legal bar or otherwise to enter upon this Agreement.
2. That the said Owner declared that the said property measuring 03 Cottah more or less in LOP No. 209 as described in SCHEDULE-A hereinbelow lying in, C.S Plot No 756(P), 757(P) at Mouza: Laskarpur, J.L. no 57, Police Station: Sonarpur, District South 24 Parganas are mutated in the name of the Owner and the Owner shall



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produce the mutation certificate along with the paid up tax bills to the DEVELOPER as when will it be necessary.

3. Excepting the above named OWNER, there is no one else who has got any right, title, interest, claim or demand in any nature whatsoever and/or howsoever over the said property referred to as SCHEDULE-A.
4. That there is no Notice of acquisition and /or requisition or any case or proceeding either Civil or Criminal nature is/are pending in the respective Learned Court in the District of South 24 Parganas or elsewhere upon the said property referred to as SCHEDULE-A or any part thereof.
5. That the said OWNER have not entered into any Agreement for sale, transfer, Development Agreement or otherwise for any purpose regarding the said property or any part thereof.
6. That the entire property referred to as SCHEDULE -A hereunder written are free from all encumbrances, charges, liens, lispendences, attachments whatsoever or howsoever.
7. That there is no proceeding under the Public Demand Recovery Act, against the said OWNER in respect of the said Property.

**AND WHEREAS** relying upon the aforesaid representations made by the OWNER, the DEVELOPER have agreed to enter into this Agreement with the said OWNER in respect of the said property described as SCHEDULE-A under the terms and conditions hereunder appearing:

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO** as follows:-

#### **ARTICLE-I**

#### **(DEFINITIONS)**

- 1.1 **OWNER:** shall mean **SMT PRITIKANA PAUL** (PAN COIPP6299C) (AADHAR 244996099948) wife of Sailendra Chandra Paul, by Faith: Hindu, By occupation: Housewife, residing at 209, Lakegaeden, Rajpur Sonarpur (M), P.O. Laskarpur, P.S. Narendrapur (earlier Sonarpur), Kolkata-700153, District - South 24 Parganas, her heirs, executor administrator, successor, legal representative, nominee and assigns as the case may be.
- 1.2 **DEVELOPER:** shall mean and include **M/S RAJ CONSTRUCTION** (PAN AARFR0147A), a partnership firm having its registered office at Uttar Ramchandrapur, P.O Narendrapur, P.S. earlier Sonarpur now Narandrapur, Kolkata - 700103, District - South 24 Parganas,



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represented by its Partners namely **(1) SRI SANJOY BOSE** son Late Dulal Bose (PAN APJPB1693Q) (AADHAR 539790369278). By Nationality - Indian, By Religion: Hindu, By Occupation: Business, residing at Peyarabagan, Rajpur Sonarpur (M), P.O Laskarpur, P.S. earlier Sonarpur now Narandrapur, Kolkata - 700153, District - South 24 Parganas, **(2) SRI RAJESH BOSE** son of Late Dulal Bose (PAN ASFPB7591N) (AADHAR 666327184326), residing at Peyarabagan, Rajpur Sonarpur (M), P.O Laskarpur, P.S. earlier Sonarpur now Narandrapur, Kolkata - 700153, District - South 24 Parganas, **(3) SRI GOUTAM SARKAR** (PAN CPOPS0635C) (AADHAR 716111525055), son of Late Haripada Sarkar, residing at Dakshin Laskarpur, Rajpur Sonarpur (M), P.O Laskarpur, P.S. earlier Sonarpur now Narandrapur, Kolkata - 700153, District - South 24 Parganas and their respective heir/ heirs, executor/ executors, administrator/ administrators, legal representative / representatives, successor/ successors, nominee/nominees, assigns / assignees as the case may be.

- 1.3 **SAID PROPERTY:** ALL THAT piece and parcel of land measuring about 03 Cottah in LOP No. 209, C.S Plot No 756(P), 757(P) at Mouza: Laskarpur, J.L no 57, Police Station: Sonarpur, District: South 24 Parganas, Holding No. 59, Lakegarden, within the local limits of the Rajpur Sonarpur Municipality, Ward No 31, more fully and particularly described in SCHEDULE - A hereunder written whereupon construction shall be done.
- 1.4 **SITE PLAN:** Shall mean the plan showing the entire property under Schedule -A whereupon construction of new Three Storied building shall be erected.
- 1.5 **BUILDING PLAN:** Shall mean the plan for a proposed Three Storied Residential Building to be prepared by a Registered Architect as per rules and regulations of Rajpur Sonarpur Municipality.
- 1.6 **SANCTIONED PLAN:** shall mean the Building Plan for the proposed new Three Storied building duly approved and sanctioned by the Rajpur Sonarpur Municipality and / or subsequent modification thereof, duly sanctioned for construction of the proposed building.
- 1.7 **BUILDING :** Shall mean a Three Storied building of which Building plan to be sanctioned by the Rajpur Sonarpur Municipality and each floor of the building divided into two or more independent, self contained Residential Flats or Apartments, alongwith car parking spaces in the Ground Floor as per building plan to be sanctioned by the Rajpur Sonarpur Municipality.
- 1.8 **SALEABLE SPACE:** shall mean the area of ~~total~~ construction of the Building including the stairs, lobby, corridors and other common areas.



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- 1.9 **BUILT UP AREA / COVERED AREA:** In case of individual flat the covered area shall be the area within the flat / unit and will include the outer walls and half of the common walls.
- 1.10 **SUPER BUILT UP AREA:** Shall mean in case of individual flat/ unit/ portion, relevant percentage of additional area to be included in excess of the covered area.
- 1.11 **COMMON AREAS & PARTS:** Shall mean the areas to be demarcated by the Developer for common use of the Occupants which includes stair, lobby, corridor, roof, space, passages, paths and common installations etc which is more specifically described in the **SCHEDULE-D** hereunder.
- 1.12 **ARCHITECT / LICENSED BUILDING SURVEYOR:** Shall mean any qualified person or persons and/or firm or firms competent enough for design and planning of the newly proposed building to be constructed at the said property, appointed or nominated by the DEVELOPER.
- 1.13 **ENGINEER:** Shall mean qualified Engineer to be appointed by the Developer under whose supervision entire building construction shall be done.
- 1.14 **FLATS/ UNITS/ GARAGES:** Shall mean the habitable portion within the covered area plus the area to be counted for the measurement of the Super built up area.
- 1.15 **TRANSFER:** Shall mean transfer of Flat/ Unit / Spaces / Garages etc. together with undivided proportionate share of land as described in the Schedule-A by way of execution and registration of Deed of Conveyance.
- 1.16 **TRANSFeree:** Shall mean the person or persons, firm, limited company or association to whom any Flat/ Unit/ Space/ Garage of the proposed new building to be transferred under All allocation.
- 1.17 **FLOOR AREA RATIO:** shall mean constructed area available for the purpose of getting sanction plan of the newly proposed building from the competent authority for construction purpose at the said property as per the amended building Regulation, if any, under the Rajpur Sonarpur Municipality.
- 1.18 **OWNER'S ALLOCATION:** shall mean entire saleable space of Ground Floor and one flat situated at North-South-East side of the second floor of the newly proposed building to be constructed in accordance with the Building Plan to be sanctioned / approved by Rajpur Sonarpur Municipality together with the proportionate right, title and interest in land underneath the said building and right of use of common areas, parts, facilities and amenities thereof upon construction of the building, which is more fully described in the **SCHEDULE-B** hereunder.



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- 1.19 **DEVELOPER'S ALLOCATION** shall mean entire saleable space of First Floor and one flat situated at North-South-West side of the second floor of the newly proposed building to be constructed in accordance with the Building Plan to be sanctioned / approved by Rajpur Sonarpur Municipality together with the proportionate right, title and interest in land underneath the said building and right of use of common areas, parts, facilities and amenities thereof upon construction of the building, which is more fully described in the **SCHEDULE-C** hereunder.
- 1.20 **SHIFTING:** shall mean and include that the Developer shall arrange an alternative suitable accommodation for the Owner till the completion and handover of the khas vacant possession of the owner's allocation in the new multistoried building to be erected on the said property.
- 1.21 **ADVOCATE:** shall mean and include Advocate appointed by the Developer to do all legal job relating to the development of the said property including registration of the Flats/Units/Garages of the proposed newly constructed building against legal fees.

**ARTICLE-II**  
**(COMMENCEMENT)**

1. This Agreement shall be in force from the date of signing this Agreement. Notwithstanding anything contained herein, the Developers agree to complete construction of the said building within 30 months from the date of Sanction Plan and handover possession to the Owner as per Owner's allocation. However in excess of 30 months period 6 months time may be extended by mutual consent of both parties.
2. This Agreement shall cease to operate in the event of complete transfer of all the allocated saleable space in the new proposed building by the Developer in the manner as provided herein and after delivery of possession of the Owner's allocation.
3. In case any Partner of the Developer Firm dies in the mean time, in that event her/his legal heirs and successors will step into the shoes left by the deceased Partner and other terms and conditions, covenants and stipulations will be followed as per the Hindu Succession Act.

**ARTICLE-III**  
**(DEVELOPER'S RIGHT)**

- 3.1 The Owner hereby grant subject to what has been hereunder provided exclusive right to the Developer to develop and construct building at the said property in accordance with the plan to be sanctioned by The Rajpur Sonarpur Municipality.



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- 3.2 All applications, plans and other papers and documents as may be required by the Developer for obtaining necessary sanction of plan/revised plan from the appropriate authority, shall be prepared and submitted by the Developer on behalf of the Owner and the Owner through his Attorney shall sign and execute all such plans and applications.
- 3.3 That save and except the Owner's allotted portion the Developer has full rights to execute any Agreement for sale, Deed of Sale, Deed of Conveyance from the Developer's allocation.

**ARTICLE-IV**  
**(DEVELOPER'S OBLIGATIONS)**

- 4.1 The Developer shall secure the sanctioned and approved plans, specification, drawings, elevations and other required permissions so as to commence erection and construction of the building by the Developer in accordance with the plans, specifications, drawings and elevations that may be sanctioned and approved by the concerned Authority and shall complete the said building in fully habitable condition within 30 months from the date of sanction of the building plan by The Rajpur Sonarpur Municipality unless prevented by natural calamity, riot, civil commotion, statutory preventive orders or on any other reasonable ground or grounds. However in excess of 30 months period 6 months time may be extended by mutual consent of both parties.
- 4.2 The building to be created, constructed and completed by the Developer shall consist of the specification provided in SCHEDULE "B" hereunder written and all flats/units as well as common areas and facilities shall consist of and be provided with materials, fixtures, fittings and facilities. Developer shall be entitled to claim or demand extra payment for extra work done whatsoever nature from the Owner in respect of Owner's allocated portion.
- 4.3 The Developer shall make all payments, wages, dues, contributions, entitlements contractual and/or statutory obligations and requirements of the workmen, supervisors, workers, labours, employees, architects and others by whatever name called or described, appointed, deputed or engaged or required or put on site for the erection, construction and completion of the said newly proposed building and every part thereof.
- 4.4 That if the Developer fails to deliver the possession of the Owner's Allocation in habitable condition within 30 months from the date of sanction plan then the developer shall pay a sum of Rs. 500/- (Rupees Five Hundred) only per day as penalty.



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**ARTICLE-V**  
**(OWNER'S OBLIGATION)**

- 5.1 The Owner shall sign and execute all plans, drawings, specifications, elevations, forms, applications and all other papers and verify and affirm required affidavits and declarations as may be required from time to time for all or any permissions, consent, sanction or license required under the law in connection with or relating to or arising out of construction, erection and completion of the said building or as may be required from time to time in accordance with law.
- 5.2 To provide the Developer with appropriate powers as are or may be required in connection with construction, erection, completion of the newly proposed building and to appear before all concerned Authorities and to sign and execute applications, declarations and other relevant papers and documents to appropriate Authorities for temporary and permanent connections of water, sewerage and electricity or as may be required from time to time, in accordance with law and all costs and expenses in that respect shall be borne by the Developer. It is made clear that Power of Attorney shall remain valid till completion of the newly proposed building at the aforesaid property and also until transfer of Developers' allocation is completed provided the Developer duly performs its obligations as contained hereunder.
- 5.3 During the subsistence of this Agreement, the Owner shall not in any manner whatsoever encumber the said demarcated and specified portion of the said property or any part thereof nor shall enter into any other Agreement or obligations whatsoever nature with any other party or parties in respect of Developer's allocation.
- 5.4 On and from the date of service of notice after issuance of no objection and occupancy certificate of completion of the said building by the Developer and in particular the Owner's allocated portions and until separate mutation and assessment of the Owner and/or their nominee or nominees and/or allottees, as the case may be, Owner shall be responsible and liable to pay proportionate rates and taxes, levies, impositions and outgoings whatsoever payable in respect of the said Owner allocation and every part thereof. In addition thereto, they shall also be responsible and liable to pay and bear the proportionate part or share of all costs, charges, levies, impositions and expenses relating to common areas and facilities towards its maintenance and up-keep of the said property.
- 5.5 With the execution of this Development Agreement, the Owner/ Landlords shall hand over all Original Deeds and title documents in relation to the said property to the



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Developer to help them in conveniently obtaining the Sanction Plan and other necessary permissions/ approvals.

**ARTICLE-VII**  
**(COMMON OBLIGATIONS)**

a. To pay punctually and regularly for their respective allocations all rates, taxes, levies, fees, charges, impositions and outgoing to the concerned Authorities or otherwise as may be mutually agreed upon by and between the parties hereto and/or the respective Owner and recorded in writing and the parties hereto shall keep each other duly indemnified against all claims, actions, demands, costs, charges and expenses and proceedings whatsoever directly or indirectly suffered by or be paid by either of them as the case may be consequent upon any default by the other. Until installation of separate meters for supply of electrical energy at the respective units/flats to pay charges for consumption of electrical energy consumed in the said respective units/flats and proportionate part of common areas and facilities within the time as may be stipulated.

- b. To comply with and observe all regulations that may be framed for proper and systematic enjoyment and upkeep of the premises.
- c. Not to create any disturbance or annoyance either to the other co-occupiers of the Building or to the neighbors.
- d. Not to do or permit to be done any acts, deeds or things which may prejudice the insurance cover of the Building.
- e. Not to claim any additional rig
- f. Not save and except provided in writings.

**ARTICLE-VIII**  
**(FORCE MAJURE)**

The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the 'FORCE MAJURE' and shall be suspended from the obligations during the duration of the 'FORCE MAJURE'. For such event contraction time shall be automatically extended.

**ARTICLE-IX**  
**(JURISDICTION)**

If there is any dispute or violations of any terms and conditions as stipulated in this Agreement either by the Owner or the Developer, the High Court at Calcutta and its subordinate Courts of South 24 Parganas shall have the jurisdiction to entertain and determine all actions and proceedings arising out of these presents between the parties as mentioned herein.



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Construction specification described in the **SCHEDULE-E** hereunder.

**SCHEDULE –A REFERRED TO ABOVE**

**(The Said Property)**

**ALL THAT** ALL THAT piece and parcel of land measuring about 03 Cottah in LOP No. 209, C.S Plot No 756(P), 757(P) at Mouza: Laskarpur, J.I. no 57, Police Station: Sonarpur, District: South 24 Parganas, Holding No. 59, Lakegarden, within the local limits of the Rajpur Sonarpur Municipality, Ward No 31. The entire property is butted and bounded as follows:

ON THE NORTH : 16 feet wide Road  
ON THE SOUTH : LOP 43  
ON THE EAST : LOP 210  
ON THE WEST : LOP 208

**THE 'SCHEDULE –B' ABOVE REFERRED TO**

**(Description of the Owner's Allocation)**

**ALL THAT** mean entire saleable space of Ground Floor and one flat situated at North-South-East side of the second floor of the newly proposed building to be constructed in accordance with the Building Plan to be sanctioned / approved by Rajpur Sonarpur Municipality together with the proportionate right, title and interest in land underneath the said building and right of use of common areas, parts, facilities and amenities thereof upon construction of the building,

**THE 'SCHEDULE –C' ABOVE REFERRED TO**

**(Description of the Developer's Allocation)**

**ALL THAT** entire saleable space of First Floor and one flat situated at North-South-West side of the second floor of the newly proposed building to be constructed in accordance with the Building Plan to be sanctioned / approved by Rajpur Sonarpur Municipality together with the proportionate right, title and interest in land underneath the said building and right of use of common areas, parts, facilities and amenities thereof upon construction of the building, together with absolute right on the part of the Developer to enter into Agreement for Sale , transfer or in any way deal with the same as good as the absolute owner thereof.

**THE 'SCHEDULE –D' ABOVE REFERRED TO**

**(Common areas and facilities)**

**ALL THAT** at the following portions share be treated as common areas and facilities:

Entrance gate, entrance passage, boundary wall, stair landing, stair room, overhead water tank, underground water reservoir, septic tank, meter room, pump room, sewerage,



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drainage, water connection, electric connection of the building, exterior walls of the building, all sanitary and plumbing installations, outside of the building, roof space etc.

**THE 'SCHEDULE -E' ABOVE REFERRED TO**  
**(CONSTRUCTION SPECIFICATION)**

1. **BUILDING:** Multi Storied Building as per design of the Architect / Engineer;
  2. **FOUNDATION:** R.C.C Framed Structures as per design STRUCTURE of the Structural Engineer;
  3. **FLOOR & SKIRTING:** All Bed Rooms and dining will have floor tiles finish with 4" skirting dado for common areas.
  4. **TOILETS:** Toilets will be provided with PVC pipe for general water supply from over head tank with water connection from reasonable source. One standard white basin, one white commode EPWC with cistern for toilet and walls have glaze tiles upon 4'-0" height all around and 6'-0" height in bath area and flooring will be tiles and provision a cut round shape on the wall or exhaust fan.
  5. **KITCHEN:** Kitchen will have tiles with 4" Skirting all around. Also there will have one Black one Black stone table and one steel sink, walls have glaze tiles upon 6'-0" height from the top of Black stone kitchen table and provision a cut round shape on the wall or exhaust fan.
  6. **DOORS & DOOR FRAMES:** All doors will have shal wooden frame and flush door.
  7. **WINDOWS FRAME & GRILLS:** All windows are made by Aluminum sliding.
  8. **INTERNAL WALLS:** Plaster walls finished with plaster of Paris, Brick works will be done 8" thickness for external and 3" for internal partition walls.
  9. **EXTERNAL WALLS:** External walls to be two coated with water proof cement paint.
  10. **WIRING:** All concealed wiring in every room with ISI approved brand, toilet, kitchen, living-cum-dining and verandah.
  11. **BED ROOM:-**
    - a. One bracket light point.
    - b. One tube light point.
    - c. One ceiling fan point.
    - d. One night lamp point.
    - e. One 6 pin plug point on switch board.
    - f. One A.C point
- LIVING/DINING:-**
- a. One tube light point.



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- b. One bracket light point.
- c. One ceiling fan point.
- d. One 5 AMP. Point.
- e. One 5 pin plug point on switch board.
- f. One T.V Antenna concealed pipe line layout only.
- g. One electric calling bell attached at flat entrance.

**TOILET & KITCHEN:**

- a. One exhaust fan point
- b. One light point.
- c. One Geyser point.

Anything extra demanded by the Owner or Intending Purchasers apart from the specification given in Schedule 'D' will require prior approval of the Architect / Engineer and shall be made or done by the cost of the Owner payable in advance according to the market price.

**IN WITNESS WHEREOF** the parties above named have hereunto set and subscribed their seal and sign on the day month and year first above written.

**SIGNED SEALED AND DELIVERED BY  
THE OWNER ABOVENAMED**

Pooja Kana Paul.  
Signature of the Owner

**RAJ CONSTRUCTION**

Sanjay Bose  
Partner.

**SIGNED SEALED AND DELIVERED BY  
THE DEVELOPER ABOVENAMED**

**RAJ CONSTRUCTION**

Rajesh Bose  
Partner.

**RAJ CONSTRUCTION**

Goutam Sankar.  
Partner.

Signature of the Developer

Witnesses

1. Sudip K. Bhattacharya  
Adv. CMM Court, Calcutta
2. Suresh Chandra Paul, 209 Bankapur Lakshminagar  
K.O. - 153

Drafted by me as per instructions provided by the parties above

Sudip K. Bhattacharya  
(Sudip Kumar Bhattacharya)  
Advocate,

City Seasons & Metropolitan Magistrates' Court, Calcutta

Enrolment No: NB/124/2007



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संयोजित प्रत्यक्ष पहचान

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrolment No.: 2189/69478/56386

To  
Sanjoy Bose  
S/O Dulal Bose  
PEYARABAGAN  
Rajpur Sonarpur (M)  
Laskarpur  
South 24 Parganas West Bengal - 700153  
7278567402

Download Date: 22/02/2018

Generation Date: 20/12/2017

Signature valid



QR Code with Provisional

आपका आधार क्रमांक / Your Aadhaar No.

5397 9036 9278

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Sanjoy Bose  
Date of Birth/DOB: 10/02/1969  
Male/MALE

5397 9036 9278



मेरा आधार, मेरी पहचान

Sanjoy Bose





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

APJPB1693Q

नाम / Name  
SANJOY BOSE

पिता का नाम / Father's Name  
DULAL BOSE

जन्म की तारीख /  
Date of Birth  
10/02/1969

हस्ताक्षर / Signature  
Sanjoy Bose

14102018



Sanjoy Bose



1942



आयकर विभाग  
INCOME TAX DEPARTMENT  
RAJ CONSTRUCTION



भारत सरकार  
GOVT. OF INDIA



30/10/2013

Permanent Account Number

AARFR0147A

17/02/2014

RAJ CONSTRUCTION

*Lijah Bose*

Partner

RAJ CONSTRUCTION

*Sanyog Bose*

Partner

*Goutam Sarkar*



NOITCOURTSKOD LAR







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

অনুমতি নং / Enrollment No. : 2010/17550/00934

To  
 GOUTAM SARKAR  
 পৌরসভা  
 S/O: Hannandan Sarkar  
 352 DAKSHIN LASKARPUR  
 Rajpur Sonarpur (M)  
 Laskarpur, South 24 Parganas  
 West Bengal - 700153

14/05/2014

KL905497095FT  
 93649755



আপনার পরিচয় সংখ্যা / Your No. :

7161 1152 5055

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India  
 পৌরসভা  
 GOUTAM SARKAR



জন্ম তারিখ / DOB: 21/01/1978  
 লিঙ্গ / Male

7161 1152 5055



আধার - সাধারণ মানুষের অধিকার

Goutam Sarkar



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GOUTAM SARKAR  
HARI NANDAN SARKAR



08/01/1977

Permanent Account Number

CPOPS0635C

Goutam Sarkar  
Signature



Goutam Sarkar









ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকারণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

প্রাপ্তিকার্যক্রম আইডি / Enrolment No. : 2010/17527/13692

To  
**RAJESH BOSE**  
 রাজেশ বোস  
 16/05/2014  
 S/O: Dulal Chandra Bose  
 158  
 PEYARABAGAN  
 Rajpur Sonarpur (M)  
 Laskar Put, South 24 Parganas  
 West Bengal - 700163



KL936523485FT

93652348



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6663 2718 4326**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



রাজেশ বোস  
**RAJESH BOSE**  
 পিতা : দুলাল চন্দ্র বোস  
 Father : DULAL CHANDRA BOSE

জন্মতারিখ / DOB : 26/03/1973  
 পুরুষ / Male



**6663 2718 4326**

আধার - সাধারণ মানুষের অধিকার

*Rajesh Bose*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAJESH BOSE

DULAL BOSE

26/03/1973

Permanent Account Number

ASFPB7591N

*Rajesh Bose*  
Signature



*Rajesh Bose*

In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने का कृपया सूचित करें/हस्तान्तरित करें।  
आयकर सेवा इकाई, UTITSL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614.







21

भारत सरकार  
GOVERNMENT OF INDIA



सुदीप कुमार भौमिक  
Sudip Kumar Bhaumik  
जन्मतिथि/ DOB: 01/01/1973  
पुरुष / MALE



5012 0370 8118

आमर आधर, आमर परिचय



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address:

श्री/श्री: हिमंशु कुमार भौमिक, S/O Himangshu Kumar Bhaumik,  
रामकृष्ण अपार्टमेंट 2, ग्राउंड फ्लोर, रामकृष्ण पार्क, Ramkrishna apartment 2, 1st  
जी। एड्डेड हूर, राजपुर सोनपुर (म), South 24 ground floor, ramkrishna park,  
राजपुर (मसूरपुर) (म), Parganas, Rajpur Sonarpur (M), South 24  
दक्षिण 24 परगना, West Bengal - 700153  
पिन कोड - 700153

5012 0370 8118

MEERA AADHAAR, MERI PEHACHAN

*[Handwritten signature]*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRITIKANA PAUL

KALIDAS BOSE

26/11/1956

Permanent Account Number

COIPP6299C

*Priti Kana Paul*

Signature



27033014



*Priti Kana Paul*

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाना  
आपका पैन सेवा इकाई, एन एस डी एल  
5 वी मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*  
Income Tax PAN Services Unit, NSDL  
5th floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bunglow Chowk,  
Pune - 411 016.  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)





ভারত সরকার

Government of India

প্রতিষ্ঠাপন নং / Enrollment No. 2010/17550/00618

13/05/2014  
To  
Pritikana Paul  
প্রিতিকা পাল  
W/O. Sailendra Chandra Paul  
209  
LAKEGARDEN  
Rajpur Sonarpur (M)  
Laskarpur, South 24 Parganas  
West Bengal - 700153



KL936529367FT

93652930



আপনার সংখ্যা / Your No. :

2449 9609 9948

- সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

প্রিতিকা পাল  
Pritikana Paul



জন্মতারিখ / DOB: 26/11/1956  
লিঙ্গ / Female

2449 9609 9948



- সাধারণ মানুষের অধিকার

Pritikana Paul.





Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-202021-017619581-1  
GRN Date: 22/12/2020 09:03:01  
BRN: CKO8076907

Payment Mode Online Payment

Bank: State Bank of India  
BRN Date: 22/12/2020 09:04:55

## DEPOSITOR'S DETAILS

Id No.: 3001647382/5/2020  
(Query No./Query Year)

Name: MINTU KARMAKAR

Contact No.:

Mobile No.: +91 6290771040

E-mail:

Address: ALIPORE POLICE COURT PIN 700027

Applicant Name: Mr Mintu Karmakar

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks:

Sale, Development Agreement or Construction agreement  
Payment No 5

## PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	3001647382/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	6520
2	3001647382/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	21

Total

6541

In Words: Rupees Six Thousand Five Hundred Forty One only







	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Sanyal Bose*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Govindam Sankar*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Rajesh Bose*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Parthivkumar Paul*



Additional District Sub-Registrar  
Garia South 24 Parganas

2 DEC 2020



## Major Information of the Deed




Deed No :	I-1629-04738/2020	Date of Registration	22/12/2020
Query No / Year	1629-3001647382/2020	Office where deed is registered	
Query Date	09/12/2020 2:12:56 PM	1629-3001647382/2020	
Applicant Name, Address & Other Details	Mintu Karmakar Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290771040, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 30,00,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, Ward No: 31, Holding No:59 JI No: 57, Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1526 (RS :-756 )	LR-209	Bastu Shali	1 Katha 8 Chatak	1,00,000/-	15,00,001/-	Width of Approach Road: 16 Ft, Adjacent to Metal Road,
L2	LR-1525 (RS :-757 )	LR-209	Bastu Shali	1 Katha 8 Chatak	1,00,000/-	15,00,001/-	Width of Approach Road: 16 Ft, Adjacent to Metal Road,
		<b>TOTAL :</b>		<b>4.95Dec</b>	<b>2,00,000 /-</b>	<b>30,00,002 /-</b>	
	<b>Grand Total :</b>			<b>4.95Dec</b>	<b>2,00,000 /-</b>	<b>30,00,002 /-</b>	

### Land Lord Details :






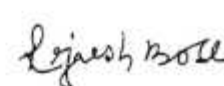


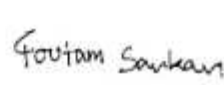
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Pritikana Paul</b> Wife of Mr Sailendra Chandra Paul Executed by: Self, Date of Execution: 22/12/2020 , Admitted by: Self, Date of Admission: 22/12/2020 ,Place : Office			
		22/12/2020	LTI 22/12/2020	22/12/2020

209, Lakegarden Now PS Narendrapur, P.O:- Laskarpur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: COxxxxxx9C, Aadhaar No: 24xxxxxxxx9948, Status :Individual, Executed by: Self, Date of Execution: 22/12/2020, Admitted by: Self, Date of Admission: 22/12/2020, Place : Office

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Raj Construction</b> Uttar Ramchandrapur Now PS Narendrapur, P.O:- Narendrapur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103 , PAN No.: AAxxxxxx7A, 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
	<b>Mr Sanjoy Bose</b> Son of Late Dulal Bose Date of Execution - 22/12/2020, , Admitted by: Self, Date of Admission: 22/12/2020, Place of Admission of Execution: Office			
	Dec 22 2020 1:12PM	LTI 22/12/2020	22/12/2020	
Peyarabagan, P.O:- Laskarpur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx3Q, Aadhaar No: 53xxxxxxxx9278 Status : Representative, Representative of : Raj Construction (as partner)				
2	Name	Photo	Finger Print	Signature
	<b>Mr Rajesh Bose</b> Son of Late Dulal Bose Date of Execution - 22/12/2020, , Admitted by: Self, Date of Admission: 22/12/2020, Place of Admission of Execution: Office			
	Dec 22 2020 1:14PM	LTI 22/12/2020	22/12/2020	
Peyarabagan, P.O:- Laskarpur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASxxxxxx1N, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Raj Construction (as partner)				
3	Name	Photo	Finger Print	Signature
	<b>Mr Goutam Sarkar (Presentant)</b> Son of Late Haripada Sarkar Date of Execution - 22/12/2020, , Admitted by: Self, Date of Admission: 22/12/2020, Place of Admission of Execution: Office			
	Dec 22 2020 1:16PM	LTI 22/12/2020	22/12/2020	



Dakshin Laskarpur, P.O:- Laskarpur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CPxxxxxx5C, Aadhaar No: 71xxxxxxxx5055 Status : Representative, Representative of : Raj Construction (as partner)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Sudip Kumar Bhaumik</b> Son of Late H K Bhaumik C. M. M. Court, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001			
	22/12/2020	22/12/2020	22/12/2020
Identifier Of Mrs Pritikana Paul, Mr Sanjoy Bose, Mr Rajesh Bose, Mr Goutam Sarkar			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Pritikana Paul	Raj Construction-2.475 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Pritikana Paul	Raj Construction-2.475 Dec

### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Lake Garden Road, Mouza: Laskarpur, , Ward No: 31, Holding No:59 JI No: 57, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1526, LR Khatian No:- 209		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1525, LR Khatian No:- 209		Seller is not the recorded Owner as per Applicant.

On 09-12-2020

**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 30,00,002/-



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

On 22-12-2020

**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 12:12 hrs on 22-12-2020, at the Office of the A.D.S.R. GARIA by Mr Goutam Sarkar .

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

Execution is admitted on 22/12/2020 by Mrs Pritikana Paul, Wife of Mr Sailendra Chandra Paul, 209, Lakegarden Now PS Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Identified by Mr Sudip Kumar Bhaumik, , Son of Late H K Bhaumik, C. M. M. Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-12-2020 by Mr Sanjoy Bose, partner, Raj Construction (Partnership Firm), Uttar Ramchandrapur Now PS Narendrapur, P.O:- Narendrapur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103

Identified by Mr Sudip Kumar Bhaumik, , Son of Late H K Bhaumik, C. M. M. Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-12-2020 by Mr Rajesh Bose, partner, Raj Construction (Partnership Firm), Uttar Ramchandrapur Now PS Narendrapur, P.O:- Narendrapur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103

Identified by Mr Sudip Kumar Bhaumik, , Son of Late H K Bhaumik, C. M. M. Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 22-12-2020 by Mr Goutam Sarkar, partner, Raj Construction (Partnership Firm), Uttar Ramchandrapur Now PS Narendrapur, P.O:- Narendrapur, P.S:- Sonarpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700103

Identified by Mr Sudip Kumar Bhaumik, , Son of Late H K Bhaumik, C. M. M. Court, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/12/2020 9:04AM with Govt. Ref. No: 192020210176195811 on 22-12-2020, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKO8076907 on 22-12-2020, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 6,520/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 10631, Amount: Rs.500/-, Date of Purchase: 10/12/2020, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 22/12/2020 9:04AM with Govt. Ref. No: 192020210176195811 on 22-12-2020, Amount Rs: 6,520/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKO8076907 on 22-12-2020, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 165727 to 165758

being No 162904738 for the year 2020.



Digitally signed by DEBASISH DHAR  
Date: 2020.12.28 15:05:34 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 2020/12/28 03:05:34 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)