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7-3283/21

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 760044

8-79835/21

Distric Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

23 APR 2021

DEVELOPEMENT AGREEMENT

THIS DEED OF AGREEMENT FOR DEVELOPMENT is made
on this the 23rd day of April, Two Thousand Twenty One
(2021)

BETWEEN

6120

22-04-2021

For free salary construction

N 2991 B furnished under

Rupees 50

0.25

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol. 02



District Sub-Registrar
Registrar
Alipore, South 24 Pgs.

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Ashis Halder
S/O LT. Khokan Halder
Alipore Police Court

Kol-27

SRI SUDIPTA ROY, [PAN NO. ADKPR3275K] [AADHAAR NO. 2341 7386 7079] Son of Late Amalendu Roy, by occupation – Business, by faith – Hindu, by Nationality – Indian, residing at 5C, Tarak Mitra Lane, Kalighat, Police Station Tollygyngge, Kolkata – 700 026, Post Office Kalighat, hereinafter referred to and called as the '**OWNER**' (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, administrators, legal representatives' and/or assigns) of the **ONE PART**;

AND

SREE SAI RAM CONSTRUCTION, (PAN NO. AEIFS9509L] a partnership firm having its registered office at Flat no. 14, Premises no. N- 299/A, Fathepur 2nd Lane Kolkata 700 024, Police Station Metiabruz, Post Office Garden Reach, represented by its partners (1) **MR. RAVI KUMAR AGARWAL**, [PAN NO. AMMPA0646E] [AADHAAR NO. 3161 6311 3638] S/o, Subhas Chandra Agarwal, by occupation business, by faith – Hindu, by Nationality – Indian, residing at, N299/A Fathepur 2nd Lane, Garden Reach, Police Station Metiabruz, Post Office Garden Reach, Kolkata- 700 024, (2) **MRS. PAYEL SAHA**, [PAN NO. GTIPS5912J] [AADHAAR NO. 4917 8013 9789] Wife of Souveek Saha, by occupation Business, by faith – Hindu, by Nationality – Indian, residing at, N299 B/3 Fathepur 2nd Lane, Police Station Metiabruz, Post Office Garden Reach, Kolkata-700024, (3) **MRS. IRA DAS**, [PAN NO. BBSPD7084F] [AADHAAR NO. 2098 4396 9953] w/o, Subas Chandra Das, by occupation business,



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by faith – Hindu, by Nationality – Indian, residing at, 5 Banerjee Para Lane, Police Station Sarsuna, Post Office Sarsuna, Kolkata-700061, hereinafter called and referred to as “**THE DEVELOPER**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, successors-in-office, administrators, legal representatives, assigns and/or nominees etc.) of the ‘**ANOTHER PART**’.

WHEREAS originally one Mr. Car Lagarous Phillips while seized and possessed of the land, hereditaments and premises admeasuring an area of 7 (seven) Cottahs 5 (five) Chittaks 26 (twenty six) Square feet be the same a little more or less lying and situated at and being premises no. 18/22/1, Dover Lane, formerly portion of premises no. 18, Dover Lane, along with contiguous land and other properties as sold and absolute owner thereof and he created an equitable mortgage by depositing Title Deeds of the aforesaid properties with the Imperial Bank of India, 3, Strand Road, Calcutta, at the relevant time to secure at amount advanced to him by the said bank as loan.

AND WHEREAS said Mr. Car Lagarous Phillips being dead one Mr. William Reginald Tapper was appointed administrator to the estate of the said Mr. Car Lagarous Phillips, deceased, by an order of the Hon’ble High Court at Calcutta on 22nd April, 1922.



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AND WHEREAS said Mr. William Reginald Tapper entered into an agreement in the month of July, 1938 with Mr. John Daniel Gogerly for the sale of 7 (seven) Cottahs 5 (five) Chittaks 26 (twenty six) Square feet of rent free land picked out from the schedule of the aforesaid equitable mortgage properties being plot nos. 22, 23 and 24 forming part and formed out of premises no. 18, Dover Lane formerly known as premises nos 2 and 2/1 Dover Lane, and thereafter 47/3 and 47/4, Gariahat Road, Calcutta.

AND WHEREAS said Imperial Bank of India released the aforesaid plots of land in favour of the Sid Mr. William Reginald Tapper on 12th August, 1938 by executing a Deed of Release duly registered in Sub Registration office, Sealdah and entered into Book no. I, Volume no. 48, being no. 2224, pages 28 to 35 for the year 1938.

AND WHEREAS by an Indenture of Conveyance dated 12th August, 1938 duly registered and entered into Book no. I, Volume no. 47, being no. 2253, pages 10 to 14 for the year 1938 in the Sub Registration office, Sealdah, the said Mr. William Reginald Tapper, Administrator and Mr. John Daniel Gogerly as Vendor of the one part sold, transferred, granted and conveyed the aforesaid land, hereditaments and premises unto and in favour of Messrs Hindusthan Co-Operative Insurance Society Limited hereinafter referred to as the "said property" being purchaser of the other part at and for the consideration therein mentioned.

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AND WHEREAS the said Hindusthan Co-Operative Insurance Society Limited duly mutated their name in the record of the Corporation of Calcutta at the relevant time and the said came to be known, numbered and reputed as Premises no. 18/22, Dover Lane.

AND WHEREAS the said Hindusthan Co-Operative Insurance Society Limited divided and demarcated the said land measuring about 7 (seven) Cottahs 5 (five) Chittaks 26 (twenty six) Square feet purchased by them as aforesaid into two plots of which one of such plots consisted of land having 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet forming out of the said premises no. 18/22, Dover Lane.

AND WHEREAS said Hindusthan Co-Operative Insurance Society Limited while seized and possessed of the revenue redeemed vacant land having an area of 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet be the same or little more or less being well demarcated portion of the said premises 18/22, Dover Lane, sold, transferred and conveyed the same in favour Sri Siddhanath Sen by executing a Deed of Sale on 23rd day of December, 1944, duly registered in the Sub Registration office at Sealdah and entered into Book no. I, Volume no. 56, pages 73 to 79 being no. 2286, for the year 1944 and the said was shown and delineated in the map or plan annexed therewith as part thereof.

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AND WHEREAS by executing a Deed of Sale on 19th day of November, 1945, the said Siddhanath Sen for the valuable consideration therein mentioned sold, transferred, granted and conveyed in favour of Ram Chandra Banerjee ALL THAT piece and parcel of the said revenue redeemed well demarcated land measuring about 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet be the same or little more or less being part or parcel of premises no. 18/22, Dover Lane, as demarcated in the schedule of the said Conveyance which was duly registered in the Registration office at Sealdah wherein the said document was entered in Book no. I, Volume no. 50, pages 131 to 135 being no. 2223, for the year 1945.

AND WHEREAS the said Ram Chandra Banerjee while seized and possessed of the said land, hereditaments and premises containing an area of 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet being well demarcated part or parcel of premises no. 18/22, Dover Lane duly mutated the said Holding in his name and the same came to be known and numbered and reputed as premises no. 18/22/1, Dover Lane.

AND WHEREAS the said Ram Chandra Banerjee while seized and possessed of the said land having an area of 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet lying and situated at and being premises no. 18/22/1, Dover Lane, hereditaments and premises as absolute owner thereof he out of natural love and affection granted,



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transferred and conveyed the same by way of absolute gift unto and in favour of his eldest son Sri Kedar Nath Banerjee by executing a Deed of Gift on 23rd day of April, 1953, duly registered in Book no. I, Volume no. 23, pages 41 to 42 being no. 938, for the year 1953 in the office of the Sub Registrar at Sealdah.

AND WHEREAS the said Kedar Nath Banerjee thus while seized and possessed of and otherwise well and sufficiently entitled to the said land, hereditaments and premises as and for an estate equivalent to an absolute estate in fee simple in possession he sold, transferred and conveyed the same in favour of Smt. Mallika Debi alias Mallika Mookherjee, wife of Sri Haripada Mukherjee by executing a Deed of sale on 13th day of July, 1959 duly registered in Book no. I, Volume no. 33, pages 284 to 292 being no. 1649, for the year 1959 in the office of Sub Registrar at Sealdah and the said hereditaments and premises was shown and delineated in the map or plan annexed thereto as part thereof.

AND WHEREAS the said Mallika Debi alias Mallika Mookherjee while seized and possessed of and otherwise well and sufficiently entitled to the said land hereditaments and premises as sole and absolute owner thereof during the life time of her husband sold, transferred and conveyed the same in favour of Mrs. Hena Sinha alias Hena Singha, wife of Dr. Aroon Chandra Sinha, since deceased by executing a Deed of Sale dated 29th day of August, 1960 and duly registered in Book no. I, Volume

no. 40, pages 188 to 197 being no. 2079, for the year 1960 in the Sub Registration office at Sealdah wherein her husband Haripada Mukherjee by joining as confirming party, confirmed the said sale by his wife as sole and absolute owner thereof.

AND WHEREAS the said Smt. Hena Sinha after her purchase as aforesaid while seized and possessed of the said land hereditaments and premises by mutating her name in the records of the corporation of Calcutta at the relevant time and in the year 1964 -1966 by constructing a four storied brick building thereon consisting seven flats amongst which one on the ground floor, two each on the first floor, second floor and third floor respectively and servant's quarters on the mezzanine floor over the garage.

AND WHEREAS the said Mrs. Hena Sinha alias Hena Singha while seized and possessed of the said land messuage hereditaments and premises admeasuring an area of 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet be the same a little more or less together with four storied brick built building thereon consisting of flats, servant's quarters over the garage lying and situated at premises no. 18/22/1, Dover Lane, She as a settler by executing a Deed of Trust on 6th day of January 1998 duly registered in Book no. I, Volume no. 33, pages 309 to 322 being no. 867, for the year 1998 in the office of Additional Registrar of Assurance no. I, Calcutta in respect of the said land messuage hereditaments and premises wherein she appointed the President and Trustees of the



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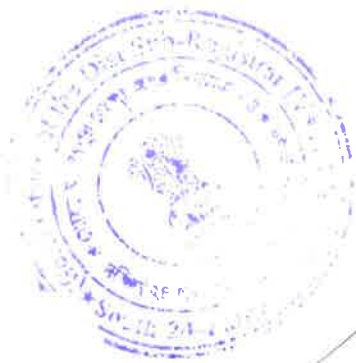
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Ramkrishna Math, P.O. Belur Math, District Howrah, as trustee for the benefit of the Ramkrishna Math, Lucknow, a branch centre of the said Ramkrishna Math, Belur, Police Station Bally, District Howrah.

AND WHEREAS in terms of the said Deed of Trust executed by the said Mrs. Hena Sinha alias Hena Singha as aforementioned, the said Trust came to an end on her demise and the said land messuage hereditaments and premises as described in the schedule A of the said Deed of Trust and as shown and delineated in the map or plan annexed therewith as part thereof therein bordered "Red" would vest absolutely in the said Trustees namely president and trustees of Ramkrishna Math, Belur, Howrah, with right to sell, dispose of the same and to hand over the net sale proceeds of the same to the Ramkrishna Math, Lucknow, U.P. a branch centre of Ramkrishna Math, Belur Math, Howrah, to be used and spent by it in any manner whatsoever according to the discretion of its management.

AND WHEREAS the said Mrs. Hena Sinha alias Hena Singha died on 11th day of May, 2002 and on her death, in terms of the said Deed of Trust, the Said Trust came to an end and the said land messuage hereditaments and premises has vested absolutely and forever on the president and Trustees of the Ramkrishna Math, Belur Math, Howrah.

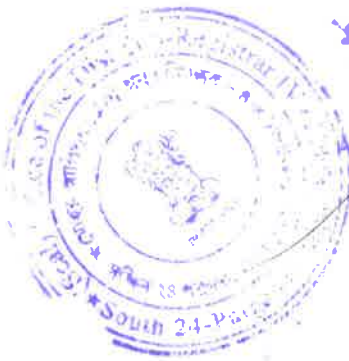


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AND WHEREAS Ramkrishna Math, a Trust Organization, created and registered by Swami Vivekananda by a Deed of Trust dated 31.01.1901 being Deed no. 348 for the year 1901 with the office of the Special Sub Registrar, Howrah, having its registered office and Head Quarter at Belur, Post Office Belur Math Police Station Bally, Pin-711202, District Howrah, represented by Swami Smaranananda, a Disciple of Swami Shankarananda, the General Secretary for the time being of the Board of Trustees of the Trust namely Ramkrishna Math sold **ALL THAT** piece and parcel of Bastu land measuring about 4 (four) Cotthas 8 (eight) Chhittaks and 44 (forty four) Square feet be it a little more or less together with four storied building (constructed in the 1964-1966) consisting of seven flats amongst which one on the ground floor, two on the first floor, two on the second floor and two on the third floor respectively and servant's quarters on the mezzanine floor over the garage lying and situated at K.M.C. Premises no. 18/22/1, Dover Lane, Kolkata 700 029, under Police Station Garrahat within the limit of Kolkata Municipal Corporation Ward no. 86, Assessee no. 11-086-05-0069-3 District South 24 Parganas, more fully described in the Schedule A herein below, to one Hasi Sarkar by executing a registered Deed of Conveyance dated 11th day of October 2006 which was registered in the office of the Additional District Sub Registrar at Alipore and it has been recorded in Book no. I, Volume no. 15, pages 3143 to 3167 being no. 03334 for the year 2012 and by virtue of foresaid Deed the said Hasi



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Sarkar became the owner in respect of the Schedule A mentioned property.

AND WHEREAS on 8th November, 2019 said Hasi Sarkar gifted the First schedule mentioned property to Amalendu Roy i.e. the father of the owner herein by executing a registered Deed of Gift which was registered in the office of the Additional District Sub Registrar, Alipore, South 24 Parganas and it has been recorded in Book no. I, Volume no. 1605-2019, paged 219643 to 219677 being no. 160506351 for the year 2019 and by virtue of the said Deed of Gift, said Amalendu Roy became the owner of the entire First schedule mentioned property.

AND WHEREAS on 22.10.2020 said Amalendu Roy died intestate leaving behind his two sons namely Soumen Roy and Sudipta Roy as his legal heirs and said Amalendu Roy's wife predeceased him and after their father's death both Soumen Roy and Sudipta Roy inherited the First schedule mentioned property and both of them became the joint owner in respect of the First schedule mentioned property each having 50% share undivided share in the property.

AND WHEREAS on 14th December, 2020 said Soumen Roy being the owner of the 50% undivided share in respect of the schedule mentioned property gifted his undivided 50% share in the property to Sudipta Roy i.e. the Owner herein by executing a registered Deed of Gift which was registered in the office of the Additional District Sub Registrar



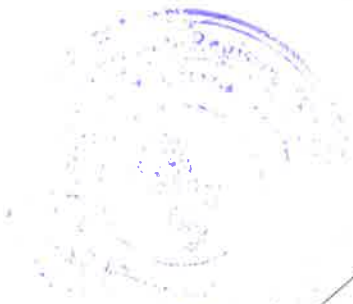
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at Alipore, South 24 Parganas and it has been recorded in Book no. I, Volume no. 1605-2020, Pages 126992 to 127026, being no.160503461 for the year 2020 and as such the first party herein became the absolute owner in respect of the schedule mentioned property by virtue of the said deed of gift and by way of inheritance.

AND WHEREAS since then the said Owner Sudipta Roy has been exercising all his right of ownership and possession over the First Schedule mentioned property and mutated his name in the records of Kolkata Municipal Corporation being Assessee No.110860500693 and has been paying taxes Which is morefully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the "**SAID PROPERTY**"

AND WHEREAS the owner herein approached the Developer herein with the proposal to construct a G+4 storied building upon the said land in accordance with the building plan for residential purpose comprising of several self contained flats of any other saleable space or spaces or portion thereof utilizing the maximum F.A.R. for mutual profits, interest and benefits on or over the said property morefully and particularly mentioned and described in the First Schedule hereunder written on the terms and conditions which have been mutually discussed and settled.



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AND WHEREAS the Owner has specifically represented to the developer that he is sole and absolute Owner of the property morefully and particularly mentioned and described in the First Schedule hereunder written which representation the Developer has bonafide belief that the Owner absolutely seized and possessed of or otherwise well and sufficiently entitled to the said premises in its entirety as the owner thereof **and** that he has full right and absolute authority of alienation or transfer of the same or any portion thereof without let, hindrance, claim, question or demand being raised by anybody in this behalf and has also declared and confirmed that he has not yet executed any sort of instrument like sale, lease, gift, mortgage, charde or Agreement for Sale , Tenancy and Development Agreement with regard to the said property with anybody/ bodies, person/persons, concern/concerns, company/companies and authority/authorities.

ANDWHEREAS it has been agreed by and between the parties hereto that the Developer shall develop and /or cause to be developed the said premises in the manner as has been agreed upon by and between the parties hereto and as herein after provided.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the parties hereto as follows : -



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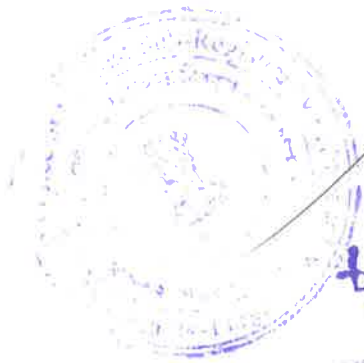
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ARTICLE - I : DEFINITION -

In these presents unless there is something inconsistent with or repugnant to the subject or context the following words and/or expression shall mean as follows :-

1.1 OWNER : shall mean **SRI SUDIPTA ROY**, Son of Late Amalendu Roy, by occupation – Business, by faith – Hindu, by Nationality – Indian, residing at 5C, Tarak Mitra Lane, Kalighat, Police Station Tollygyne, Kolkata – 700 026, Post Office Kalighat, District 24 Parganas South and his successors, legal representatives and assigns.

1.2 DEVELOPER : shall mean **SREE SAI RAM CONSTRUCTION**, a partnership firm having its registered office at Flat no. 14, Premises no. 299/A, Fathepur 2nd Lane Kolkata 700 024, Police Station Metiabruz, Post Office Garden Reach, represented by its partners (1) **MR. RAVI KUMAR AGARWAL**, S/o, Subhas Chandra Agarwal, by occupation business, by faith – Hindu, by Nationality – Indian, residing at, N299/A Fathepur 2nd Lane, Garden Reach, Police Station Metiabruz, Post Office Garden Reach, Kolkata- 700 024, (2) **MRS. PAYEL SAHA**, Wife of Souveek Saha, by occupation Business, by faith – Hindu, by Nationality – Indian, residing at, N299 B/3 Fathepur 2nd Lane, Police Station Metiabruz, Post Office Garden Reach, Kolkata-700024, (3) **MRS. IRA DAS**, w/o, Subas Chandra Das, by occupation business, by faith – Hindu, by Nationality – Indian, residing at, 5 Banerjee Para Lane, Police Station Sarsuna, Post Office



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Sarsuna, Kolkata-700061, for the time being successors in-interest and/or assigns.

1.3 TITLE DEED : shall mean all deeds, documents, papers and writings regarding title of the property.

1.4 LAND/PROPERTY : shall mean all that piece and parcel of demarcated and separated bastu land measuring about 4 (four) Cotthas 8 (eight) Chhittaks and 44 (forty four) Square feet be it a little more or less together with 54 years old four storied building (constructed in the 1964 -1966) consisting of mosaic flooring seven flats amongst which one flat on the ground floor measuring about 1600 square feet super built up area, two flats on the first floor total measuring about 2380 square feet super built up area, two flats on the second floor total measuring about 2380 square feet super built up area and two flats on the third floor total measuring about 2115 square feet super built up area and cemented flooring garage measuring about 700 square feet on the ground floor and servant's quarters measuring about 700 square feet on the mezzanine floor over the garage lying and situated at K.M.C. Premises no. 18/22/1, Dover Lane, Kolkata 700 029, under Police Station Gariahat, Post Office Ballygunge, within the limit of Kolkata Municipal Corporation Ward no. 86, Assessee no. 11-086-05-0069-3 District South 24 Parganas, which is morefully described in the **FIRST SCHEDULE** hereunder.



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1.5 OLD BUILDING : shall mean the said old structure standing at the said property.

1.6 NEW BUILDING : shall mean the proposed **G + Four storied building** consisting of several flats/spaces, garages and commercial space and other structures which the parties hereto propose to erect in or upon the said property.

1.7 THE ARCHITECT : shall mean any qualified person or persons as may be appointed or nominated by the Developer as Architect of the building for designing and planning of the building to be constructed on the said property.

1.8 PROPORTIONATE SHARE : Shall mean such ratio the covered area of any Unit or Units be in relation to the covered area of all the Flat/Flats/Spaces in the new Building.

1.9 COMMON MAINTENANCE AND EXPENSES : shall mean and include the expenses for common purpose as mentioned in **FIFTH SCHEDULE** hereunder written.

1.10 SERVICE COMPANY : shall mean Flat Owner Association, syndicate society and/or body that may be formed or nominated, by the Owner and/or Developer or their nominated Flat Owner for the maintenance of the common parts of the proposed building.



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1.11 COMMON FACILITIES/AREAS/PORCTIONS : shall include the common areas and facilities in the building for the use of the Owner and the Developer and all other occupiers of flats and spaces of the building as mentioned in **FOURTH SCHEDULE** hereunder written.

1.12 CONSTRUCTED AREA : shall mean the total Built up area .

1.13 SALEABLE SPACE : shall mean flat or flats, apartments or apartments, garages, commercial space, spaces or spaces or any other space or spaces or portion thereof for residential purpose only available for independent use and occupation excepting what is due to the owners and after making due provisions for common facilities and space required thereof.

1.14 OWNER'S ALLOCATION : shall mean the Owner is entitled to get for his allocated portion which particularly mentioned hereunder written :-

That it is agreed by and between both parties in this agreement that the Developer herein will construct one building consisting of different types of flats, garages, commercial space & spaces in the First Schedule property at its own cost and responsibility within **30 months** from the date of Commencement of work over the said premises and after completion of the said proposed building the Developer herein will hand over (i) one residential flat measuring about more or less 600 square feet super built up area on the first floor, (ii) one residential flat measuring about more or less 800 square feet super built up area on the first floor (iii)



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one commercial space measuring about more or less 250 square feet super built up area on back side of the ground floor of the proposed G + four storied building along with forfeit cash consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs) only towards the full and final consideration against the said land.

Said forfeit amount of Rs. 50,00,000/- (Rupees Fifty Lakhs) only will be paid by the Developer herein to the Owner herein as follows :

1. On the time of execution
of this Development Agreement Rs. 5,00,000/-
2. At the time of Shifting Rs. 5,00,000/-
3. At the time of demolition of old structure Rs. 5,00,000/-
4. At the time of Building Sanction plan Rs. 10,00,000/-
5. before the time possession hand over Rs. 25,00,000/-

Be it mentioned herein that the Owner herein will take all the responsibility of the existing occupier of the said premises.

1.15 DEVELOPER'S ALLOCATION : shall mean **SREE SAI RAM CONSTRUCTION** will get all flats, garage spaces, Commercial Spaces (if any) and other spaces of the said proposed new G+Four storied building save and **except the fulfillment of the Owner's Allocation as above mentioned in Para 1.14** with proportionate right of all facilities, utilities and benefits of the said building which is to be used as common between all the Co-Owners.



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The Developer is entitled to demolish the existing structure of the First Schedule below by its own fund and also entitled to sell out respective scrap materials of the said old building at his own discretion as thinks fit and proper and in this regard the owner herein will not raise any objection whatsoever.

Be it also mentioned herein that if the developer herein obtains extra area from the concerned authority other than the first sanctioned area, in that case, the extra area will be on the part of the Developer's allocation and the developer will enjoy the extra area after paying necessary fees and cost to the concerned authority and the owner herein shall have no objection and/or right over the same.

1.16 TIME : Shall mean the completion of the construction work i.e. **30 months** from the date of commencement of work over the said premises and the same may be extended as per consent of both the parties.

1.17 ROOF : shall mean and include the entire open space of the ultimate roof and/or top of the new building, excluding the space required for installation of the overhead tank, T.V. Antenna/satellite disk, stair-case cover and other facilities.

1.18 TRANSFEEE : shall mean the person or persons to whom any space in the building has been agreed to be transferred.

1.19 ENCUMBRANCES : shall mean charges, liens, lispence, claims,



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liabilities trusts, demands, acquisitions and requisitions of Government and public authorities.

1.20 FORCE MAJURE : shall mean flood, earthquake, riot, war storm, tempest, civil commotion, strike lock out, lock down etc.

1.21 SUPER BUILT UP AREA : shall mean and include total constructed flat area along with proportionate common passage, stair cases and landings etc.

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

1.23 MASCULINE : shall include the feminine and vice/versa.

ARTICLE - II : TITLE & INDEMNITY -

- i)** The Owner hereby declare that he is the sole and absolute Owner in respect of the said property morefully described in the First Schedule hereunder and the same is free from all encumbrances and the Owner has a good and marketable title in respect thereof and there is no impediment to the development of the said property and/or the construction of the new proposed building by the Developer in the manner as herein agreed upon.
- ii)** The Owner herein agreed that after the execution of this agreement the Owner shall hand over the possession of the entire premises (including 7



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seven flats, two garages, two spaces in mezzanine floors) in vacant condition to the developer herein so that the developer herein will demolish the entire building and construct a new building as per development agreement.

- iii)** The Owner herein agreed that after the execution of this agreement the Owner shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the said property or portion thereof except in the manner as herein expressly provided.
- iv)** The Owner hereby also undertake that the Developer shall be entitled to construct and complete the new proposed building on "The Said Property" and enjoy the Developer's portion without any interruption or interference from the Owner or any persons or persons lawfully claiming through or under the Owners.
- v)** The Developer also doth hereby undertake to construct the new building and undertake to pay the fees along with all damages, penalties and/or compounding fees, if any, payable to the authority or authorities concerned.
- vi)** In carrying out the said development work and/or construction of the new building herein agreed upon by the Developer shall keep the Owner indemnified from and against all third party claims or compensations and actions due to any act or commission/ commissions for which the entire legal responsibility shall be borne upon by the Owner



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and the Owner herein shall be liable to pay the damages to the developer herein caused by the Owner negligence.

- vii)** The Developer will file at his own cost to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity etc. to the building and other public utilities and Developer will be entitled to get all refunds or payments and/or deposits made by the Developer to any authority, firm or persons and all papers as may be required for the same shall be assigned by the said owner.

ARTICLE - III : BUILDING -

- i)** The Developer herein will construct the new multi storied building over the said property by its own fund and the Developer agrees to complete the said proposed building in accordance without any hindrance or disturbances by or on behalf of the Owner or any person claiming under them. The Developer will ensure that the building will be made with the best available materials and according to the specification morefully described and written in the Third Schedule hereunder.
- ii)** The Developer herein will be entitled to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity etc. to the building and other public utilities and Developer will be entitled to get all refunds or payments and/or deposits to be made by the Developer to any authority, firm or persons and all papers as may be required for the same shall be signed by the said Owner.



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- iii)** The Developer herein will abide by all the laws, bye laws, rules and regulations of the Government, Corporation, local bodies and other concerned authorities as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the laws, facilities to the said property during the period of construction and before handing over the Owner's allocation to the Owner herein. The Owner or his legal heirs or assignees' shall sign, execute and deliver all lawful necessary papers and applications signifying their consent and approval to enable the Developer to obtain such utility services and facilities for raising the said construction.
- iv)** The Developer hereby undertake to construct the new proposed building by its own fund and liable to finish all construction work of the building within **30 months** from the date of starting work over the said premises and to complete the construction of the building diligently and expeditiously according to the specification contained herein unless prevented by force majeure circumstances beyond its control, in such eventualities in either case the time shall be reasonably extended by the Owner.
- v)** Simultaneously with the execution of these presents, the Owner herein will execute and register a Power of Attorney in favour of (1) **MR. RAVI KUMAR AGARWAL**, S/o, Subhas Chandra Agarwal, by occupation business, by faith – Hindu, by Nationality – Indian, residing at, N299/A Fathepur



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District Registrar, Sonapatna

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2nd Lane, Garden Reach, Police Station Metiabruz, Post Office Garden Reach, Kolkata- 700 024, (2) MRS. PAYEL SAHA, Wife of Souveek Saha, by occupation Business, by faith – Hindu, by Nationality – Indian, residing at, N299 B/3 Fathepur 2nd Lane, Police Station Metiabruz, Post Office Garden Reach, Kolkata-700024, (3) MRS. IRA DAS, w/o, Subas Chandra Das, by occupation business, by faith – Hindu, by Nationality – Indian, residing at, 5 Banerjee Para Lane, Police Station Sarsuna, Post Office Sarsuna, Kolkata-70006, partners of SREE SAI RAM CONSTRUCTION, a partnership firm, having its registered office at Flat no. 14, Premises no. 299/A, Fathepur 2nd Lane Kolkata 700 024, Police Station Metiabruz, Post Office Garden Reach, the Developer herein to represent on behalf of the Owner before the Police Authority, Fire Brigade, Kolkata Municipal Corporation, B.L & L.R.O. or any other authority or authorities and to sign any application, scheme, map or any other writing on his behalf and to appear before the authority or authorities to register any agreement, conveyances, etc. in favour of respective buyer and to do all acts by virtue of the said Power of Attorney.

ARTICLE – IV: CONSIDERATION AND SPACE ALLOCATION

- i) Upon completion of the construction of the new proposed building in all respect, the Developers' portion shall belong to the Developer exclusively which is specifically mentioned in the Developer's Allocation of the **Part –II of the Second Schedule** hereunder written and the Developer will be



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District Registrar
Alipora, South West District, Kerala

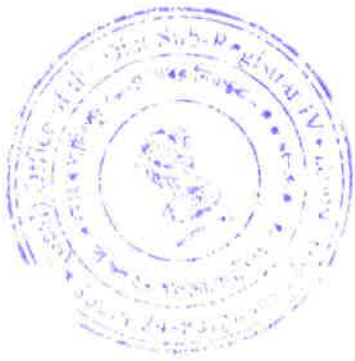
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entitled to deal with and dispose off the residential flats, garage and other spaces to be allotted in the Developer's portion together with the proportionate share or interest in the land and common areas and facilities only after completion of all the dues to the Owner as specifically mentioned in the Owner's allocation of the **Part - I of the Second Schedule** hereunder written;

- ii) The Owner shall be liable to transfer or dispose of the Owner's right, title and interest over the said property as well as in the building whatsoever to the Developer and any person lawfully claiming on his behalf and shall not in any way interfere with and disturb the quiet and peaceful possession of his respective portions or any person or persons claiming through his respective nominee or nominees.

- iii) The Developer will also be similarly exclusively entitled to get the Developer's allocation in constructed portion of the proposed building without in any way disturbing the common areas and facilities situated thereon with the exclusive right to deal with and enter into agreement to sell the same and transfer the same without any way affecting the right, claim, demand interest whatsoever or howsoever of the Owner or any other person or persons claiming through and/or without any right to disturb the quiet and peaceful possession of the occupiers of the Owner's portion or her nominee or nominees or any person or persons lawfully claiming on his behalf but only after handing over the Owner's allocation



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or the Consideration to the Owner.

Provided always that after the commencement of construction of the building the Developer will be entitled at all times to enter into agreement or agreements or contracts for transfer and/or dispose of the area of the Developers' portion on his responsibility and risk and to receive earnest money and payment for the same of the area of the Developer's portion for which the Owner shall be in no way responsible and liable.

**ARTICLE - V : COMMON FACILITIES AND OBLIGATIONS OF THE OWNER
AND THE DEVELOPER**

- i) The Developer will bear and pay all rates and taxes and other outgoing in respect of the said property till the Owner is provided with the Owner's allocation of the building.
- ii) All taxes and outgoing with regard to the said property from the date of handing over the possession till such time the new building is completed shall be borne by the Developer.
- iii) During the continuance and until the expiry of **30 months** the Owner will not prevent the Developer in any way or interfere with the peaceful possession and enjoyment of the said property and shall not cause any obstruction or interference in the construction and completion of the new building, except in case the Developer does not carry out his obligations in terms of this agreement.



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If any further reasonable time is required for completion of the construction work of the said proposed building then the same shall be extended by a further period of six months by the owner herein.

iv) The Developer and/or his nominee or nominees shall be duly authorized/empowered by the Owner by or under a duly executed and registered Power of Attorney in favour of 1) MR. RAVI KUMAR AGARWAL, (2) MRS. PAYEL SAHA, and (3) MRS. IRA DAS, partners of SREE SAI RAM CONSTRUCTION, to do all acts, deeds and things necessary for fully and effectively on behalf of the Owner before all relevant authorities. It is expressly made clear that if the Developer comply with all terms conditions and stipulations of these presents and carry on construction of the building diligently in terms of this agreement the Owner and/or any person or persons claiming under him shall not for any reason or in any manner whatsoever interfere with or hinder prohibit injunction or stop the Developer and/or his men, agents, servants or representatives from carrying out the development of the said property in terms of this agreement including the construction. It is further hereby made clear that the decision of the Developer/Owner concerning all matters in respect of the development of the said property in terms of this agreement shall be final and binding on all the parties and shall not be questioned by any one on any ground whatsoever excepting on grounds, mentioned herein and the Developer is bound to complete all



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construction job of the proposed building.

v) The Owner hereby authorize the Developer to do all works necessary for or required for the construction of the building on the said property in terms of this agreement including apply for and obtaining electric, water and drainage connection and other utilities and to sign on behalf of the Owner and represent him before the relevant authorities. The Owner undertake to sign, verify, execute, and affirm and if necessary register all such papers, documents, affidavits, letters in writings including Power of Attorney, if so required, in favour of the Developer or its representatives and to do at the request to be done in connection with the construction and development of the building on the said property. The Owner further undertake to fully assist and co-operate with the Developer at the request of the Developer in development of the said property and not to delay or hinder the same in any manner whatsoever provided the construction is made diligently by the Developer and in terms of this agreement and the original deed should be in possession of the Owner until completion of the new proposed multistoried building. Owner should present it to the respective authorities and the Developer should inform in such cases by prior notice of 48 hours to the Owners.

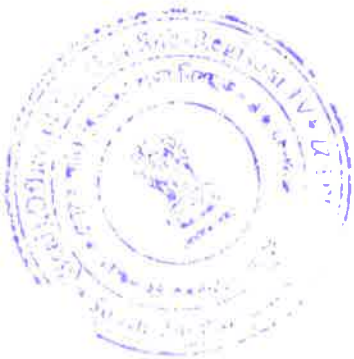
vi) Out of the total constructed area of the new building/buildings to be constructed by the Developer, the Developer shall make over to the Owner Consideration as stated herein above and Owner hereby exclusively



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appoint and authorize the Developer to secure purchaser/ purchasers and/or lessee/lessees at such rates and on such terms and conditions as maybe mutually agreed by and between such purchaser/purchasers and/or lessee/lessees and the Developer and to receive the earnest money. But it is clearly stated herein that the Developer shall not be entitled to put any intending purchaser or lessee in any portion in the Developer allocation in possession of the said portion without handing over the Owner's Consideration to the owner herein in terms of this agreement otherwise the said person or persons shall be regarded as trespassers nor the Developer will be entitled to execute the final sale deed or any deed of lease or any other deed but the Developer is entitled to execute any agreement for sale in respect of the Developer's Allocations in favour of such person or persons before the Owners being given the Owner's Consideration. The Owner hereby also authorize the Developer to receive the entire earnest money received from such purchaser/purchasers and/or lessee/lessees as and by way of its remuneration and or compensation for development of the said property by construction of a new building. It is clarified that the Developer alone shall be exclusively entitled to receive and or collect the earnest money payable by the intending Purchaser/purchasers and/or the intending lessee/lessees of the portions in developer allocations only and the Owner shall not be entitled to claim any amount from the Developer out of the said money. The Owner will in this respect duly execute and make over to the



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Developer or its nominee/nominees a Power of Attorney for such purposes in favour of the Developer.

- vii)** The Developer shall be at liberty to negotiate with the intending purchasers/purchasers and/or lessee/lessees for sale/lease of the constructed space/spaces in the building out of Developer's allocation together with proportionate share of the land comprised in the said property and to sell, transfer, convey, assure and/or lease the same to such intending and/or actual purchaser/purchasers and/or lessee lessees in respect of portions in the newly constructed multistoried building that appertain to Developer allocation.
- viii)** It is agreed by and between the owner herein and the developer herein that if in future, Kolkata Municipal Corporation authority sanctions extra floor/s or part above G+4 storied building, in that case the extra floor or part thereof will be in the part of the developer's allocation and the owner herein shall have no objection and/or right over the same and for the purpose of constructing the said extra floor, the entire expenses will be borne by the Developer herein and the owner herein shall co-operate with the developer herein by signing all necessary documents for the purpose of the said Extra Floor or part thereof above G+4 storied building.
- ix)** This agreement shall subsist and remain irrevocable till the work of construction of building at the said property is completed within the time and is completed subject to the condition as mentioned clause IV under the



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captioned building and the Owner's Consideration is first paid to the Owners by the Developer as aforesaid and thereafter the constructed space is sold/leased to the purchaser/purchasers and/or lessee/lessees later by documents in connection therewith are fully executed or registered.

- x)** The Owner or the Developer or any of their transferees shall not use or permit use of their respective allocation in building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use or allow the use thereof for any purpose which may create a nuisance or hazard to the other occupiers of the building.
- xi)** The Owner or Developer or any of their transferees shall not demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural allocation therein without the previous consent of the management society / association that the occupiers of the proposed building may form in future.
- xii)** The Developer with the concurrence of the Owner shall be entitled to frame a scheme for the management and administer the said building and/or common areas and facilities thereof. The parties hereto agree to abide by all such rules and regulations of such management/ society /association and hereby give their consent to abide by the same.
- xiii)** Nothing in this agreement shall be construed as a demise or assignment or consequences in Law by the Owner of the said property or any trust



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thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developer other than an exclusive right to the Developer to commercially exploit the Developer' allocation thereof.

ARTICLE – VI : FORCE MAJURE

- i)** Force majeure shall mean flood, earth-quake, riot, war, storm hereto effected thereby and also non-availability of essential materials like cement, steel etc.
- ii)** If the construction and/or completion of the building is delayed from any willful act on the part of the Developer then in that event the developer shall be liable to pay such loss or damages to the owner at the rate of Rs.1000/- (Rupees: One Thousand) only per month with the expiry of the said 30 months from the date of commencement of work.
- iii)** In the event of the Owner committing breach of any of the terms and conditions herein contained or delayed in delivery of possession of the said premises as hereinbefore stated the Developer shall be entitled to and the owner shall be liable to pay such losses and compensations as shall be settled between the parties Provided however if such delay shall continue for a period of six months then and in that event in addition to any other right which the Developer may have against the owner the Developer shall be entitled to sue to Owner for Specific Performance of this Agreement or to rescind or cancel this Agreement and claim refund of all the moneys paid and /or incurred by the Developer with interest and such losses and damages the Developer may suffer.



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ARTICLE - VII : JURISDICTION:

The learned Court/Courts having territorial jurisdiction over the said property shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

ARTICLE - VIII : DOCUMENTATION AND PROFESSIONAL CHARGES

That the Developer shall prepare, execute and register the Deed of Conveyance through the Advocate of the Developer and the draft deed of conveyance shall be prepared by the Developer through his appointed Advocate, The registration fees with stamp duties assessed for the purchaser/s allocation and the legal charges of the Advocate for entire registration work shall be borne by the intending purchaser/s.

FIRST SCHEDULE ABOVE REFERED TO
(The said Land /Property)

ALL THAT piece and parcel of Bastu land measuring about 4 (four) Cotthas 8 (eight) Chhittaks and 44 (forty four) Square feet be it a little more or less together with 54 years old four storied building (constructed in the 1964 -1966) consisting of mosaic flooring seven flats amongst which one flat on the ground floor measuring about 1600 square feet super built up area, two flats on the first floor total measuring about 2380 square feet super built up area, two flats on the second floor total



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measuring about 2380 square feet super built up area and two flats on the third floor total measuring about 2115 square feet super built up area and cemented flooring garage measuring about 700 square feet on the ground floor and servant's quarters measuring about 700 square feet on the mezzanine floor over the garage lying and situated at K.M.C. Premises no. 18/22/1, Dover Lane, Kolkata 700 029, under Police Station Gariahat, Post Office Ballygunge, within the limit of Kolkata Municipal Corporation Ward no. 86, Assessee no. 11-086-05-0069-3 District South 24 Parganas which is butted and bounded as follows:-

- On the North :** by Premises no. 18/25, Dover Lane,
- On the South :** by 30' feet wide Road,
- On the East :** by Dover Lane,
- On the West :** by Premises no. 18/22/4/A/1, Dover Lane and by Premises no. 18/22/4, Dover Lane

SECOND SCHEDULE ABOVE REFERRED TO

PART :: I

OWNER'S ALLOCATION : shall mean the Owner's is entitled to get for his allocated portion which particularly mentioned hereunder written :-

That it is agreed by and between the both parties in this agreement that the Developer herein will construct one building consisting of different types of flats & spaces in the First Schedule property at its own cost and



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responsibility within **30 months** from the date of Commencement of work over the said premises and after completion of the said proposed building the Developer herein will hand over (i) one residential flat measuring about more or less 600 square feet super built up area on the first floor, (ii) one residential flat measuring about more or less 800 square feet super built up area on the first floor (iii) one commercial space measuring about more or less 250 square feet super built up area on back side of the ground floor of the proposed G + four storied building along with forfeit cash consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs) only towards the full and final consideration against the said land Said forfeit amount of Rs. 50,00,000/- (Rupees Fifty Lakhs) only will be paid by the Developer herein to the Owner herein as follows :

- | | |
|--|-----------------|
| 1. at the time of execution
of this Development Agreement | Rs. 5,00,000/- |
| 2. At the time of Shifting | Rs. 5,00,000/- |
| 3. At the time of demolition of old structure | Rs. 5,00,000/- |
| 4. At the time of Building Sanction paln | Rs. 10,00,000/- |
| 5. before the time possession hand over | Rs. 25,00,000/- |

Be it mentioned here that the Owner herein will take all the responsibility of the existing occupier of the said premises.



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PART :: II**DEVELOPER'S ALLOCATION:**

shall mean **SREE SAI RAM CONSTRUCTION** will get all flats, garage spaces, Commercial Spaces (if any) and other spaces of the said proposed new G+ Four storied building save and **except the fulfillment of the Owner's Allocation as above mentioned in Part II of the Second Schedule** with proportionate right of all facilities, utilities and benefits of the said building which is to be used as common between all the Co-Owners.

The Developer is entitled to demolish the existing structure of the First Schedule below by its own fund and also entitled to sell out respective scrap materials of the said old building at his own discretion as thinks fit and proper and in this regard the owner herein will not raise any objection whatsoever.

Be it also mentioned herein that if the developer herein obtains extra area from the concerned authority other than the first sanctioned area, in that case, the extra area will be on the part of the Developer's allocation and the developer will enjoy the extra area after paying necessary fees and cost to the concerned authority and the owner herein shall have no objection and/or right over the same.



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THIRD SCHEDULE ABOVE REFERRED TO

(SPECIFICATION OF THE BUILDING AS WELL AS FLAT TO BE CONSTRUCTED)

- 1) General - The building shall be of R.C.C. (1:1 ½:3) foundation over brick flat soling with floor casting and foundation, coarse river side sand, ¾ stone chip.
- 2) Brick Wall - All exterior brick wall shall be 0' 5" thick with brick in sand cement mortar 1: 5, All partition wall shall be 0'3" thick with brick in sand cement mortar (1 : 5')
- 3) Inside & outside Wall plaster - ½' thick plaster with sand cement mortar (1 :5).
- 4) Ceiling Plaster - ¼" thick plaster with sand cement mortar 1 : 4 .
- 5) Staircase- finished by Marble with 6" high skirting.
- 7) Kitchen - Stainless steel sink, black stone coking platform.
- 8) Window- Aluminum sliding window with Grills Box.



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- 9) Door - Flush door (Toilet – PVC Door)
- 10) Painting work - outside wall – colour paint finish,
- 11) Toilets and other Sanitary fittings will be provided with the following fittings of standard quality.
1. One Western type commode in Toilet
 2. Two taps will be provided in toilet

12) SCHEDULE OF ELECTRICAL WIRING & POINT

In each flat will be provided fully concealed wiring with the following

Electrical Points :

1. In each Bed Rooms -1 No. Light point, 1 No. Fan Point, 1 No. Plug on Switch Board, in all bed room.
2. Drawing /Dinning Room -1 No. Fan Point, 1 No. light point, 1 No plug point,
3. Kitchen -1 No. light point.
4. Toilet -1 No. light point,
- 6) Extra Work - If any specification needs to be changed as per fascination of the party then that will be treated as extra work and the said party will



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bear all the costs and expenses for the same after adjusting the cost of the common specification provided by the developer as per the Developer's demand and the said cost of extra work will be paid by the Owner herein to the Developer.

FOURTH SCHEDULE ABOVE REFERRED TO

(Common facilities /areas /portion and amenities provided)

The Purchaser shall enjoy and access to the following common benefit, facilities in the premises and duties and obligations as Apartment owner.

1. Entrance and exit.
2. Boundary walls, open spaces by and between the said building and the boundary walls , open spaces surrounding the building of the said premises, main gate, other gates if any, of the said property.
3. Drainage, rain water pipes, and sewerage lines/systems and other installations for the same (except those areas of any Flat and/or exclusively for its use).
4. Electrical wiring including meter and main switches and other fittings and fixtures (excluding those as are installed within the exclusively area of any Flat and/or exclusively for its use).



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5. Stairs, Staircases, lobbies, staircase landing from the Ground Floor upto the roof of the said Building.
6. Entrance, entrance passage, lobbies, common space surrounding the Building walls including outer portion, foundation, columns, beams, supporters etc. underground reservoir, overhead water tank, septic tank, electric room, pump room and the office room to be used by the Association and/or Society.
7. Water supply system, including tap water, drainage and sewerage system.
8. The ultimate roof of the said building.

FIFTH SCHEDULE ABOVE REFERRED TO

(Common Maintenance Expenses)

1. The expenses of maintaining, repairing, redecorating etc of the said structure and in particular the roof, gutter and rainwater pipes of the building, water pipes and electric wires in under or upon the building and enjoyed or used by the Purchaser in common with the other occupiers of the other flats and main entrance, passages and landings, staircases of the building as enjoyed by the Purchaser or used by him in Common as aforesaid and the boundary walls of the building compounds, terraces etc.



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2. The Costs of cleaning and lighting the passages, landings staircase and other parts of the building as enjoyed or use by the purchaser in common as aforesaid.
3. The cost of decorating the exterior of the building.
4. The costs of the salaries of clerks, Chowkidars sweepers etc. engaged for the security and other common services of the premises.
5. The costs of working and maintenance of light and service charges relating to the common areas and the common utilities.
6. Corporation Taxes, levies etc, if levied on the premises for common services and/or under common heads.
7. Legal expenses for common purposes.
8. Such other expenses as may from time to time be deemed necessary or incidental for the maintenance and upkeep of the building.



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

SIGNED, SEALED & DELIVERED

at Kolkata in presence of :

WITNESSES :

1. *Sayan Roy*

Sp. Mr. ASHIS KUMAR ROY
PARI GREEN VALLEY, BLK H, FLAT 1A
456, DWARIK ROAD, DAKSHIN
JAGADAL, KOLKATA - 700 151

2. *Ashis Halder*

Alipore Police Const
- Kol-27

Sudipta Roy

SIGNATURE OF OWNER

SREE SAI RAM CONSTRUCTION
Ashis Kumar Halder

Partners:

SREE SAI RAM CONSTRUCTION

Payel Saha

Partners

SREE SAI RAM CONSTRUCTION

Ira Das

Partners

SIGNATURE OF DEVELOPER

Drafted by me as per document
supplied to me :

Sumittra Das

Advocate

High Court at Calcutta.
F-790/2009.



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:: MEMORANDUM OF CONSIDERATION ::

RECEIVED the sum of **Rs. 5,00,000/- (Rupees Five Lakhs) only** from the above named Developer as per details below:-

Cheque no.	Date	Bank/Branch	Amount
71003891	22.04.2021	Federal Bank Ballygunge Branch	Rs. 5,00,000/-
TOTAL			Rs.5,00,000/-
(Rupees Five Lakhs) only			

WITNESSES :

1)

*S/o Mr. Ashis Kumar Roy
ATRI GREEN VALLEY, BLK 4 FLAT 1A
H/56, DWARIK ROAD, DAKSHIN
JAGADIAL, KOLKATA-700151*

2)

*Ashis Halder
Atipore Police const
KOL-27*

Sudipta Roy.
SIGNATURE OF THE OWNER



Distt. Sub-Registrar
Regist. No. 274 of
Revenue Division
Alipore, South 24 Parganas

23 APR 2017

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SUDIPTA ROY

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left hand					
right hand					

Name SUDIPTA ROY

Signature SUDIPTA ROY

Rc



RAVI KUMAR AGARWAL

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left hand					
right hand					

Name RAVI KUMAR AGARWAL

Signature RAVI KUMAR AGARWAL



PAYEL SAHA

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left hand					
right hand					

Name PAYEL SAHA

Signature PAYEL SAHA



IRA DAS

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left hand					
right hand					

Name IRA DAS

Signature IRA DAS



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Registration No. 17 (2) of
Registration No. 17
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23 APR 2021

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADKPR3275K



नाम /NAME
SUDIPTA ROY

पिता का नाम /FATHER'S NAME
AMALENDU ROY

जन्म तिथि /DATE OF BIRTH
12-02-1977

हस्ताक्षर /SIGNATURE

Sudipta Roy

AKR

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Sudipta Roy



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

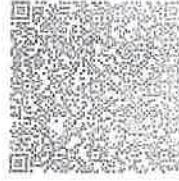
তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19837/00156

To
সুদীপ্ত রায়
Sudipta Roy
5C TARAK MITRA LANE
KALIGHAT Kalighat S.O
Kalighat Kolkata
West Bengal 700026

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আপনার আধার সংখ্যা/ Your Aadhaar No. :

2341 7386 7079

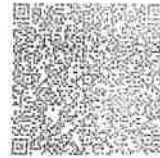
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুদীপ্ত রায়
Sudipta Roy
পিতা : অমলেন্দু রায়
Father : AMULENDU ROY
জন্ম সাল / Year of Birth : 1977
পুরুষ / Male



2341 7386 7079

আধার - সাধারণ মানুষের অধিকার

Sudipta Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AMMPA0646E

नाम / Name
RAVI KUMAR AGARWAL

पिता का नाम / Father's Name
SUBHASH CHANDRA AGARWAL

जन्म की तारीख / Date of Birth
11/06/1987

हस्ताक्षर / Signature



Ravi Kumar Agarwal



भारत सरकार



आधार

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1213/30004/02106

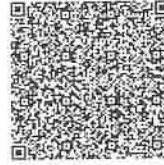
To
রবি কুমার আগরওয়াল
Ravi Kumar Agarwal
S/O Subhash Chandra Agarwal
N-299/A FATHEPUR 2ND LANE
Garden Reach
Garden Reach
Circus Avenue Kolkata
West Bengal 700024
9804921688

08/02/2013

86968027



MD869680273FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

3161 6311 3638

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



রবি কুমার আগরওয়াল
Ravi Kumar Agarwal
পিতা : সুভাষ চন্দ্র আগরওয়াল
Father : SUBHASH CHANDRA AGARWAL
জন্মতারিখ / DOB : 11/06/1987
পুরুষ / Male



3161 6311 3638

আমার আধার, আমার পরিচয়

Ravi Kumar Agarwal

आयकर विभाग
INCOME TAX DEPARTMENT
PAYEL SAHA
NIRMAL SAMANTA
22/12/1992
Permanent Account Number
GTIPS5912J
Payel Saha
Signature



भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
इस कार्ड के खोस/पाने पर कृपया सूचित करें/वापस :
आयकर पैन सेवा यूनिट, UTTISI
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614

Payel Saha



भारत सरकार
 Government of India

Enrollment No.: 1628/20467706443

to
 Payel Saha
 W/O Souvik Saha
 N-299 B/3 FATEHPUR 2ND LANE
 P/S-MATIABRUZ
 Garden Reach
 Garden Reach
 Kolkata West Bengal - 700024
 8274044352

Download Date: 20/12/2017

Gen. Machine Code: 242917027

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

4917 8013 9789

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Payel Saha
 Date of Birth/DOB: 22/12/1992
 Female/ FEMALE



4917 8013 9789

मेरा आधार, मेरी पहचान

Payel Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

IRA DAS

SUBODH KUMAR DAS

06/12/1957

Permanent Account Number

BBSPD7084F

Ira Das.

Signature



11042011

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :

आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबरस,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Ira Das.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

অনৈকান্তিক ক্রম নং/ Enrollment No. : 1040/19897/30613

02/07/2013

To
IRA DAS
ইরা দাস
5
BANERJEE PARA ROAD
Sarsua
Sarsua, South Twenty Four Parganas
West Bengal - 730061
0433020786



KI.196309519DF

19630951



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2098 4396 9953

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



ইরা দাস
IRA DAS
পিতা : সুবোধ কুমার দাস
Father : SUBODH KR. DAS

জন্ম সাল/Year of Birth: 1957
মহিলা / Female

2098 4396 9953



আধার - সাধারণ মানুষের অধিকার

IRA DAS
IRA DAS,



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2000798351/2021	Office where deed will be registered
Query Date	18/04/2021 8:53:26 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Renu Joseph Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240062506, Status :Deed Writer	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
Rs. 1/-	Rs. 10,41,52,549/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 75,021/- (Article:48(g))	Rs. 5,021/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dover Lane, , Premises No: 18/22/1, , Ward No: 086, Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 8 Chatak 44 Sq Ft	1/-	2,59,98,330/-	Width of Approach Road: 30 Ft.,
Grand Total :				7.5258Dec	1 /-	259,98,330 /-	



Apartment Details :

District: South 24-Parganas, Thana: Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 18/23/1, Ward No: 086, Road: Dover Lane, Pin Code : 700029

Sch No.	Mouza/Road Zone	Plot	Khatia n	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Super Build Area of the Apartment: 1600	0/-	1,31,62,000/-	, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1605-I -03461-2020
A2				Super Build Area of the Apartment: 2380	0/-	1,95,78,475/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1605-I -03461-2020
A3				Super Build Area of the Apartment: 2380	0/-	1,95,78,475/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1605-I -03461-2020
A4				Super Build Area of the Apartment: 2115	0/-	1,73,98,519/-	Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1605-I -03461-2020
A5				Area of Servant Quarter: 700	0/-	39,24,375/-	, Apartment Type: Servent Quarter Residential Use , Floor Type: Cemented, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1605-I -03461-2020
A6				Area of Covered Garage: 700	0/-	45,12,375/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1605-I -03461-2020

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri SUDIPTA ROY Son of Late Amalendu Roy,5C, Tarak Mitra Lane, P.O:- Kalighat, P.S:- Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxxx5K, Aadhaar No.: 23xxxxxxxx7079,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self





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

GRN Details

GRN:	192021220006119488	Payment Mode:	Online Payment (SBI Epay)
GRN Date:	22/04/2021 13:47:03	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6427645116911	BRN Date:	22/04/2021 13:04:09
Gateway Ref ID:	202111260195539	Method:	State Bank of India New PG CC
Payment Status:	Successful	Payment Ref. No:	2000798351/5/2021 [Query No*/Query Year]

Depositor Details

Depositor's Name:	RAVI KUMAR AGARWAL
Address:	N299/A FATHEPUR 2ND LANE KOLKATA 700024
Mobile:	9903738425
Depositor Status:	Buyer/Claimants
Query No:	2000798351
Applicant's Name:	Miss Renu Joseph
Identification No:	2000798351/5/2021
Remarks:	Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000798351/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	75021
2	2000798351/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	5021
			Total	80042

IN WORDS: EIGHTY THOUSAND FORTY TWO ONLY.

Major Information of the Deed

Deed No :	I-1604-03283/2021	Date of Registration	23/04/2021
Query No / Year	1604-2000798351/2021	Office where deed is registered	
Query Date	18/04/2021 8:53:26 PM	1604-2000798351/2021	
Applicant Name, Address & Other Details	Renu Joseph Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240062506, Status :Deed Writer		
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 : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 10,41,52,549/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,071/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Dover Lane, Premises No: 18/22/1, , Ward No: 086 Pin Code : 700029




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
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Grand Total :				7.5258Dec	1 /-	259,98,330 /-	

Apartment Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 18/22/1, Ward No: 086, Road: Dover Lane, Pin Code : 700029

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
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A2				Super Built-up Area: 2380	0/-	1,95,78,475/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1605-I -03461-2020
A3				Super Built-up Area: 2380	0/-	1,95,78,475/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1605-I -03461-2020
A4				Super Built-up Area: 2115	0/-	1,73,98,519/-	Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1605-I -03461-2020
A5				Area of Servant Quarter: 700	0/-	39,24,375/-	, Apartment Type: Servent Quarter Residential Use , Floor Type: Cemented, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1605-I -03461-2020
A6				Area of Covered Garage: 700	0/-	45,12,375/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 54 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1605-I -03461-2020



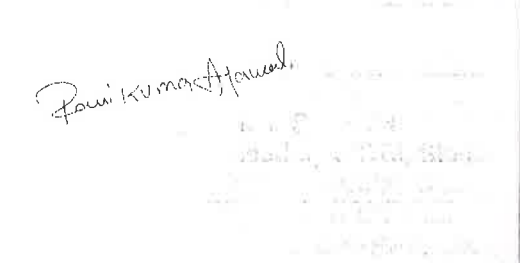
Land Lord Details :



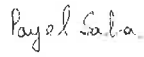



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SUDIPTA ROY (Presentant) Son of Late Amalendu Roy Executed by: Self, Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Office			
	23/04/2021	LTI 23/04/2021		23/04/2021
5C, Tarak Mitra Lane, City:- , P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganās, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5K, Aadhaar No: 23xxxxxxxx7079, Status :Individual, Executed by: Self; Date of Execution: 23/04/2021 , Admitted by: Self, Date of Admission: 23/04/2021 ,Place : Office				

Developer Details :



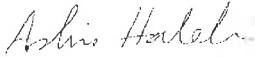
SI No	Name,Address,Photo,Finger print and Signature			
1	SREE SAI RAM CONSTRUCTION 299/A, Fathepur 2nd Lane, Flat No: 14, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 , PAN No.:: AExxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RAVI KUMAR AGARWAL Son of Mr Subhas Chandra Agarwal Date of Execution - 23/04/2021, , Admitted by: Self, Date of Admission: 23/04/2021, Place of Admission of Execution: Office			
	Apr 23 2021 1:33PM	LTI 23/04/2021		23/04/2021
N299/A Fathepur 2nd Lane,, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx6E, Aadhaar No: 31xxxxxxxx3638 Status : Representative; Representative of : SREE SAI RAM CONSTRUCTION (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mrs PAYEL SAHA Wife of Souveek Saha Date of Execution - 23/04/2021, , Admitted by: Self, Date of Admission: 23/04/2021, Place of Admission of Execution: Office			
	Apr 23 2021 1:32PM	LTI 23/04/2021	23/04/2021	
N299 B/3 Fathepur 2nd Lane, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GTxxxxxx2J, Aadhaar No: 49xxxxxxxx9789 Status : Representative, Representative of : SREE SAI RAM CONSTRUCTION (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mrs IRA DAS Daughter of Mr Subas Chandra Das Date of Execution - 23/04/2021, , Admitted by: Self, Date of Admission: 23/04/2021, Place of Admission of Execution: Office			
	Apr 23 2021 1:32PM	LTI 23/04/2021	23/04/2021	
5 Banerjee Para Lane, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx4F, Aadhaar No: 20xxxxxxxx9953 Status : Representative, Representative of : SREE SAI RAM CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	23/04/2021	23/04/2021	23/04/2021
Identifier Of Shri SUDIPTA ROY, Mr RAVI KUMAR AGARWAL, Mrs PAYEL SAHA, Mrs IRA DAS			

Transfer of property for A1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-1600.000000 Sq Ft
Transfer of property for A2		
Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-2380.000000 Sq Ft
Transfer of property for A3		
Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-2380.000000 Sq Ft
Transfer of property for A4		
Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-2115.000000 Sq Ft
Transfer of property for A5		
Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-700.000000 Sq Ft
Transfer of property for A6		
Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-700.000000 Sq Ft
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUDIPTA ROY	SREE SAI RAM CONSTRUCTION-7.52583 Dec

11



Endorsement For Deed Number : I - 160403283 / 2021

On 23-04-2021

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 11:56 hrs on 23-04-2021, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SUDIPTA ROY ,Executant.

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 10,41,52,549/-

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

Execution is admitted on 23/04/2021 by Shri SUDIPTA ROY, Son of Late Amalendu Roy, 5C, Tarak Mitra Lane, P.O: Kalighat, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Identified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 23-04-2021 by Mr RAVI KUMAR AGARWAL, PARTNER, SREE SAI RAM CONSTRUCTION (Partnership Firm), 299/A, Fathepur 2nd Lane, Flat No: 14, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:- South 24-Parganas, West Bengal, India, PIN:- 700024

Identified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-04-2021 by Mrs PAYEL SAHA, PARTNER, SREE SAI RAM CONSTRUCTION (Partnership Firm), 299/A, Fathepur 2nd Lane, Flat No: 14, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:- South 24-Parganas, West Bengal, India, PIN:- 700024

Identified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 23-04-2021 by Mrs IRA DAS, PARTNER, SREE SAI RAM CONSTRUCTION (Partnership Firm), 299/A, Fathepur 2nd Lane, Flat No: 14, City:- , P.O:- Garden Reach, P.S:-Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024

Identified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053/- (B = Rs 5,000/- , E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 5,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2021 1:50PM with Govt. Ref. No: 192021220006119488 on 22-04-2021, Amount Rs: 5,021/-, Bank: SBI EPay (SBIEPay), Ref. No. 6427645116911 on 22-04-2021, Head of Account 0030-03-104-001-16

100



Payment of Stamp Duty

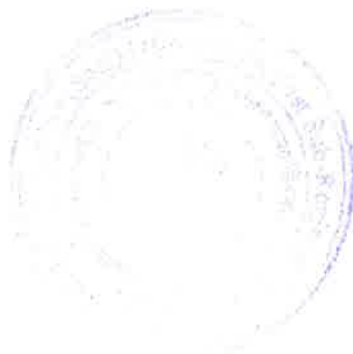
Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 75,021/-

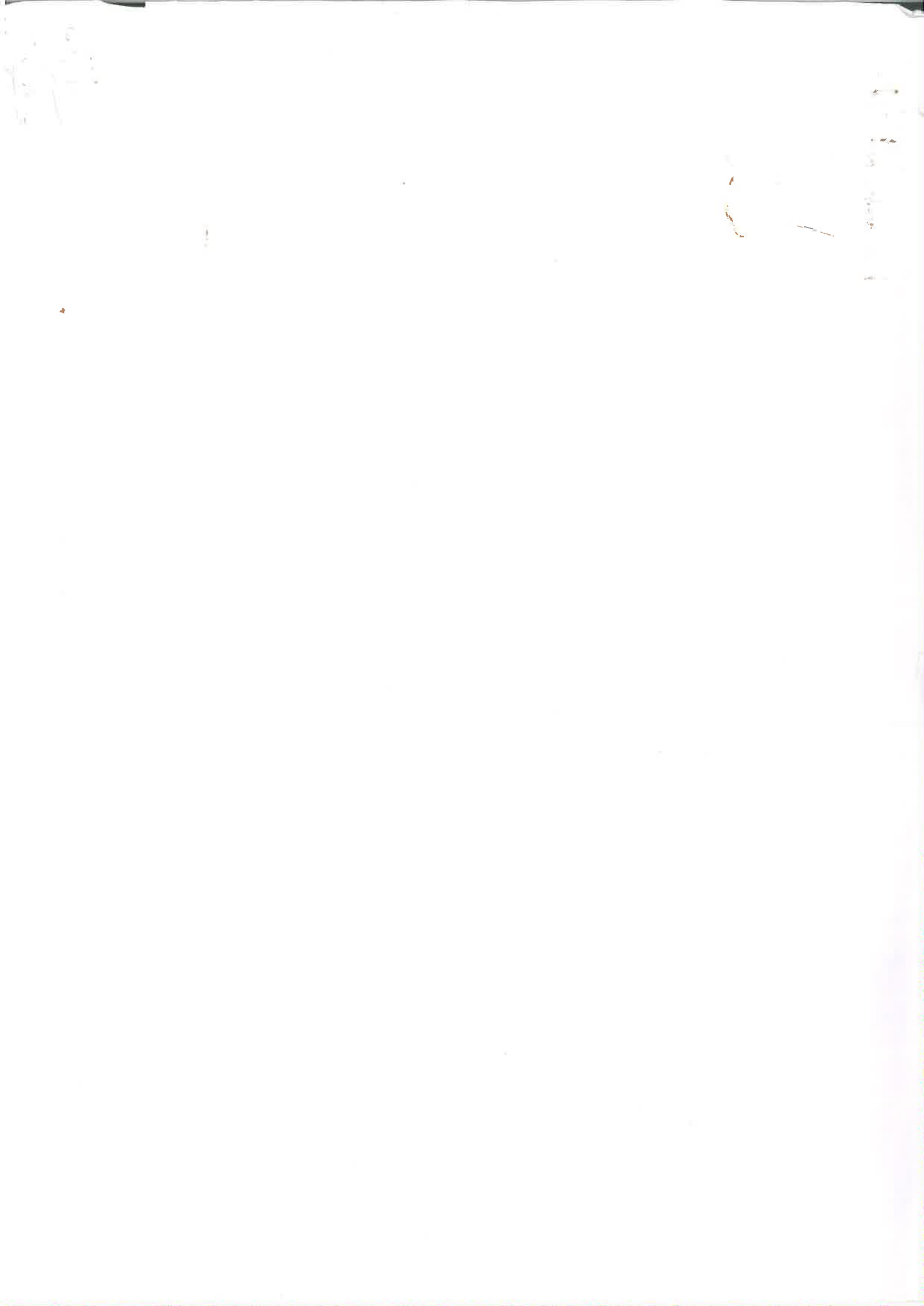
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6220, Amount: Rs.50/-, Date of Purchase: 22/04/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/04/2021 1:50PM with Govt. Ref. No: 192021220006119488 on 22-04-2021, Amount Rs: 75,021/-, Bank: SBI EPay (SBlePay), Ref. No. 6427645116911 on 22-04-2021, Head of Account 0030-02-103-003-02

Pradipta

Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2021, Page from 175671 to 175734
being No 160403283 for the year 2021.



Pradipta Kishore Guha

Digitally signed by pradipta kishore guha
Date: 2021.07.20 11:45:44 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2021/07/20 11:45:44 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)