

S.N-1014/23

P-1042/23



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

H 443787

250/32/23  
 14/02/23  
 1.4.23

I certify that the document is admitted to registration. The signature, the stamp and the endorsement sheet / sheets attached to this document are the part of this document.

Registrar U/87124  
 District Sub Registrar - I  
 North 24 Parganas, Barasat

10 FEB 2023  
 10 FEB 2023

Shikha Singh

Subhasin Prasad

1. Subhasin Prasad

2. Subhasin Prasad

3. Subhasin Prasad

4. Subhasin Prasad

5. Upendra Nath Mukherjee

**DEVELOPMENT AGREEMENT -CUM-  
 DEVELOPMENT POWER OF ATTORNEY**

THIS DEVELOPMENT AGREEMENT CUM POWER OF ATTORNEY is made on this 10th day of February 2023 (Two Thousand Twenty Three) of the Christian Era.

নম্বর 2458 তারিখ 01/02/2023  
ক্রেতা Snehanshu Sengupta  
গ্রাম New Baramahalpore  
মূল্য 5000 টাকা  
ভেদার শ্রী



বারাসাত কোর্ট  
উত্তর 24 পরগণা  
01 FEB 2023  
ক্রয়ের তারিখ  
স্টম্প মূল্য 50000/-  
ট্রেজারী অফিস, বারাসাত  
ভেদার শ্রী সুরভ চ্যাটার্জী



Registrar U/S 71A  
District Sub Registrar - I  
North 24 Parganas, Barasat

10 FEB 2023

Suman Sikder  
S/o-Late Suryakanta Sikder  
Viz+po- Mariktala  
PS - Astoknagar  
Dist- North 24 P.S.  
Voterno - REO 2535474.

Sachan Sengupta PTC

Subhansu Sengupta

BETWEEN

1. Sri Sunil Halder

2. Debasisish Biswas

3. Subhasish Biswas

4. Sumit Halder

5. Upendra Nath Mazumder

1. **SRI SNEHANGSHU SENGUPTA**, PAN-OEFPS9460K, Voter ID No. CDK0681833, 2. **SRI SUBHRANSU SENGUPTA** PAN-ASZPS0361D, Voter ID No. CDK2932796, both son of Late Debansu Kumar Sengupta @ Debangshu Kumar Sengupta, residing at 349 Masunda Main Road, (West), P.O. & P.S. New Barrackpore, Dist. North 24 Parganas, Kolkata-700131, by faith- Hindu, by Nationality-Indian, by Occupation-No. 1. Business, No. 2 Service, hereinafter called and referred to as the **"OWNERS"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, successors, executors, administrators, legal representatives and assigns) of the **"FIRST PART"**,

AND

**"FUTURE REALITY"**, PAN-AAIFF0707F, a partnership firm having its registered office at Kora Nabarunpally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, West Bengal, represented by its partners-1. **SRI SUNIL HALDAR**, PAN-AKTPH3908D, Voter ID No. WB/13/090/0693064, son of Late Banshi Halder, residing at Kora Nabarun Pally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 2. **SRI DEBASISH BISWAS**, PAN-AUYPB1146Q, Voter ID No. YCW0967539, 3. **SRI SUBHASISH BISWAS**, PAN-BXEPB8244D, Voter ID No. YCW1468560, both sons of Sri Binoy Krishna Biswas, residing at Kora Babupara (Dakshin), P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 4. **SRI SUMIT HALDER**, PAN-ANAPH8116K, Voter ID No. YCW1469493, son of Sri Sunil Halder, residing at Kora Nabarun Pally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 5. **SRI UPENDRA NATH MAZUMDER**, PAN-AKKPM4184D, Voter ID No. DKJ1562891, son of Late Harekrishna Mazumder, residing at 385/4, Hridaypur Station Road, Nilmoni Daser Bagan, P.O. Hridaypur,

Snehanshu Sengupta,

Subhansu Sengupta

1. Subhansu Sengupta

2. Debansu Sengupta

3. Subhansu Sengupta

4. Sengupta Sengupta

5. Upendra Nalki Mazumder

P.S. Barasat, Dist. North 24 Parganas, Kolkata-700127 all nationality-Indian, by faith-Hindu., by occupation-Business, hereinafter called and referred to as the "DEVELOPER" (which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its successors-in-interest, executors, administrators, successors, legal representatives and assigns) of the "SECOND PART".

WHEREAS The New Barrackpore Co-Operative Homes Limited (formerly New Barrackpore Co-Operative Colony Society Ltd.) sold, transferred and conveyed the plot of Land measuring an area of 04 Cottahs 15 Chittacks 29 sq.ft. more or less in C.S Dag No. 284, 285, R.S Dag No. 285(P), 2336, 2337, 284, 318 under Khatian No. 2008, Mouza-Masunda, J.L No. 34, Re Su No.96, in favour of Debansu Kumar Sengupta son of Late Sudhansu Kumar Sengupta by way of Registered Deed of Convenyance execution on 31-12-2002 and registered on 14-01-2003 which was registered before the office of D.S.R-I North 24 Parganas, Barasat recorded in Book No. I, Volume No. 6, Pages from 124 to 132, being No. 00158, for the year 2003 and delivered khas possession in favour of Debansu Kumar Sengupta son of Late Sudhansu Kumar Sengupta.

AND WHEREAS said Debansu Kumar Sengupta become the absolute Owner of the aforesaid 04 Cottahs 15 Chittacks 29 sq.ft. more or less of Land and mutated his name in the local New barrackpore Municipality and have been owning and possessing thereon free from all encumbrances.

AND WHEREAS said Debansu Kumar Sengupta died intestate on 14-01-2014 leaving behind her wife Kana Sengupta and two sons namely Snehanshu Sengupta and Subhansu Sengupta as his legal heirs and successors who inherited the prop-

Snehanshu Sengupta

Subhansu Sengupta  
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1. Subhansu Sengupta

2. Debansu Sengupta

3. Subhansu Biswas

4. Sumit Sengupta

5. Upendra Nath Majumdar

erty left by Debanshu Kumar Sengupta according to Hindu succession Act.

**AND WHEREAS** said Kana Sengupta died intestate on 02-11-2014 leaving behind two sons namely Snehanshu Sengupta and Subhansu Sengupta as her legal heirs and successors who inherited the property left by Kana Sengupta according to Hindu succession Act.

**AND WHEREAS** thus the present Owners/Vendors Snehanshu Sengupta and Subhansu Sengupta become the absolute Owners of the aforesaid 04 Cottahs 15 Chittacks 29 sq.ft. more or less of Land and recorded their names in L.R. Khatian No. 4028 & 4012, in L.R. Dag No. 2296 and mutated their names in the local New barrackpore Municipality and have been owning and possessing thereon free from all encumbrances.

**AND WHEREAS** thus the present Owners/Vendors herein become the absolute Owners of 04 Cottahs 15 Chittacks 29 sq.ft. more or less of land alongwith kancha structure morefully and particularly described in the schedule hereunder written and absolutely seized and possessed thereon by paying rents and taxes regularly to the authority concerned.

**AND WHEREAS** the Owners herein being desirous for commercial exploitation of their plot of land by erecting a multistoried building on the **schedule 'A' property**. But due to lack of money and insufficient knowledge they could not do so and accordingly approached to a reputed Developer herein in respect of their plot, morefully and particularly described in the **Schedule "A"** hereunder written to which proposal the Developer considered and hereto entered into the Agreement with some stipulated terms and conditions and shall be binding upon them along with their respective legal heirs, executors, administrators, legal representatives.

Sachar Singh

Subhasish Biswas

1. Sachar Singh

2. Subhasish Biswas

3. Subhasish Biswas

4. Sumit Halder

5. Upendra Nathi Mandal

**NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES:**

- 1) **That** a multistoried building plan will be sanctioned with the cost and expenses of the developer for the purpose of construction in respect of the land morefully described in the schedule 'A' hereunder and to that effect the Owners are bound to give necessary no objection or consent in written if and when required. The Owners are also bound to co-operate in every stage in constructing the multistoried building in respect of the land morefully described in the Schedule 'A' of this agreement and vice versa.
- 2) **That the** Owners and the developer have entered into the agreement purely as a contract and nothing contained herein shall be deemed to construct as joint venture between the Developer and the Owners. The parties hereto can proceed with this agreement.
- 3) **That the** Owners hereto deliver the peaceful vacant possession of the said property to the Developer within 01 (one) Month from the date of execution & registration of the Development Agreement and a multistoried building will be constructed on the schedule 'A' property as per building plan to be sanctioned by the New Berrackpore Municipality exclusively at the cost/expenses/charges by the Developer.
- 4) **That the** Owners will handover all original Title Deeds, Mutation Certificate, Current Municipal Tax Receipt, B.L.&L.R.O. Rent Receipt, Current Parcha etc. to the Developer at the time of execution & registration of the Development Agreement.
- 5) **That** as per agreement the Owners herein agreed to

Sachin Wasegh Wale,

Subhashish Biswas

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1. Sachin Wasegh Wale

2. Subhashish Biswas

3. Subhashish Biswas

4. Sumit Arora

5. Upendra Nath Meemunder

execute a Registered Development Power of Attorney in favour of the Developer.

It is now revealed that, in the absence of the Owners, the Owners's heirs or successors will be obliged to sign a registered development agreement paper and development power of attorney in favour of the developer which the developer will prepare at its own expense.

- 6) **That the Developer shall thereafter at its own cost and expenses construct the said multistoried building as per the sanctioned building plan.**

7) **OWNERS'S ALLOCATION:**

**That** the Owners will get **one flat** on the **Third floor** measuring an area **500 sq.ft.** more or less including proportionate share of lift, stair, corridor of the proposed multi-storied building with undivided proportionate share of the underneath land with right to use of all common facilities, amenities and common areas of multi-storied building will be treated as the owners' allocation.

**AND** a sum of Rs. 26,00,000.00 (Rupees twenty six lakh) only will be paid by the developer to the owners at the time of execution & registration of development agreement cum development power of attorney.

There will be no demand in future by the Owners except this above mentioned Owner's allocation.

8) **DEVELOPER'S ALLOCATION :**

**That save and except the Owners's allocated portion of the said proposed multistoried building, the remaining residential and commercial portion of the proposed multistoried building will be treated as DEVELOPER'S AL-**



Suchan Singh Sengupta...

Subhrajyoti Sengupta

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1. Subhrajyoti Sengupta

2. Rebecaish Pansit

3. Subhrajyoti Sengupta

4. Sumit - Haldar

5. Upendra Nath Majumder

Owners's heirs or successors will be obliged to sign a registered development agreement paper and development power of attorney in favour of the developer which the developer will prepare at his own expense.

- 12) **That** as per agreement the Developer shall have every right to retain the same or sell or transfer **its portion** out of the total construction area in any manner, permitted by law, to any person, firm or company without any claim, hindrance or objection from the Owners hereto..
- 13) **That the** Developer shall complete the proposed building with standard materials.
- 14) **That the** Developer shall appoint **its** Engineer, Mistri, Supplier, Contractor and shall pay them without creating any financial liability on the Owners.
- 15) **That the** developer shall be entitled to enter into agreement for sale with the intending buyers before, after or in course of construction of the building and the Developer shall receive money from them by the strength of this Registered Development Agreement/Power of Attorney without creating any financial liability on the Owners.
- 16) **That the** Owners hereby. agree and covenant with the Developer not to cause any interference or hindrance in the construction of the building by the Developer.
- 17) **The Developer** is entitled to get the portion of the proposed multistoried building as allotted in **its favour** as above for the cost and expenses of the construction works of the proposed multistoried building.
- 18) **That the** Owners do hereby declare and represent that **they have** good and absolute right, title and interest over the said property mentioned in schedule hereinbelow. There is

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Subhansu Sengupta

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1. Subhansu Sengupta

2. Debasis Bisui

3. Subhansu Bisui

4. Sumit Pradhan

5. Upendra Nathi Majumdar

no claim, right, title or interest of any other person and the Owners **have** good marketable title and absolute right to enter into this agreement with the Developer and this land is not objectionable according to Land Ceiling Act and the same was/is not acquired by the State Govt.

- 19) **That the** Owners of the Owners's allocated portion shall enjoy as common right of the roof with other flat Owners jointly.
- 20) **That the** Owners shall pay to the developer the maintenance charges of the said portion per month from the date of taking delivery of possession from the developer as per ratio of **thier** flats till the formation of the flat Owners's Association. The said charges will be fixed by the Developer/Owners's Association. That the Owners shall pay the Municipal taxes of the said building proportionately from the date of delivery of possession of flats from the developer till the date of mutation of **their** (Owners) name in the local Municipality.
- 21) **That on** execution of this agreement the Owners is not entitled to **lien**, charges, mortgages, transfer, agreement, lease, rent, gift or sell the schedule property with/to any other person or persons.
- 22) **That the** developer shall not leave the project incomplete. If the developer receive any money in advance from the intending buyer/s, the same will be its absolute liability and the Owners shall not be held liable for any incomplete construction and receipt of advance.
- 23) **That the old building** standing on the schedule land will be demolished by the developer and the developer can sale the building raw materials etc. and the Owners can not interfere in this matter.

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Subhansu Sengupta

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1. Subhansu Sengupta  
2. Rebasish Biswas  
3. Subhansu Biswas  
4. Sumit Anker  
5. Upendra Nathi Mazumder

- 24) That the terms and conditions of this development agreement will be binding upon of the heirs or successors of both the parties as binding to the parties hereby.
- 25) That in case of disputes and differences arised in between the parties hereto, that will be settled out by the mutual discussion in between the parties.

### DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS That We, 1. SRI SNEHANGSHU SENGUPTA, PAN-OEFPS9460K, 2. SRI SUBHRANSU SENGUPTA PAN-ASZPS0361D, both son of Late Debansu Kumar @ Debangshu Kumar Sengupta, residing at 349 Masunda Main Road, (West), P.O. & P.S. New Barrackpore, Dist. North 24 Parganas, Kolkata-700131, by faith- Hindu, by Nationality-Indian, by Occupation-No. 1. Business, No. 2 Service, hereinafter called the "EXECUTANTS"

WHEREAS we are the executants/owners of ALL THAT piece or parcel of 'Bastu' land measuring an area 04 (four) cottahs 15 (fifteen) chittacks 29 (twenty nine) sq.ft more or less alongwith 100 sq.ft kancha structure standing thereon comprised in C.S. Dag No. 284, 285, R.S. Dag No.285 (p), 2336, 2337, 284, 318, L.R. Dag No.2296 under Khatian No.2008 corresponding to L.R. Khatian No.4028, 4012, situated at Mouza Masunda, J.L. No. 34, Re.Su No.96, Pargana Kolkata, under P.S. Ghola. at present New Barrackpore, within the jurisdiction of ADSR Barrackpore at present Sodepur, under the limits of New Barrackpore Municipality, Ward No. 05 being Holding No.349, Shankarpukur Par Road which meets Netaji Subhas Road, Kolkata-700131, in the District of North 24 Parganas, hereinafter referred to as "the said property".

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1. Sri Sunil Halder

2. Debasish Biswas

3. Subhasish Biswas

4. Sumit Halder

5. Upendra Nath Mazumder

AND WHEREAS by the instant agreement (hereinafter referred to as 'the said Development Agreement') by and between the principals/executants/owners herein and "FUTURE REALITY", PAN-AAIFF0707F, a partnership firm having its registered office at Kora Nabarunpally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, West Bengal, as developer therein (and hereinafter also referred to as "the Developer", the principals/executants have appointed the developer to develop the schedule property (hereinafter referred to as 'the Project') and the commercial exploitation of the Developer's Allocation in the Project as defined and described therein on the terms and conditions therein contained.

AND WHEREAS as so agreed under the development agreement, the principals/executants/owners are executing this development power of attorney in favour of 1. SRI SUNIL HALDAR, PAN-AKTPH3908D, son of Late Banshi Halder, residing at Kora Nabarun Pally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 2. SRI DEBASISH BISWAS, PAN-AUYPB1146Q, 3. SRI SUBHASISH BISWAS, PAN-BXEPB8244D, both sons of Sri Binoy Krishna Biswas, residing at Kora Babupara (Dakshin), P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 4. SRI SUMIT HALDER, PAN-ANAPH8116K, son of Sri Sunil Halder, residing at Kora Nabarun Pally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 5. SRI UPENDRA NATH MAZUMDER, PAN-AKKPM4184D, son of Late Harekrishna Mazumder, residing at 385/4, Hridaypur Station Road, Nilmoni Daser Bagan, P.O. Hridaypur, P.S. Barasat, Dist. North 24 Parganas, Kolkata-700127 all by Nationality-Indian, by faith-Hindu, by Occupation-Business, the partners of "FUTURE REALITY", for the purpose of concerning the said property as hereinafter contained :

SNEHANGSHU SENGUPTA.

SUBHRANSU SENGUPTA

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1. SRI SUNIL HALDAR

2. SRI DEBASISH BISWAS

3. SRI SUBHASISH BISWAS

4. SRI SUMIT HALDER

5. SRI UPENDRA NATH MAZUMDER

NOW KNOW ALL MEN BY THESE PRESENTS We, the principals/executants/owners abovenamed **1. SRI SNEHANGSHU SENGUPTA, 2. SRI SUBHRANSU SENGUPTA** do hereby nominate, constituted and appoint **1. SRI SUNIL HALDAR, PAN-AKTPH3908D, son of Late Banshi Haldar, residing at Kora Nabarun Pally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 2. SRI DEBASISH BISWAS, PAN-AUYPB1146Q, 3. SRI SUBHASISH BISWAS, PAN-BXEPPB8244D, both sons of Sri Binoy Krishna Biswas, residing at Kora Babupara (Dakshin), P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 4. SRI SUMIT HALDER, PAN-ANAPH8116K, son of Sri Sunil Haldar, residing at Kora Nabarun Pally, P.O. Kora Chandigarh, P.S. Madhyamgram, Dist. North 24 Parganas, Kolkata-700130, 5. SRI UPENDRA NATH MAZUMDER, PAN-AKKPM4184D, son of Late Harekrishna Mazumder, residing at 385/4, Hridaypur Station Road, Nilmoni Daser Bagan, P.O. Hridaypur, P.S. Barasat, Dist. North 24 Parganas, Kolkata-700127 all by Nationality-Indian, by faith-Hindu, by Occupation-Business, the partners of "FUTURE REALITY", as our true and lawful attorney to do execute exercise and perform all or any of the following acts deeds and things concerning the said project i.e. to say-**

- 1. To enter** into the said land for taking necessary measurement for making site plan for construction of the proposed new building thereon.
- 2. To prepare** necessary plan or plans of the proposed building to be constructed thereon and to appear before the office of the **New Barrackpore Municipality** and submit the proposed building plan for sanction in our name and on our behalf and to get the said sanctioned building plan.

Sachar Sushengrao

Subhrajit Senapati

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1. Sachar Sushengrao

2. Subhrajit Senapati

3. Subhrajit Senapati

4. Sumit Gumber

5. Upendra Nathi Meher

3. To appear and sign any paper before the Municipal Authority or any other Government office or statutory body or any other authorities or any other organisation or office and to do all things necessary for said sanction and for the proper construction of the said building at our aforesaid land.
4. To appear on our behalf before the Municipal authority, Urban Land Ceiling Authority, and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps for commencing and completing the said construction work of the multistoried building on the aforesaid land.
5. To pay the arrear and current Municipal rates and taxes, of the said property in the office of **New Barrackpore Municipality** and property rents of our landed property to the authority concerned.
6. To apply for electric, gas, telephone, water, drainage, sewerage connection in respect of the proposed building on the said land.
7. To appoint engineer, contractor and labour for construction of the said flats/shops/garages/godowns/offices of the proposed multistoried building and to make payments to them.
8. To look after, manage, supervise and control of the construction for the new proposed building.
9. To commence, prosecute, enforce, defend, appear, and oppose all actions and other legal proceedings and demand touching any matter in connection with the said land.

Sachin Shenghvi.

Subhash Singh

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1. Subhash Singh

2. Debashish Biswas

3. Subhash Biswas

4. Sanjit Haldar

5. Prashant Malik Mazumder

10. To **appoint**, nominate advocate, solicitors, pleaders and revenue agents and to revoke such appointments.
11. To **make**, sign, affirm, present and file all applications, claims, petitions, written statements and all other papers and documents necessary and expedient in the opinion of the said attorneys to be made, signed, executed, affirmed, presented or filed and to receive back such documents.
12. To **allow** and pay all fees, costs, charges and expenses to be allowed or paid in respect of the aforesaid land.
13. To **negotiate** on terms for and to agree and sell, agreement for sale (unregistered & registered), conveyance (registered), gift, mortgage, lease in part or in full of the properties **allotted in favour of the developer** to any intending purchaser or purchasers at such price or prices which our said Attorneys in **their** absolute discretion thinks fit and proper. To agree upon and to enter into any agreement, or agreements for such Sale or Sales and receive earnest money thereof and said Attorneys after realisation of the consideration money from the intending purchaser/purchasers **for developer's allocation**. On receipt of earnest money the attorneys are entitled to execute agreement and to issue receipt in favour of intending purchaser for **their** part **except the owners' allocation**.
14. To **represent** us and to execute or sign all other document or documents, agreement for sale, deed of conveyance or deeds of conveyance on our behalf and to present the same **for registration** before any competent Registering Officer of the Registry Office and

Shri. Subhash Singh

Subhash Singh

-15-

1. Subhash Singh

2. Babu Singh

3. Subhash Singh

4. Subhash Singh

5. Upendra Nath

thereto admit and do all necessary acts and deeds in such connection on receipt of consideration money. The attorneys **are** entitled to complete the registration of the deed or deeds of conveyance in favour of the intending purchaser/purchasers in respect of the **allocation of the developer.**

AND we hereby agree to ratify and confirm all and whatsoever our said attorneys shall lawfully do or cause to be done by virtue of these indenture.

**SCHEDULE "A" ABOVE REFERRED TO**

**(Description of the entire property)**

ALL THAT piece or parcel of 'Bastu' land measuring an area **04 Cottahs 15 chittacks 29 sq.ft** more or less alongwith 100 sq.ft kancha struture standing thereon, comprised in C.S Dag No. 284, 285, R.S Dag No. 285(P), 2336, 2337, 284, 318 **L.R Dag No. 2296**, under Khatian No. 2008, **L.R Khatian No 4028** (02 cotthas 07 chittacks 37 thirty seven sq.ft) and **L.R. khatian No. 4012** (02 cotthas 07 chittacks 37 thirty seven sq.ft) situated at **Mouza Masunda**, J.L. No. 34, Re.Su. No.96, under P.S. Ghola at present New Barrackpore, within the jurisdiction of ADSR Sodepur, under the limits of New Barraekpore Municipality, Ward No. 5, being Holding No. 349, Sankar Pukur Par Road which meets Netaji Subhash Road, in the District of North 24 Parganas, which is butted and bounded as under:

- ON THE NORTH : House of Dalli Mukherjee.  
ON THE SOUTH : 16'-0" wide Main Road East.  
ON THE EAST : House of Maya Dutta & Amulya Sarkar.  
ON THE WEST : House of Arun Sarkar.

Sachant Singh

Vishwanath Singh

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1. Sachant Singh

2. Debanshu Bisoi

3. Subhanshu Biswas

4. Swin Khatker

5. Upendra Nath Majumder

The photographs and finger prints of the parties in separate sheets annexed herewith will do form as the part of this development agreement.

### SPECIFICATION OF CONSTRUCTION WORKS

1. FLOORS : Floors covered with floor tiles.
2. BATHROOM : Common-Glazed tiles (upto 5') height fittings provided, one commode, single syntex door. attach bathroom-glazed tiles (upto 5') height, one commode and single syntex door.
3. KITCHEN : One single table black stone will be fitted at the place of the gas oven and 2 $\frac{1}{2}$  feet tiles fitted on the wall on the black stone. one PVC door but if the door is arch, in that case there is no door.
4. EXTERIOR WALL : 5" inches brick construction with cement.
5. INTERIOR WALL : 5" brick construction with cement.
6. DOOR : All frame will be quality wood and doors will be provided with flash door.
7. WINDOW : Gril with glass.
8. WATER SUPPLY : There will be an overhead water tank from which water will be running through PVC pipes.
9. BALCONY : In the balcony there will be 2 $\frac{1}{2}$  feet height grill or brick wall.
10. COLOUR : Putty will be done only in the interior portion of walls of the flat.
11. ELECTRICAL POINT: Concealed wiring. No electric fitting will be provided.

Sachansh Sehgal  
Subhanshu Sehgal

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1. Sachansh Sehgal

2. Babasish Prasad

3. Subhasish Biswas

4. Sumit Chatterjee

5. Upenendra Nath Mazumder

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

**SIGNED, SEALED & DELIVERED**

at Barasat in presence of :

1) Suman Sikder  
Marikata  
Ashoknagar

Sachansh Sehgal

Sachansh Sehgal

Signature of the Owners/Executants

2) Raju Mahata  
New Bakul

1. Sachansh Sehgal

2. Babasish Prasad

3. Subhasish Biswas

4. Sumit Chatterjee

5. Upenendra Nath Mazumder

Signature of the Developer/Attorneys

PREPARED BY :

Swarajit Kar

SWARAJIT KAR

Advocate

Enrollment No-F-996/662/98

Barasat, North 24 Parganas

District Judges' Court

TYPED BY ME :

MNS

Sardar Monoj Narayan  
Barasat, North 24-Parganas,

**:: MEMO OF CONSIDERATION ::**

RECEIVED a sum of **Rs. 26,00,000.00 (Rupees twenty six lakh)** only being the consideration money from the within named developer in the following manner :

Dated	Name of Bank	Chq. No.	Amount (Rs.)
10-12-20	IDBI	RTGS	2,00,000.00
10-12-20		cash	50,000.00
06-01-21		cash	50,000.00
19-02-21		cash	50,000.00
25-02-21		cash	50,000.00
03-04-21	IDBI	009412	2,00,000.00
03-04-21	IDBI	009413	2,50,000.00
03-04-21		cash	50,000.00
16-06-21		cash	70,000.00
30-07-21		cash	20,000.00
08-08-21	IDBI, Barasat	009419	50,000.00
08-08-21		cash	10,000.00
13-09-21	BOI, Sisirkunja	075277	50,000.00
13-09-21	PNB, Hridayapur	393724	50,000.00
01-10-21		cash	50,000.00
07-12-21		cash	20,000.00
07-02-22		cash	25,000.00
07-02-22	IDBI, Barasat		75,000.00
29-03-22	Do		1,25,000.00
29-03-22		cash	1,00,000.00
10-02-23	BOB, Newbarrackpore	000001	4,00,000.00
10-02-23	Do	000002	2,00,000.00

**Total Rs. 26,00,000.00**  
**(Rupees twenty six lakh) only**

WITNESS

1. *Suman Sikder*  
*maniktala*  
*Ashokenagar*

*Snehansu Sengupta*

2. *Rajju Mehta*  
*New Barrackpore*

*Subhrajyoti Sengupta*  
Signature of the Owners



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



192022230289186541

GRN Details

GRN:	192022230289186541	Payment Mode:	Online Payment
GRN Date:	09/02/2023 17:08:26	Bank/Gateway:	State Bank of India
BRN :	CKW1340345	BRN Date:	09/02/2023 17:09:57
GRIPS Payment ID:	090220232028918653	Payment Init. Date:	09/02/2023 17:08:26
Payment Status:	Successful	Payment Ref. No:	2000350132/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Sunil Haldar
Address:	Kora Nabarunpally
Mobile:	8420862668
Contact No:	8902585569
Depositor Status:	Buyer/Claimants
Query No:	2000350132
Applicant's Name:	Mr Suman Sikder
Identification No:	2000350132/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	09/02/2023
Period To (dd/mm/yyyy):	09/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000350132/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	2091
2	2000350132/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	26042
			<b>Total</b>	<b>28133</b>

IN WORDS: TWENTY EIGHT THOUSAND ONE HUNDRED THIRTY THREE ONLY.

PAID

**UNDER RULE 44A OF THE I.R. ACT 1908**

(1) Name : SNEHANGSHU SENGUPTA

LITTLE	RING	MIDDLE	FORE	THUMB	 <p>বাম হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	 <p>ডান হাত</p>
					

Snehangshu Sengupta  
Signature of the Presentant

*Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name : SUBHRANSU SENGUPTA

LITTLE	RING	MIDDLE	FORE	THUMB	 <p>বাম হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	 <p>ডান হাত</p>
					

All the above fingerprints are of the above named person and attested by the said person.

Subhransu Sengupta  
Signature of the Presentant

**UNDER RULE 44A OF THE I.R. ACT 1908**

(1) Name : SUNIL HALDAR

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Sunil Haldar

**Signature of the Presentant**

*Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name : DEBASISH BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

*All the above fingerprints are of the above named person and attested by the said person.*

Debashish Biswas

**Signature of the Presentant**

# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SUBHASISH BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB	 ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Subhasish Biswas

**Signature of the Presentant**

*Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name : SUMIT HALDER

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

*All the above fingerprints are of the above named person and attested by the said person.*

Sumit Halder

**Signature of the Presentant**

(3) Name : UPENDRA NATH MAZUMDER

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Upendra Nath Mazumder

**Signature of the Presentant**

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

## Major Information of the Deed

Deed No :	I-1501-01042/2023	Date of Registration	10/02/2023
Query No / Year	1501-2000350132/2023	Office where deed is registered	
Query Date	09/02/2023 8:13:19 AM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Suman Sikder Maniktala, Thana : Ashoknagar, District : North 24-Parganas, WEST BENGAL, PIN - 743263, Mobile No. : 8902585569, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 4], [4311] Other than Immovable Property, Receipt [Rs : 26,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 47,31,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,091/- (Article:48(g))	Rs. 26,074/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

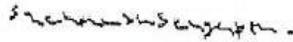
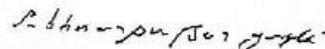
District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Netaji Subhas Road (New Barrackpore Municipality), Mouza: Masunda, JI No: 34, Pin Code : 700131

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-2296 (RS :-)	LR-4028	Bastu	Bastu	2 Katha 7 Chatak 37 Sq Ft	1/-	23,52,002/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-2296 (RS :-)	LR-4012	Bastu	Bastu	2 Katha 7 Chatak 37 Sq Ft	1/-	23,52,002/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			8.2133Dec	2 /-	47,04,004 /-	
		Grand Total :			8.2133Dec	2 /-	47,04,004 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth 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: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

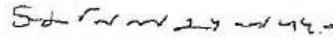
**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Snehangshu Sengupta (Presentant )</b> Son of Late Dabansu Sengupta Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			
	10/02/2023	LTI 10/02/2023	10/02/2023	
349,Masunda Main Road West, City:- , P.O:- Newbarrackpur, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: oExxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				
2	<b>Name</b> <b>Shri Subhransu Sengupta</b> Son of Late Dabansu Sengupta Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office			
	10/02/2023	LTI 10/02/2023	10/02/2023	
349,Masunda Main Road West, City:- , P.O:- Newbarrackpur, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700131 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/02/2023 , Admitted by: Self, Date of Admission: 10/02/2023 ,Place : Office				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>FUTURE REALITY</b> Kora Nabarunpally, City:- , P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal India, PIN:- 700130 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Finger Print	Signature
	<b>Shri Sunil Halder</b> Son of Late Banshi Halder Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office			
	Feb 10 2023 3:54PM	LTI 10/02/2023	10/02/2023	
Kora Nabarunpally, City:- , P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx8D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FUTURE REALITY (as partner)				
2	Name	Photo	Finger Print	Signature
	<b>Shri Debasish Biswas</b> Son of Shri Binoy Krishna Biswas Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office			
	Feb 10 2023 3:57PM	LTI 10/02/2023	10/02/2023	
Kora Babupara Dakshin, City:- , P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx6Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FUTURE REALITY (as partner)				
3	Name	Photo	Finger Print	Signature
	<b>Shri Subhasish Biswas</b> Son of Shri Binoy Krishna Biswas Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office			
	Feb 10 2023 4:00PM	LTI 10/02/2023	10/02/2023	
Kora Babupara Dakshin, City:- , P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx4D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FUTURE REALITY (as partner)				
4	Name	Photo	Finger Print	Signature
	<b>Shri Sumit Halder</b> Son of Shri Sunil Halder Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office			
	Feb 10 2023 4:01PM	LTI 10/02/2023	10/02/2023	

bra Nabarunpally, City:- , P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx6K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FUTURE REALITY (as partner)

5	Name	Photo	Finger Print	Signature
	<b>Shri Upendra Nath Mazumder</b> Son of Late Harekrishna Mazumder Date of Execution - 10/02/2023, , Admitted by: Self, Date of Admission: 10/02/2023, Place of Admission of Execution: Office			
		Feb 10 2023 4:04PM	LTI 10/02/2023	10/02/2023
385/4,Hridaypur Station Road, City:- , P.O:- Hridaypur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx4D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : FUTURE REALITY (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Suman Sikder</b> Son of Late Surya Kanta Sikder Maniktala, City:- . P.O:- Maniktala, P.S:- Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743263			
	10/02/2023	10/02/2023	10/02/2023

Identifier Of Shri Snehangshu Sengupta, Shri Subhransu Sengupta, Shri Sunil Haldar, Shri Debasish Biswas, Shri Subhasish Biswas, Shri Sumit Halder, Shri Upendra Nath Mazumder

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Snehangshu Sengupta	FUTURE REALITY-2.05333 Dec
2	Shri Subhransu Sengupta	FUTURE REALITY-2.05333 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri Snehangshu Sengupta	FUTURE REALITY-2.05333 Dec
2	Shri Subhransu Sengupta	FUTURE REALITY-2.05333 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Snehangshu Sengupta	FUTURE REALITY-50.00000000 Sq Ft
2	Shri Subhransu Sengupta	FUTURE REALITY-50.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Netaji Subhas Road (New Barrackpore Municipality), Mouza: Masunda, JI No: 34, Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2296, LR Khatian No:- 4028	Owner:স্নেহাংশু সেনগুপ্ত, Gurdian:দেবাংশু কুমার সেনগুপ্ত, Address:নিজ ; Classification:বাস্ত, Area:0.03500000 Acre,	Shri Snehangshu Sengupta
L2	LR Plot No:- 2296, LR Khatian No:- 4012	Owner:শুভ্রাংশু সেনগুপ্ত, Gurdian:দেবাংশু কুমার সেনগুপ্ত, Address:নিজ , Classification:বাস্ত, Area:0.03500000 Acre,	Shri Subhransu Sengupta

On 10-02-2023

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

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

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

Presented for registration at 13:43 hrs on 10-02-2023, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri Snehangshu Sengupta, one of the Executants.

**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 47,31,004/-

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

Execution is admitted on 10/02/2023 by 1. Shri Snehangshu Sengupta, Son of Late Dabansu Sengupta, 349, Masunda Main Road West, P.O: Newbarrackpur, Thana: Ghola, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 2. Shri Subhransu Sengupta, Son of Late Dabansu Sengupta, 349, Masunda Main Road West, P.O: Newbarrackpur, Thana: Ghola, North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Service

Identified by Shri Suman Sikder, , Son of Late Surya Kanta Sikder, Maniktala, P.O: Maniktala, Thana: Ashoknagar, North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 10-02-2023 by Shri Sunil Halder, partner, FUTURE REALITY (Partnership Firm), Kora Nabarunpally, City:-, P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Shri Suman Sikder, , Son of Late Surya Kanta Sikder, Maniktala, P.O: Maniktala, Thana: Ashoknagar, North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-02-2023 by Shri Debasish Biswas, partner, FUTURE REALITY (Partnership Firm), Kora Nabarunpally, City:-, P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Shri Suman Sikder, , Son of Late Surya Kanta Sikder, Maniktala, P.O: Maniktala, Thana: Ashoknagar, North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-02-2023 by Shri Subhasish Biswas, partner, FUTURE REALITY (Partnership Firm), Kora Nabarunpally, City:-, P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Shri Suman Sikder, , Son of Late Surya Kanta Sikder, Maniktala, P.O: Maniktala, Thana: Ashoknagar, North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-02-2023 by Shri Sumit Halder, partner, FUTURE REALITY (Partnership Firm), Kora Nabarunpally, City:-, P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Shri Suman Sikder, , Son of Late Surya Kanta Sikder, Maniktala, P.O: Maniktala, Thana: Ashoknagar, North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by profession Law Clerk

Execution is admitted on 10-02-2023 by Shri Upendra Nath Mazumder, partner, FUTURE REALITY (Partnership Firm), Kora Nabarunpally, City:-, P.O:- Kora Chandigarh, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Identified by Shri Suman Sikder, , Son of Late Surya Kanta Sikder, Maniktala, P.O: Maniktala, Thana: Ashoknagar, North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 26,074.00/- ( B = Rs 26,000.00/- , E = Rs 42.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 26,042/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2023 5:09PM with Govt. Ref. No: 192022230289186541 on 09-02-2023, Amount Rs: 26,042/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW1340345 on 09-02-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

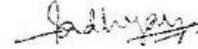
Certified that required Stamp Duty payable for this document is Rs. 7,091/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,091/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2458, Amount: Rs.5,000.00/-, Date of Purchase: 09/02/2023, Vendor name: SUBRATA CHATTERJEE

2. Stamp: Type: Court Fees, Amount: Rs 10 00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/02/2023 5:09PM with Govt. Ref. No: 192022230289186541 on 09-02-2023, Amount Rs: 2,091/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW1340345 on 09-02-2023, Head of Account 0030-02-103-003-02



**Rajendra Prasad Upadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2023, Page from 27542 to 27573  
being No 150101042 for the year 2023.



*Rajendra Prasad Upadhyay*

Digitally signed by Rajendra Prasad  
Upadhyay  
Date: 2023.02.15 18:35:37 +05:30  
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2023/02/15 06:35:37 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)