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8 MAY 2023

### AGREEMENT BETWEEN OWNERS AND DEVELOPER

THIS AGREEMENT is made this the 8<sup>th</sup> day of May, Two Thousand Twenty Three

BETWEEN

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



192023240039830111

**GRN Details**

GRN:	192023240039830111	Payment Mode:	Online Payment
GRN Date:	03/05/2023 22:22:49	Bank/Gateway:	State Bank of India
BRN :	CKW8161679	BRN Date:	03/05/2023 22:23:46
GRIPS Payment ID:	030520232003983010	Payment Init. Date:	03/05/2023 22:22:49
Payment Status:	Successful	Payment Ref. No:	2001121514/2/2023

[Query No\*/Query Year]

**Depositor Details**

Depositor's Name:	VIBHA REALCON PRIVATE LIMITED
Address:	BARANAGAR
Mobile:	8777451911
Depositor Status:	Buyer/Claimants
Query No:	2001121514
Applicant's Name:	Mr Nisith Kumar Samanta
Identification No:	2001121514/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	03/05/2023
Period To (dd/mm/yyyy):	03/05/2023

**Payment Details**

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001121514/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	2001121514/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	10021
<b>Total</b>				<b>84942</b>

IN WORDS: EIGHTY FOUR THOUSAND NINE HUNDRED FORTY TWO ONLY.

**ESTATE NANDALAL KORURI DECEASED** PAN AAATE0627R, represented by its Trustees (1) **SRI DIPAK KORURI**, PANAFGPK3792J, Aadhaar no. 957597640494, son of Late Samarendra Nath Koruri, by faith – Hindu, by occupation – Retired person, residing at 14/6A, Ram Kanta Bose Street, P.O. Bagbazar, Police Station – Shyampukur, Kolkata – 700003, (2) **SRI RAJAT KORURI** PAN AVQPK2243J, Aadhaar no. 955792240993, son of Late Narayan Prasad Koruri, by faith – Hindu, by occupation – Retired person, residing at 16, Rasik Mitra Lane, P.O. Bagbazar, Police Station – Shyampukur, Kolkata – 700003. hereinafter jointly called and referred to as the "**OWNERS /TRUSTEES**" (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include their male heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

**A N D**

**VIBHA REALCON PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and amended Companies Act, 2013 PAN AAICV5707C, having its registered office at 117, B. K. Moitra Road, P.O. & Police Station – Baranagar, Kolkata - 700036, represented by its Director, **MRS. LILY SAMANTA**, PAN BAIPS8113D, Aadhaar no. 808591579077, wife of Sri Nisith Kumar Samanta, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 117, B. K. Moitra Road, Police Station – Baranagar, Kolkata – 700036, hereinafter called and referred to as the '**DEVELOPER**' which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to include its respective heirs, executors, administrators, representatives and assigns) of the **OTHER PART**;

**WHEREAS:**

**WHEREAS** one Sri Nandalal Koruri purchased a plots of land measuring 5 ( five) Cottahs 12 (twelve) Chittacks be the same more or less

together with building standing thereon lying and situated at 54/7, Raja Rajballav Street, Police Station – Shyampukur, Kolkata – 700003, within the limit of Kolkata Municipal Corporation Being Ward no. 008, under the jurisdiction of Sub Registrar of Calcutta, by a registered deed of conveyance as recorded in Joint Sub- Registrar of Calcutta and enter into Book No. 1, Volume No. 6, Pages from 276 to 281, Being No. 630 for the year 1905 from Smt. Kusam Kumari Dassee alias Kusam Kumari Basu.

**AND WHEREAS** the said Sri Nandalal Koruri purchased another plots of land measuring 8 ( eight) Cottahs 3 (three) Chittacks be the same more or less together with building standing thereon lying and situated at 54/5/1, Raja Rajballav Street, Police Station – Shyampukur, Kolkata – 700003, within the limit of Kolkata Municipal Corporation Being Ward no. 008, under the jurisdiction of Sub Registrar of Calcutta, by a registered deed of conveyance as recorded in Joint Sub- Registrar of Calcutta and enter into Book No. 1, Volume No. 18, Pages from 112 to 118, Being No. 600 for the year 1909 from Sri Nani Lal Bacoly, Son of Late Hatu Ram Bacoly.

**AND WHEREAS** the said Nandalal Koruri became the absolute owner of two plots of land measuring 5 (five) Cottahs 12 (twelve) Chittacks. be the same more or less together with building standing thereon lying and situated at previously 54/7 and presently 54, Raja Rajballav Street, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003 and another land measuring 8 Cottahs 3 Chittacks be the same more or less together with building standing thereon lying and situated at previously 54/5/1, Raja Rajballav Street, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003 and presently 16, Rasik Mitra Lane, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003 within the limit of Kolkata Municipal Corporation Being Ward no. 008, under the jurisdiction of Additional Registrar of Assurances, Kolkata and also mutated his name with the Kolkata municipal corporation above two properties free from all encumbrances by payment of

Taxes and they have every right to sell, grant and transfer the said property to any person or persons..

**AND WHEREAS** during his life time the said Nandalal Koruri executed his last WILL and Testament on 24.04.1944 thereby revoking his earlier WILL and Testament on 20.09.1933 and the said WILL dated 24.04.1944 the said Testator created a Trust in respect of various properties owned by him in the city of Kolkata.

**AND WHEREAS** Nandalal Koruri since deceased died on 21 st May 1944 after having made and published his last WILL and Testament on 24<sup>th</sup> April 1944 whereby he appointed Smt. Suhasini Karuri and Sri Sudhir Prasad Koruri both since deceased as executor of his said Last WILL and Testament as also the trustees of the trust thereby created.

**AND WHEREAS** the said Smt. Suhasini Karuri and Sri Sudhir Prasad Koruri duly applied to the Hon'ble High Court at Calcutta in its Testamentary and intestate jurisdiction for the grant of Probate of the said WILL.

**AND WHEREAS** the said Will was duly proved and Probate thereof was granted by the said Hon'ble High Court at Calcutta to the said Smt. Suhasini Koruri and Sri Sudhir Prasad Koruri jointly on 25<sup>th</sup> July 1945.

**AND WHEREAS** by his said Will dated 24<sup>th</sup> April 1944 the said Nandalal Koruri since deceased devised and bequeathed all rest and residuary of his properties, both real and personal unto and to the use of the Trustees upon certain trusts and with and subject to the power and provisions in the said Will declared and contained.

**AND WHEREAS** by the said Will it was, inter alia, provided that the said Smt. Suhasini Koruri would have the power to appoint any one or two from amongst the sons of the said Nandalal Koruri as the trustee or trustees after her death or in case of her wishing to resign office of trustee owing to her old age or inability due to disease.

**AND WHEREAS** by a deed of Appointment dated 20<sup>th</sup> September

1950 and registered in Book no. 4, Volume no. 64. Pages from 74 to 76, Being no. 4186 for the year 1950 with the Registrar of Assurances, Calcutta, the said Smt. Suhasini Koruri nominated and appointed the said Samarendra Nath Koruri, the Continuing Trustee to be trustee of the trust created by the said Will of Nandalal Koruri since deceased in her place and stead after her demise for the term of his natural life or until he shall voluntarily retire from the said office.

**AND WHEREAS** the said Smt. Suhasini Koruri died on 15<sup>th</sup> day of March 1962.

**AND WHEREAS** since the death of the said Smt. Suhasini Koruri the said Sudhir Prasad Koruri and the said Samarendra Nath Koruri, continuing Trustee were acting as the trustees of the said Trust Estate.

**AND WHEREAS** the said Sudhir Prasad Karuri while acting as one of the Trustee of the said Trust as aforesaid died on 25<sup>th</sup> February 1981.

**AND WHEREAS** after the demise of the Sudhir Prasad Karuri & Samarendra Nath Koruri , the continuing trustee felt it desirable to appoint Deba Prasad Karuri, son of Late Sudhir Prasad Koruri by a registered deed of Appointment dated 29.04.1981 to act as such trustee with the continuing trustee which was registered in the office of Registrar of Assurances , Calcutta vide Book no. IV, Being no. 1413 for the year 1981.

**AND WHEREAS** the said Samarendra Nath Koruri during his life time appointed his son Dipak Koruri as such Trustee by a registered deed of Appointment of a Trustee dated 05.10.2004 with the confirmation of Debaprasad Koruri to act as such Trustee with Debaprasad Karuri another Trustee with all opinion prevailing power which was registered in the office of the Registrar of Assurances at Calcutta vide Book no. 1 Volume no. 1, Pages from 1 to 10, Being no. 5143 for the year 2004.

**AND WHEREAS** the said Samarendra Nath Koruri while acting as one of the Trustee of the said Trust as aforesaid died on 30<sup>th</sup> November 2005.

**AND WHEREAS** after the demise of the Samarendra Nath Karuri, the continuing trustee felt it desirable to appoint a new Trustee in place and stead of the said Samarendra Nath Koruri, since deceased to act jointly as a Trustee of the said Trust Estate along with the continuing Trustee.

**AND WHEREAS** the continuing Trustee has approached the said Dipak Koruri the new Trustee named in these presents to act as a trustee along with continuing Trustee of the said trust estate.

**AND WHEREAS** the said new Trustee has expressed willingness and readiness to act as such Trustee in place and stead of the said Samarendra Nath Koruri along with the continuing Trustee.

**AND WHEREAS** the said Deba Prasad Koruri during his life time appointed the said Dipak Koruri as such Trustee by a registered deed of Appointment of a Trustee dated 05.10.2004 with the confirmation of Debaprasad Koruri to act as such Trustee by a registered deed of appointment of a Trustee dated 29. 12 . 2005 with confirmation of Dipak Koruri to act as such Trustee with Deba Prasad Koruri another Trustee which was registered in the Office of Registrar of Assurances at Calcutta, vide Book no. IV, Volume no. 118, Pages from 347 to 352, Being no. 6670 for the year 2005.

**AND WHEREAS** the said Debaprasad Karuri while acting as one of the Trustee of the said Trust as aforesaid died on 9<sup>th</sup> February 2010.

**AND WHEREAS** after the demise of the Deba Prasad Karuri, Dipak Koruri , the continuing trustee felt it desirable to appoint a new Trustee in place & stead of the said Deba Prasad Karuri since deceased to act jointly as trustee of the said Trust Estate along with the continuing Trustee.

**AND WHEREAS** the continuing trustee Dipak Koruri appointed Sri Rajat Koruri, the new trustee by a registered deed of Appointment vide Book no. IV, CD Volume no. 6, Pages from 3474 to 3485, being no. 04536 for the year 2010 to act as such trustee along with the said DipaK Koruri.

**AND WHEREAS** the said Dipak Koruri & Sri Rajat Koruri become the

**AND WHEREAS** the said Dipak Koruri & Sri Rajat Koruri become the Trustees of the aforesaid trust and in exercise of the full power conferred and reserved in the said hereinbefore Last Will and Testament of the said Nandalal Koruri since deceased.

**AND WHEREAS** said Dipak Koruri & Sri Rajat Koruri filed an application Under Section 34 of the Indian Trust Act 1882 for leave be granted to the petitioners as trustees of the Trust of Nandalal Koruri since deceased to develop the Trust properties as 54, Raja Raj Ballav Street, Kolkata – 700003 & 16, Rasik Mitra Lane, Kolkata – 700003 vide case no. A. T. A. 7 of 2018 in the High Court at Calcutta in its Ordinary original Civil Jurisdiction in the prayer of the said application and upon hearing submission on behalf of petitioners trustees herein Hon'ble Justice Krishna Rao has been pleased to allow the prayer (a) dated 24.01.2023

**AND WHEREAS** the said trustees of aforesaid trust complied the order of Hon'ble Justice Krishna Rao in a meeting of the petitioners and respondents (beneficiaries) & appointed the developer company Vivha Realcon Private Limited, having its Regd. Office at 117, B. K. Moitra Road, Kolkata – 700036, according to highest bit of other developer as such we are confirmed the proposal of the said developer by trustees with nine beneficiaries.

. **THE** party of the other part being the developer has agreed to develop the said premises on the terms and conditions hereinafter appearing.

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

1.1 **TRUSTEE OF THE TRUST PROPERTY** shall mean **ESTATE  
NANDALAL KORURI DECEASED PAN AAATE0627R**, represented by its Trustees (1) **SRI DIPAK KORURI**, PANAFGPK3792J, Aadhaar no. 957597640494, son of Late Samarendra Nath Koruri, by faith – Hindu, by occupation – Retired person, residing at 14/6A, Ram Kanta Bose Street, P.O.

Bagbazar, Police Station – Shyampukur, Kolkata – 700003, (2) **SRI RAJAT KORURI**, PAN AVQPK2243J, Aadhaar no. 955792240993, son of Late Narayan Prasad Koruri, by faith – Hindu, by occupation – Retired person, residing at 16, Rasik Mitra Lane, P.O. Bagbazar, Police Station – Shyampukur, Kolkata – 700003, its legal representatives, executors, administrators and assigns.

1.2 **DEVELOPER** shall mean **VIBHA REALCON PRIVATE LIMITED**, a Company incorporated under the provisions of the Companies Act, 1956 and amended Companies Act, 2013 **PAN AAICV5707C**, having its registered office at 117, B. K. Moitra Road, P.O. & Police Station – Baranagar, Kolkata – 700036, represented by its Director, **MRS. LILY SAMANTA, PAN BAIPS8113D**, Aadhaar no. 808591579077, wife of Sri Nisith Kumar Samanta, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 117, B. K. Moitra Road, Police Station – Baranagar, Kolkata – 700036, her heirs, legal representatives, executors, administrators and assigns.

1.3 **Premises** mean 16, Rasik Mitra Lane, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003 within the limit of Kolkata Municipal Corporation Being Ward no. 008, & 54, Raja Rajballav Street, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003, more fully and particularly described in the schedule written and hereinafter for the sake of brevity referred to as the said premises.

1-4 **BUILDING** shall mean according to Sanction building plan issued by the Kolkata Municipal Corporation Municipality on the land.

1.5 **COMMON FACILITIES AND AMENITIES** shall mean corridors, top roof, stair, landing way, passage ways, drive ways, common lavatories, provided by the developer, pump room underground water tank, overhead tank, water pump and motor and electric lines with individual meter board in common meter room, tap water and other facilities which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment maintenance and/or management of the building.

1.6 **SALEABLE SPACE** shall mean the space in the building available for independent use and occupation after making the provision for common facilities and the space required and excepting the "Owners Allocation".

1.7 **OWNER'S ALLOCATION** shall mean 14000 Sq.ft built up area consisting twelve self contained residential flat with marble floor with lift facilities except Ground floor (equal area of each floor basis of 14000 Sq.ft) according to sanction building plan as per proportionate share of beneficiaries and Developer shall non refundable pay the sum of Rs. 2,01,00,333/- (Rupees Two cores one lakh three hundred thirty three only) in four equal installments within a period of twenty four months and also shall provide 7 car parking space on the Ground floor. The developer has already paid the sum of Rs. 10, 00,000/- ( Rupees ten lakh only) with offer letter which will be adjusted from aforesaid non refundable amount as security money.

1.8 **DEVELOPER'S ALLOCATION** shall mean total construction of the building except Owner's Allocation (which is allotted for the owners) in the said premises together with the proportionate right, title and interest in the land in common facilities and amenities including the right to use thereof at the said premises upon construction of the said building.

1.9 **ARCHITECT** shall mean the person or persons who may be appointed by the Developers for designing and planning of the said building at Developer's cost.

1.10 **BUILDING PLAN** shall mean the plan sanctioned by the appropriate authorities with such alteration or the developer with the approval of the owners from time to time may make modifications as.

1.11 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopting for effecting what is understood as transfer of space in multi-storied building to purchaser thereof although the same may not amount to a transfer in law.

1.12 **TRANSFeree** shall mean the persons, limited company, association of

persons to whom any space in the building has been transferred.

### **ARTICLES - II - COMMENCEMENT**

2.1 **THIS** agreement shall be deemed to have commenced on with effect from the date of signing from this agreement

### **ARTICLES - III- OWNERS REPRESENTATIVES**

3.1 **THE** owner are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the said premises free from all encumbrances' attachments and liens whatsoever.

3.2 **THE** said premises are not vested under the Urban Land (Ceiling & Regulations) Act 1976.

### **ARTICLES - IV - DEVELOPER'S RIGHT**

4.1 **THE** owner hereby grant subject to what has been hereinafter provided the exclusive right to the developer to built/construct/erect and wall up the boundary wall and complete the said building comprising various sized of flat or flats in order to sell the said flat or flats (developer's allocation) to, the members of the public for their residential purpose or commercial purpose (only on the ground floor) by entering into agreement for sale and/or construction in respect of the allocation in accordance with sanctioned plan by the appropriate authorities with or without amendment and/or modification made or caused by the developers as per sanctioning authority with the approval of the owners.

4.2 **THE** developer shall be entitled to prepare modify or alter the plan with the written approval of the owners and to submit the same to the appropriate authorities in the name of the owners at Developer's own costs and the developer shall pay and bear all fees including architect's fees, charges and expenses required to be paid or deposited for obtaining the sanction of the appropriate authorities if required for construction of the building at the said premises provided, however, that the developer shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the developer.

4.3 **NOTHING** in these presents shall be construed as a demise or assignment or transfer by the owners of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license to the developer to construct all the flats of the said premises in terms thereof and as per building sanction plan and to allot the developer's allocation in the building to be constructed thereon in the manner and subject to the terms hereinafter stated.

#### **ARTICLES - V - APARTMENT CONSTRUCTION**

5.1 **IN** consideration of the owner having agreed to permit the developer to sell the flats of developer's allocation of the said premises and construct completely the building on the said premises the developer agrees on the terms hereinafter mentioned.

- a) The developer shall prepare a building plan for construction of a multi - storied building on the said premises at their own costs and will also take steps for obtaining necessary sanction of the said plan from the Kolkata Municipal Corporation and the owners shall sign all necessary papers to obtain such plan. Before submitting the plan to the Kolkata Municipal Corporation for sanction the Developer shall get the same approved from the owners/trustee.
- b) Allocation to the owner - Owner's allocation in the building shall be constructed at the said premises within 30 months positively from the date of receiving the building sanction Plan and possession of the owners portion completed in all respect shall be handed over to the owner within the period of 30 months.

#### **ARTICLES - VI - OWNER'S ALLOCATION**

6.1 **OWNERS** shall mean 14000 Sq.ft built up area consisting twelve self contained residential flat with marble floor with lift facilities except Ground floor (equal area of each floor basis of 14000 Sq.ft) according to sanction building plan as per proportionate share of beneficiaries and Developer shall

non refundable pay the sum of Rs. 2,01,00,333/- (Rupees Two cores one lakh three hundred thirty three only) in four equal installments within a period of twenty four months and also shall provide 7 car parking space on the Ground floor. The developer has already paid the sum of Rs. 10,00,000/- ( Rupees ten lakh only) with offer letter which will be adjusted from aforesaid non refundable amount as security money.

6.2 **I F** any further sanction is permitted by the relevant authority upon the roof of top floor of the building then and in that event the additional area would be constructed by the developer in the same terms, conditions, covenants and stipulations, herein contained failing which the owner shall at his own instance make the construction and shall be entitled to use, enjoy and exploit the same in any manner and under any condition whatsoever without any let hindrance and objection by the developer and/or by any other person or persons on his behalf on any ground or grounds whatsoever.

6.3 **THE** developer shall also construct erect and complete all floors and the entire common facilities and amenities for the said building at its own costs and shall be fully responsible for any defects or using of any inferior quality of materials or any departure or deviation from the sanctioned plan..

6.4 **THE** developer shall have no right, title and interest whatsoever in the Owners' allocation and undivided proportionate share pertaining thereto in the land and in common facilities and amenities.

#### **ARTICLES - VII- DEVELOPER'S ALLOCATION**

7.1 **CONSIDERATION** of the above the developer shall be entitled to the developer's allocation of the available space in the building to be constructed at the said premises together with the proportionate undivided share in the land of the said premises and also together with proportionate undivided share in the common facilities and amenities including the right to use thereof to be available in the said premises upon construction of the said building after providing for the owners' allocation and the developer shall be entitled to enter

into agreement for sale and transfer in its own name with any transferee for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereby expressly agreed by and between the parties hereto that for the purpose of entering into such agreement is shall not be obligatory on the part of the developer to obtain any further consent of the owner and this agreement by itself shall be consent by the owners provided however the developer shall make over possession of the owner's allocation to the owner and comply with all other obligations of the developer to the owner under this agreement.

#### ARTICLES - VIII - PROCEDURE

8. **THE** Owners shall grant to the developer and /or its nominee a registered developer Power of Attorney as may be required within the ambit of this agreement for the purpose entering into the agreement for sale of the developer's allocation and for obtaining the revised sanction of the plan and all necessary permission and sanctions from different authorities in connection with the construction of the building and also for pursuing and following the matter with the appropriate authority or authorities.

8.1 **PROVIDED HOWEVER** the developer shall be entitled to get any Deed of Conveyance in respect of Developers' allocation registered and put the purchaser in possession thereof till and until the owners' allocation are duly made over to the owners, be it FURTHER PROVIDED that the Developer on the strength of the Power of Attorney granted shall not be entitled to mortgage and/or to encumber the "said owners' allocation of the said premises" by any means.

#### ARTICLES -IX - CONSTRUCTION

9-1 **THE** developer shall be solely and exclusively responsible for construction of the said building. They should construct a boundary wall at the height 5' ft surrounded by more or less 13 (thirteen) Cottahs 15 ( fifteen) Chittacks be the same more or less together with building standing thereon

lying and situated at 16, Rasik Mitra lane & 54, Raja Rajballav Street, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003, within the limit of the Kolkata Municipal Corporation, being Ward No. 008..

#### ARTICLES - X - SPACE ALLOCATION

10.1 **A F T E R** completion of the building the owners shall be entitled to retain physical possession of the owner's allocation and the remaining constructed area and other portion excepting common, portion for common use of the said building shall belong to the developer.

10.2 **S U B J E C T** as aforesaid and subject to owner's allocation and undivided proportionate right title and interest to common facilities and amenities the common portion to the said building and the space shall exclusively belong to the owners and the developer jointly upon fulfillment of all other obligations of the developer contained herein.

103 **T H E** owners shall be entitled to transfer or otherwise deal with the owners' allocation in the building without any claim whatsoever of the developer.

10.4 **A N D** the developer shall join the deed of transfer if any required by the owner without any excuse thereof vice -a-versa the owner also shall join the deed of conveyance or otherwise for transferring the proportionate share of land in favour of intending purchaser.

10.5 **T H E** developer shall be exclusively entitled to the developers' allocation in the building with exclusive right to obtain transfer from the owner and to transfer otherwise deal with or dispose of the same without any right claim or interest therein whatsoever of the owners and the owners shall not in any way interfere with or disturb the quite and peaceful possession of the developer's allocation after possession of the Owner's allocation.

#### ARTICLES - XI - BUILDING

11.1 **T H E** developer shall at its own cost construction erect and complete the building and the common facilities and amenities at the said premises in

accordance with the sanction plan with good and standard materials as may be specified by the architect from times to time such construction of the building shall be completed entirely by the developer within 30 months from the date of receiving the sanction plan from the KMC (unless the same is beyond the control of the developer as specified in Article XV clause 15.1 and 15.2) and such time shall be the essence of the agreement of the parties.

11.2 T H E developer shall erect the said building at their own cost as per specification and drawing provided by the architect pump water storage tanks, overhead reservoir, electrifications, permanent electric connections and until permanent electric connection is obtained, temporary electric connection, shall be obtained and shall be provided and other facilities as are required to be provided in a residential multi-storied building having self contained apartments and construction spaces for sale and/or residential flat and /or constructed space therein on ownership basis.

11.3 T H E developer shall be authorized in the name of the owners in so far as the necessary to apply and obtain quota as entitlements and other allocations of or for cement, steel, bricks, woods and other building materials at their costs allocable to the owners for the construction of the building and similarly apply for and obtain temporary and permanent connection of water, electricity, Power, drainage, and/or sewerage to the building and other inputs and facilities for construction, enjoyment of the building for which purpose the owners shall execute in favour of the developer and the developer not to sale or any transfer to intending purchaser or purchasers until the possession of owner's allocation.

11.4 T H E developer shall at its own costs and expenses and without creating any financial or other liability of the owners, construct and complete the building and various units and/or apartment therein in accordance with building plan or any amendment thereto or modification of me roof made of caused to be made by the developer with the consent of the owners in writing. It is further noted that the developer shall not create any mortgage in respect of the said

property for his project loan but the any intending purchaser shall take his personal house-building loan in respect of his flat of the said building by mortgage.

11.5 **A L L** costs, charges and expenses including architect's fees shall be paid discharged and borne by the developers and the owners shall have no liability in this context.

11.6 **T H E** developers shall provide at its own cost electricity wiring, water pipe line, and sewerage connection in portion of the Owners' allocation.

11.7 **T H E** developer shall bear all the taxes and other liabilities regarding construction from the date of handing over Power by the owners to developer till owners and purchasers possess the flats during the period of construction.

11.8 **SIMULTANEOUSLY** shifting to the resident beneficiaries according to their proportionate share during the period of construction will be arranged by the developer and alternative accommodation of the beneficiaries along with shifting cost will be borne by the developer, and cost of court permission and amalgamation of two premises and mutation and division of principal beneficiaries will be borne by the Developer.

#### **ARTICLES - XII - COMMON FACILITIES**

12.1 **A S** soon as the building is completed and the electricity wiring, sewerage line and water pipe line are ready unto the portion of the owners' allocation with all facilities including roof facilities the developer shall give written notice to the owners requiring the owners to take possession of the Owner's allocation in the building and there being no dispute regarding the completion of the building in terms of the agreement and in according to the specification and plan thereof and certificate of the architect being produced to that effect that after 60 days from the date of service of such notice and at all times thereafter the owners shall be responsible for payment of all Municipal taxes etc. with regard to the Owners' allocation.

12.2 **T H E** owner and the developer shall punctually and regularly pay for their respective allocation of the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owners

and the developer and both the parties shall keep each other indemnified against all claims, actions., demands, costs, charges and expenses proceedings whatsoever directly or indirectly instituted against or suffered by or paid by either the owners or the developer.

12.3 A S soon from the date of services of notice of possession the owners and developer shall also be responsible to pay and bear proportionate share to the service charge for the common facilities in the building payable in respect of both the owners and the developer's allocation and said charges to include proportionate share for insurance of the building, water, fire and servicing charges and taxes, light, sanitation and maintenance operation repaid and renewal charges for bill collection and management of the common facilities renovation charges and expenses for the building and of all common wiring pipes, electrical and mechanical equipments, switch, gear, transformer generator, pump, motor and other electrical and mechanical installations, appliances and equipments stair ways corridors, halls passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

#### ARTICLES - XIII - LEGAL PROCEEDINGS

13 J THE developer hereby undertakes to keep owners indemnified against all third party claims and actions arising out of and as an act or commission of the developers relating to the construction of the said building.

13.2 T. H E developer hereby undertakes to keep the owners indemnified against all actions, suits, costs, proceeding and claims that may arise out of the developer's actions with regard to the development of the said premises and/or in the manner of construction of the said building and/or any defect therein.

13.3 T H E developer hereby under takes to keep the owners indemnified against failure to complete the construction within 30 months from the date of sanction plan from the authority concern.

#### ARTICLES - XIV - MISCELLANEOUS

14.1 THE owner and the developer have entered into this agreement purely

as a contract basis and nothing contained herein shall be deemed to construe as partnership between the developers and the owners or as a Joint- Venture between the parties hereto in any manner nor shall the parties hereto constitute as an association of persons.

14.2 **IT** is understood that from time to time to facilitate the construction of the building by the developers, various deeds, matters and things not herein specified may be required to be done by the developer and for which the developer may need the authority of the owners or application and other documents may be required to be signed or made by the owners relatives to which specific provisions may not have been mentioned herein. The owners hereby undertake to do all such acts, deeds, matters and things at may be reasonably required to be done in the matter and the owners shall execute any such additional power of attorney and/or authorization as may be required by the developer for the purpose and the owners also undertake to sign and execute all such additional application and other documents as the case may be, provided that all such acts, deeds and things do not in any way infringe on the rights of the owners and/or go against spirit of this agreement. And the entire cost for the aforesaid act, deed shall be borne by the developer.

14.3 **THE** developer will give first preference in delivering the 'Owners Allocation' to the owners and thereafter will take appropriate steps for delivery and Registration of other portion or portions of the premises belonging to developer's allocation.

14.4 **I F** the developer agrees to deliver the possession of the aforesaid owner's allocation of the said premises to the party of the first part within the time and manner as aforesaid.

14.5 **T H E** owners shall pay and bear the proportionate costs of maintenance of the owner's allocation in the said premises and shall pay proportionate share of Kolkata Municipal Corporation taxes after being handed over possession of the said flats above mentioned of the said premises.

14.6 ANY notice required to be given by the developer shall without prejudice to any other mode of service available deemed to have been served on the owners if delivered by hand and duly acknowledged at the residence of the owners shall likewise be deemed to have been served on the developer if delivered by hand or sent by prepaid Registered post to the Registered Office of the Developer.

14.8 **BOTH** the developer and the owner shall frame a scheme for the management and administration of the said building or building and/or common parts thereof the owners hereby agree to abide by all the Rules and Regulations as such management of Society/Association/Holding Organization do hereby given their consent to abide by the same.

14.9 **THE** name of the building shall be 'NANDA LAL APARTMENT'

14.10 **A S** and from the date of completion and handing over of the building, the developer and/or its transferees and the owner and/or their transferees shall each be liable to pay and bear proportionate charges on account of Kolkata Municipal and other taxes payable in respect of their spaces.

14.11 **THERE** is no existing agreement regarding the development or sale of the said premises and that all other arrangements, if any, prior to this agreement and the owners agree to indemnify and keep indemnified the developer against any or all claim if any or all claims made by any third party in respect of the said premises.

14.12 **THE** owners undertake and agree to execute and register all conveyances and transfer in favour of the persons with whom the developer enter into agreements as and when required by the developer after getting possession of the 'Owner's allocation'.

14.13 **THERE** is no existing agreement regarding the development or sale of the said premises and that all other arrangements, if any, prior to this agreement and the owners agree to indemnify and keep indemnified the developer against any or all claim if any or all claims made by any third party

in respect of the said premises. The owners also agree that after demolishing the existing building, all the broken and/or scrap goods, relating to the existing building should exclusively be under the possession of developer and they shall arrange for clearance of the site and all scrap goods/materials to be taken as the Earth level.

#### **ARTICLES - XV - FORCE MAJEURES**

15.1 **THE** developer shall not be considered to be liable to any obligations hereunder to the extent that the performance of the relevant obligations are prevented by the existence of force majeure and shall be suspended from the obligations during the duration of the force majeure.

15.2 **F O R C E** majeure shall mean earth-quake, riot war, storm, tempest civil commotion, strike and/or building materials and/or any other or further commission beyond the reasonable control of the developer.

16.1 **IF** at any time dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents or determination of any liability if any of the parties raider this agreement, the same shall be referred to the arbitration of a single arbitrator in case the parties agree to the case, otherwise two arbitrators one to be appointed by each of the parties in dispute and the same shall be deemed to be a reference within the meaning of an arbitration Act, 1996 or any statutory modifications hereunder in force or effect

#### **ARTICLES - XVII – JURISDICTION**

17.1 **COURT** at District Kolkata shall have jurisdiction to entertain and by try all actions suits and proceedings arising out of these presents between the parties hereto.

#### **THE SCHEDULE 'A.' AS REFERRED TO ABOVE .**

(1) **ALL THAT** piece and parcel of land measuring 8 (eight) Cottahs 3 (three) Chittacks. be the same more or less together with two storied building standing

thereon lying and situated at 16, Rasik Mitra Lane, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003 within the limit of Kolkata Municipal Corporation Being Ward no. 008, Assessee no. 110084500070 under the jurisdiction of Additional Registrar of Assurances Kolkata, with all sorts of easement rights and appurtenance and with right to take electricity, tap water, telephone line etc., and which is butted and bounded as follows :-

On the North: - By 2A, Girish Avenue, Kolkata - 700003;

On the South: - By Rasik Mitra Lane.;

On the East: - By Part of 14, Ramkanta Bose Street & part of 14, Rasik Mitra Lane.

On the West: - By part of 53 & 54, Raja Raj Ballav Street & part of 2A, Girish Avenue.;

(2) ALL THAT piece and parcel of land measuring 5 (five) Cottahs 12 (twelve) Chittacks. be the same more or less together with two storied building standing thereon lying and situated at 54, Raja Rajballav Street, P.O. – Bagbazar, Police Station – Shyampukur, Kolkata – 700003 within the limit of Kolkata Municipal Corporation Being Ward no. 008, Assessee no. 110083701201 under the jurisdiction of Additional Registrar of Assurances Kolkata, with all sorts of easement rights and appurtenance and with right to take electricity, tap water, gas line, telephone line etc., and which is butted and bounded as follows :-

On the North: - By 2A, Girish Avenue, Kolkata - 700003;

On the South: - By 53, Raja Raj Ballav Street.;

On the East: - By 16, Rasik Mitra Lane.;

On the West: - By Raja Raj Ballav Street.;

#### CONSTRUCTION FEATURE

R.C.C. foundation and framed structure for ground plus more floors.

FLOORING - Flooring by marble with 6" skirting on all owner's allocation.

**TOILET** - Glazed tiles upto 5' ft height & marble flooring, concealed piping for water, shower point wash basin point, W.C. with cistern points and all the fittings will be for C.P. brass of genuine make.

**KITCHEN** - Cooking plat form will be made from black stone with built in sink and glazed tiles upto the height of 2' feet above cooking plat form will be provided. Water provision at sink and separate water provisions below sink for washing will be made.

**DOORS** - Frames of good quality Sal wood and flash doors of commercial quality, toilet door will be made from P.V.C sheets.

**WINDOWS** - All windows will be aluminum frame with glass panels.

**WATER SUPPLY AND SEWERAGE** - Water supply by KMC Tap line from underground reservoir with pumping to overhead reservoir tanks and delivery there from to individual flat.

**INTERIOR WALL COASTS** -

All the interior walls will be finished with plaster of Putty.

**ELECTRICAL WIRING** - All will be concealed and adequate outlet sockets will be provided maximum upto 6 Nos. point (each room) and provide one A/C Line

**THE SCHEDULE 'B' AS REFERRED TO ABOVE :**

**ALL THAT** piece and parcel of 14000 Sq.ft built up area consisting twelve self contained residential flat with marble floor with lift facilities except Ground floor (equal area of each floor basis of 14000 Sq.ft) according to sanction building plan as per proportionate share of beneficiaries and Developer shall non refundable pay the sum of Rs. 2,01,00,333/- (Rupees Two cores one lakh three hundred thirty three only) in four equal installments within a period of twenty four months and also shall provide 7 car parking space on the Ground floor. The developer has already paid the sum of Rs. 10, 00,000/- ( Rupees ten lakh only) with offer letter which will be adjusted from aforesaid non refundable amount as security money.

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

**SIGNED SEALED AND DELIVERED**

1.

*L. L. Chahal*  
Administrator  
High Court, Kathua.

*Sripark Koruri*

*Sujit Kumar*

Trustees to the estate of  
Nanda Lal Koruri, decd.

2. *Visita Samanta*  
*AN*

**SIGNATURE OF THE OWNERS/TRUSTEES**

VIHA REALCON PRIVATE LIMITED

*Lily Samanta*  
Director



**SIGNATURE OF THE DEVELOPER**

**RECEIVED** the sum of Rs. 10,00,000/- (Rupees ten Lac only) from the developer above named as per memo of consideration.

**MEMO OF CONSIDERATION**

By Cheque no 457498 dated 21.04.23 on Axis Bank, Dunlop Br. Rs.10,00,000/-  
(Rupees Ten Lac only)

*C. L. Garg*  
Advocate  
High Court, Calcutta

*Sipak Koruri*  
Joint Owner

Trustees to the estate of  
Nanda Lal Koruri, decd.

**SIGNATURE OF THE OWNER/TRUSTEE**

*Nisith Kr. Samanta*  
AN

Drafted & prepared by me,

*Nisith Kr. Samanta*  
MR. NISITH KR. SAMANTA  
Advocate  
SEALDAH CIVIL COURT  
KOLKATA - 700014  
E.No. NB/1120/78

✓

Thumb Impression		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name \_\_\_\_\_

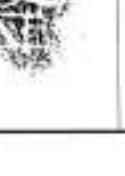
Signature Bipak Kowri



		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name \_\_\_\_\_

Signature Rajat Doshi

		Thumb	1 <sup>st</sup> finger	middle finger	ring finger	small finger
	Left hand					
	Right hand					

Name \_\_\_\_\_

Signature Lily Suman

### Major Information of the Deed

Deed No :	I-1902-06021/2023	Date of Registration	08/05/2023		
Query No / Year	1902-2001121514/2023	Office where deed is registered			
Query Date	03/05/2023 5:39:47 PM	A.R.A. - II KOLKATA, District: Kolkata			
Applicant Name, Address & Other Details	Nisith Kumar Samanta Sealdah Civil Court, Thana : Entally, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9830346879, Status : Advocate				
Transaction	Additional Transaction				
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 10,00,000/-]			
Set Forth value	Market Value				
Rs. 3/-	Rs. 3,66,40,408/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 75.021/- (Article:48(g))	Rs. 10,021/- (Article:E, E, B)				
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip.(Urban area)				

#### Land Details :

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rasik Mitra Lane, .  
Premises No: 16, , Ward No: 008 Pin Code : 700003

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	8 Katha 3 Chatak	1/-	1,95,54,415/-	Property is on Road

District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Raj Ballav Street, , Premises No: 54, , Ward No: 008 Pin Code : 700003

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	5 Katha 12 Chatak	1/-	1,62,75,993/-	Property is on Road
Grand Total :				22.9969Dec	2/-	358,30,408/-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	2000 Sq Ft.	1/-	8,10,000/-	Structure Type: Structure
					Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete
					Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete
	Total :	2000 sq ft	1/-	8,10,000 /-	

## Details :

Name,Address,Photo,Finger print and Signature

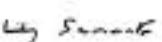
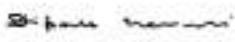
## ESTATE NANDALAL KORURI DECEASED

14/6A, Ramkanta Bose Street, City:- Kolkata, P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 , PAN No.: AAxxxxxx7R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

## Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>VIBHA REALCON PRIVATE LIMITED</b> 117, B. K. MOITRA ROAD, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.: AAxxxxxx7C, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print	Signature
1	<b>Mrs LILY SAMANTA</b> (Presentant ) Wife of Mr Nisith Kumar Samanta Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office			
	May 8 2023 4:35PM      L11      08/05/2023			
117, B. K. Moitra Road, City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: baxxxxxxx3d, Aadhaar No: 80xxxxxxxx9077 Status : Representative, Representative of : VIBHA REALCON PRIVATE LIMITED (as director)				
2	<b>Mr DIPAK KORURI</b> Son of Late Samarendra Nath Koruri Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office			
	May 8 2023 4:34PM      L11      08/05/2023			
14/6A, Ram Kanta Bose Street, City:- Kolkata, P.O:- Bagbazar, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.: afxxxxxx2j, Aadhaar No: 95xxxxxxxx0494 Status : Representative, Representative of : <b>ESTATE NANDALAL KORURI DECEASED</b> (as Trustee)				

Name	Photo	Finger Print	Signature
Name: DIPAK KORURI Son of Late Narayan Prasad Date of Execution - 08/05/2023, Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office			
	May 8 2023 4:06PM	LTI 08052023	08/05/2023
16, Rasik Mitra Lane, City:- Kolkata, P.O:- Bagbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, , PAN No.: avxxxxxxxx3j, Aadhaar No: 95xxxxxxxxx0993 Status : Representative, Representative of : ESTATE NANDALAL KORURI DECEASED (as Trustee)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Nisith Kumar Samanta</b> Son of Late P G Samanta Sealdah Civil Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014			
	08/05/2023	08/05/2023	08/05/2023

Identifier Of Mrs LILY SAMANTA, Mr DIPAK KORURI, Mr Rajat Koruri

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ESTATE NANDALAL KORURI DECEASED	VIBHA REALCON PRIVATE LIMITED-6.75469 Dec
2		VIBHA REALCON PRIVATE LIMITED-6.75469 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ESTATE NANDALAL KORURI DECEASED	VIBHA REALCON PRIVATE LIMITED-4.74375 Dec
2		VIBHA REALCON PRIVATE LIMITED-4.74375 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	ESTATE NANDALAL KORURI DECEASED	VIBHA REALCON PRIVATE LIMITED-1000.00000000 Sq Ft
2		VIBHA REALCON PRIVATE LIMITED-1000.00000000 Sq Ft

08-05-2023

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

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

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

Presented for registration at 15:50 hrs on 08-05-2023, at the Office of the A.R.A. - II KOLKATA by Mrs. LILY SAMANTA ..

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,66,40,408/-

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

Execution is admitted on 08-05-2023 by Mrs LILY SAMANTA, director, VIBHA REALCON PRIVATE LIMITED (Private Limited Company), 117, B. K. MOITRA ROAD, City:- Baranagar, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indentified by Mr Nisith Kumar Samanta, , Son of Late P G Samanta, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 08-05-2023 by Mr DIPAK KORURI, Trustee, ESTATE NANDALAL KORURI DECEASED (Trust), 14/6A, Ramkanta Bose Street, City:- Kolkata, P.O:- Bagbazar, P.S:-Shyampukur, District-Kolkata, West Bengal, India, PIN:- 700003

Indentified by Mr Nisith Kumar Samanta, , Son of Late P G Samanta, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 08-05-2023 by Mr Rajat Koruri, Trustee, ESTATE NANDALAL KORURI DECEASED (Trust), 14/6A, Ramkanta Bose Street, City:- Kolkata, P.O:- Bagbazar, P.S:-Shyampukur, District-Kolkata, West Bengal, India, PIN:- 700003

Indentified by Mr Nisith Kumar Samanta, , Son of Late P G Samanta, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 10,021.00/- ( B = Rs 10,000.00/- , E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2023 10:23PM with Govt. Ref. No: 192023240039830111 on 03-05-2023, Amount Rs: 10,021/-, Bank: State Bank of India ( SBIN0000001 ), Ref. No. CKW8161679 on 03-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,921/-

Description of Stamp 1, Stamp: Type: Impressed, Serial no 17719, Amount: Rs.100.00/-, Date of Purchase: 02/05/2023, Vendor name: A K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/05/2023 10:23PM with Govt. Ref. No: 192023240039830111 on 03-05-2023, Amount Rs: 74,921/-, Bank: State Bank of India ( SBIN0000001 ), Ref. No. CKW8161679 on 03-05-2023, Head of Account 0030-02-103-003-02

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Satyajit Biswas  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1902-2023, Page from 190309 to 190341**

**being No 190206021 for the year 2023.**



Digitally signed by SATYAJIT BISWAS  
Date: 2023.05.13 11:23:56 -07:00  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/05/13 11:23:56 AM

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - II KOLKATA**

**West Bengal.**

**(This document is digitally signed.)**