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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 769566

Handwritten signature
24/03/23
11:30 A.M.
OF 2-567068/23

Joint District Sub-Registrar
Sodepur, North 24 Parganas

24 MAR 2023

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

Handwritten signature
Joint District Sub-Registrar
Sodepur, North 24 Parganas

24 MAR 2023

DEVELOPMENT AGREEMENT

"THIS DEVELOPMENT AGREEMENT made this the 24th Day of March, TWO THOUSAND TWENTY THREE (2023)

BETWEEN

ক্রমিক নং 1348 তারিখ 18-02-23

মূল্য : 100/-
ক্রেতা : Ashmit Das Datta (son)
ঠিকানা : Sen Dal Court, 157-14
ভেণ্ডার : Rossfito for

লাইসেন্স প্রাপ্ত স্ট্যাম্প ভেণ্ডার
কাশিপুর সমদয় এ. ডি. এস. আর. অফিস
বি

ভেণ্ডারের নাম - রঞ্জিতা পাল
ট্রেজারির নাম :- ব্যারাকপুর
টি ভি নং :
স্ট্যাম্প খরিসের তারিখ
এ টি.ভি. নং মোট কত টাকার
স্ট্যাম্প খরিস করা হইয়াছে।

09 FEB 2023

145000



Subrata Kumar Das
40, Sapankar, New Camp
1st & 2nd Floor, 2nd Lane
P.O. - Palampur
P.S. - Palampur
K.M. - 1000
Business
Andharwa 508355541524

GOVERNMENT OF WEST BENGAL
Revenue, March 24 Palampur

24 MAR 2023

1. SMT. ALPANA DEBNATH, (PAN NO.: AFCPD0595A, AADHAAR NO.: 860523718322, MOBILE NO.: 8777485882), Wife of Sri. Mrinal Debnath, residing at 36/29, Anandapuri, E - Road, P.O. Nona Chandanpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700122, 2. SMT. APARNA ROY, (PAN NO.: ATILPR4603A, AADHAAR NO.: 470511635263, MOBILE NO.: 9432202424), Wife of Sri. Tapas Roy, residing at K. C. Roy Lane, Nawabganj, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, Pin - 743144, both by faith - Hindu (Indian), ^{by Nationality - Indian} by occupation : Business, 3. MOHAMMAD IMRAN, (PAN NO.: ACXPI1598J, AADHAAR NO.: 315146167585, MOBILE NO.: 8240520675), son of Mohammad Jalaluddin, by faith - Muslim (Indian), ^{by Nationality - Indian} by occupation : Business, residing at S.B.V. Patel Road, P.O. & P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700119, 4. SRI MRINAL DEBNATH, (PAN NO.: ADUPD3529L, AADHAAR NO.: 618156995776, MOBILE NO.: 8777485882), Son of Late Manik Debnath, by Faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 36/29E, Central Road, Anandapuri, Barrackpore, P.O.- Nona Chandanpukur, P.S. Titagarh, Kolkata 700122 hereinafter called as the OWNERS (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, successors, administrators, legal representatives and assigns) of the FIRST PART.

AND

"KARISHMA CONSTRUCTION 2", (PAN NO.: AAWFK3846J) a partnership firm, having its registered office at 125-G, B.T. Road, P.O. & P.S.- Khardah, Kolkata - 700117, represented by its partners namely 1.

M.



Sub-Registrar, Sodepur, North 24 Parganas

24 MAR 2023



SRI TAPAS ROY, (PAN NO.:- AFAPR5502F, AADHAAR NO.:- 623707509264, MOBILE NO.:- 9830269486), Son of - Late Paresh Chandra Roy, by faith Hindu (Indian), by occupation - Business, ^{by Nationality - Indian} residing at 22, K.C. Roy Road, P.O. - Ichapore-Nawabganj, P.S. - Noapara, Pin - 743144, 2. SRI PRABIR DEBNATH, (PAN NO.:- AIXPD3697F, AADHAAR NO.:- 703183278217, MOBILE NO.:- 7003625957), son of Mr. Mrinal Debnath, by faith - Hindu, by occupation Business, ^{by Nationality - Indian} residing at-36/29, "E" Road, Anandapuri, P.O. Nona Chandanpukur, Barrackpore, P.s. Titagarh, District - North 24 parganas, Kolkata-700122, 3. SHABNAM KHATOON, (PAN NO.:- DOIP1C7457C, AADHAAR NO.:- 642515793775, MOBILE NO.:- 9123938521), Wife of Md. Imran, by Faith- Muslim, by Nationality- Indian, by Occupation - Business, residing at - 112, S.B.V.P. Road, P.O. Titagarh, P.S. Kharciah, District- North 24 Parganas hereinafter called the **DEVELOPER** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, legal representatives and assign) of the **OTHER PART**.

Notarized
A. P. D. - 2018

WHEREAS one Jatindra Nath Ghosh was the absolute owner of a landed property lying and situated at Mouza- Khardah, J.L. No.- 2, R.S. No.- 18, Touzi No.- 1505, comprised and contained in R.S. Dag No.- 1189 under R.S. Khatian No.- 876, within the limits of Khardah Municipality, P.S.- Khardah, Dist - North 24 Parganas.

AND WHEREAS while thus seized and possessed the same said Jatindra Nath Ghosh died intestate on 16/08/1966 leaving behind him surviving his five sons and three daughters namely Batakrishna Ghosh, Sambhu Nath Ghosh, Sannayashi Charan Ghosh, Gopal Chandra Ghosh

and Laxmi Kanta Ghosh as his sons and Kanan Bala Ghosh, Angur Bala Ghosh and Sailabala Ghosh as his daughters as his only legal heirs and successors to inherit his aforesaid property.

AND WHEREAS a amicable deed of Partition was made between the above said legal heirs by dint of a registered Deed of Partition Being No. 5769 and the same was registered at Sub Registry office at Barrackpore dated 12/12/1990 and as per said deed of Partition the following legal heirs acquired following land area in mouza Khardah more fully described herein below and other property in another Mouza.

Sl No.	Name	Mouza	Dag	Land area
1.	Batakrishna Ghosh	Khardah	-	Nil
2.	Sambhu Nath Ghosh	Do	1189	2 Cottahs 5 Chittacks 33 Sq.ft. more or less
3.	Sannayashi Charan Ghosh	Do	1189	13 Chittacks 38 Sq.ft.
	Sannayashi Charan Ghosh	Do	1133	1 Cottah 8 Chittacks 20 Sq.ft.
4.	Gopal Chandra Ghosh	Do	1133	2 Cottahs 1 Chittacks 6 Sq.ft.
5.	Laxmi Kanta Ghosh	Do	1189	6 Cottahs 22 Sq.ft.
6.	Kanan Bala Ghosh	Do	1189	1 Cottah 13 Chittacks 17 Sq.ft.
	Kanan Bala Ghosh	Do	1133	1 Cottah 12 Chittacks 36 Sq.ft.

7.	Angur Bala Ghosh	Do	1189	1 Cottah 9 Chittacks 27 Sq.ft.
8.	Sailabala Ghosh	Do	-	-
9.	Ejmal Property (Sl No. 1 to 8 herein)	Do	1189	2 Cottahs 8 Chittacks 11 Sq.ft.

AND WHEREAS the said Sambhu Nath Ghosh acquired a plot of land measuring 3 Cottahs 7 Chittacks more or less with structure thereon out of which a plot of land measuring 1 Cottah 9 Chittacks 27 Sq.ft. more or less from Amgurbala Ghosh and another plot of land measuring 1 Cottah 13 Chittacks 17 Sq.ft. more or less from Smt. Kanan Bala Ghosh by virtue of a registered Deed of Gift, being Deed No.- 05612, recorded in Book No.- 1, Volume No.- 218, Pages from 176 to 188 and registered at DSR-I, Barasat on 27.11.2006.

AND WHEREAS one Sambhu Nath Ghosh acquired a plot of land measuring 6 Cottahs 22 Sq.ft. more or less with structure from Sri Laxmi Ghosh by virtue of a registered deed of Gift being Deed No.- 05620 recorded in Book No.- 1, Volume No.- 218, Pages 318 to 332 and registered at D.S.R-I, Barasat on 27.11.2006.

AND WHEREAS one Sambhu Nath Ghosh acquired a plot of land measuring 5 Cottahs 5 Chittacks 36 Sq.ft. with structure out of which a plot of land measuring 1 Cottah 12 Chittacks 36 Sq.ft. more or less in the name of Kanan Ghosh as per said Partition deed and another plot of land measuring 6 decimal in the name of Smt. Angurbala Ghosh as per R.S. Settlement records in R.S. Dag No.- 1189/1472 under R.S. Khatian No.- 2432 and L.R. Dag No.- 1734 under L.R. Khatian No.- 396 from



Kanan Bala Ghosh and Smt. Angurbala Ghosh jointly by virtue of a registered deed of Gift and the same was registered in the office of DSR-I, North 24 Parganas, Barasat on 04.12.2006, recorded in Book No.- 1, Volume No.- 222, Pages from 383 to 403, Being No.- 05721 for the year 2006.

AND WHEREAS after acquiring the aforesaid property said Sambhu Nath Ghosh became the absolute owner of the same and he recorded his name in the records of L.R. Settlement in L.R. Khatian No.- 4383 and L.R. Dag No.- 1735, as Classification "Bastu".

AND WHEREAS During his life time, the said Sambhu Nath Ghosh transferred a plot of land measuring 12 Chittacks 23 Sq.ft. more or less out of 2 Cottahs 5 Chittacks 33 Sq.ft. more or less as per partition deed to Sri Chandra Madhab Ghosh, Son of Krishna Ghosh by virtue of a registered Deed of Gift, being Deed No.- 1560 for the year 1999 and registered at ADSRO Barrackpore on 05.04.1999.

AND WHEREAS the said Sambhu Nath Ghosh died on 12.03.2010 leaving behind him surviving smt. Sudha Ghosh as his wife and Sri Arunangshu Ghosh as his son as his only legal heirs and successors as per Hindu Law.

AND WHEREAS one Kishor Agarwal Son of Ashok Kumar Agarwal purchased a plot of land measuring 3 cottahs 9 Chittacks more or less in R.S. Dag No.- 1189/1472 corresponding to L.R. Dag No.- 1734 under R.S. Khatian No.- 2432 corresponding to L.R. Khatian No.- 4383 from Smt. Sudha Ghosh and Sri Arunangshu Ghosh jointly by virtue of a

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registered Deed of Conveyance which was duly registered on 9th day of January 2014 at A.D.R.S.O. Barrackpore being Deed No.- 00265, recorded in Book No.- 1, CD Volume No.- 2, Pages from 2258 to 2274 for the year 2014.

AND WHEREAS one Mrinal Debnath Son of Late Manik Debnath purchased the above said property measuring **3 Cottahs 9 Chittacks** more or less comprised R.S. Dag No. 1189/1472 corresponding to L.R. Dag No- 1734 under R.S. Khatian No. 2432 corresponding L.R. Khatian No. 4383 under from the said Kishor Agarwal by virtue of a registered Deed of Sale, being Deed No.- 05141 for the year 2014, recorded in Book No.- 1, CD Volume No.- 14, Pages from 69 to 88 and registered at A.D.S.R. Sodepur on 17th day of November 2014.

AND WHEREAS one Bata Krishna Ghosh died on 26.05.2003 leaving him surviving Gita Rani Ghosh as his daughter and Manik Lal Ghosh, Arabinda Ghosh, Chandra Madhab Ghosh and Partha Sarathi Ghosh as his sons and as his only legal heirs and successors as per Hindu Law and thereafter the said Gita Rani died on 01.03.2019 as unmarried condition leaving behind her surviving Manik Lal Ghosh, Arabinda Ghosh, Chandra Madhab Ghosh and Partha Sarathi Ghosh as her brothers as her only legal heirs as per Hindu Law.

AND WHEREAS one Laxmi Ghosh died as unmarried condition leaving behind him surviving legal heirs of Bata Krishna Ghosh, legal heirs of Sambhu Nath Ghosh, Gopal Chandra Ghosh, Kanan Bala Ghosh, Angur Bala Ghosh and Sailabala Ghosh as his legal heirs as per Hindu Law.

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AND WHEREAS one Sannayashi Charan Ghosh acquired a plot of land measuring 13 Chittacks 38 Sq.ft. along with other properties and recorded his name in the records of L.R. Settlement in L.R. Khatian No.- 4800 and L.R. Dag No.- 1735 as classification "Bastu" and the said Sannayashi Charan Ghosh died on 10.02.1995 as bachelor leaving behind him surviving legal heirs of Batakrisna Ghosh, legal heirs of Sambhu Nath Ghosh, Gopal Chandra Ghosh, Laxmi Kanta Ghosh and Angur Bala Ghosh, Kanan Bala Ghosh and Sailabala Ghosh as his only legal heirs and successors as per Hindu Law.

AND WHEREAS the **Present owners (1 to 3 herein)** jointly purchased a plot of land measuring **1 Cottah 9 Chittacks 27 Sq.ft.** more or less with structure comprised R.S. Dag No.- 1189 corresponding to L.R. Dag No.- 1735 under R.S. Khatian No.- 876 corresponding to L.R. Khatian No.- 4383 at Mouza- Khardah from Smt. Sudha Ghosh and Sri Arunangshu Ghosh by virtue of a registered deed of sale being Deed No.- 152404113 for the year 2018 and registered in Book No.- 1, Volume No.- 1524-2018, Pages from 130966 to 130993 and registered at A.D.S.R. Sodepur on 12th day of July 2018.

AND WHEREAS the **Present owners (1 to 3 herein)** jointly purchased a plot of land measuring **1 Cottah 13 Chittacks 17 Sq.ft.** more or less with structure comprised R.S. Dag No. 1189 under R.S. Khatian No- 876 corresponding L.R.dag No. 1735 under L.R.Khatian No- 4383 from Smt. Sudha Ghosh and Sri Arunangshu Ghosh by virtue of a registered Deed of Sale, being Deed No.- 152404111 for the year 2018 and registered in Book No.- 1, Volume No.- 1524-2018, Pages from 130938 to 130965 and registered at A.D.S.R. Sodepur on 12th day of July 2018.

AND WHEREAS the present owners (1 to 3 herein) jointly purchased a plot of land measuring **1 Cottah 9 Chittacks 10 Sq.ft.** more or less comprised R.S.Dag No. 1189 under R.S.Khatian No- 876 corresponding L.R.Dag No. 1735 under L.R.Khatian No- 4383 from Smt. Sudha Ghosh and Sri Arunangshu Ghosh by virtue of a registered Deed of Sale, being Deed No.- 152403604 for the year 2019 and registered in Book No.- 1, Volume No.- 1524-2019, Pages from 122959 to 122987 and registered at A.D.S.R. Sodepur on 1st day of July 2019.

Note- Sambhu Nath Ghosh acquired a plot of land measuring 2 Cottah 5 Chittacks 33 Sq.ft. as per registered Deed of Partition and During his life time, he transferred a plot of land measuring 12 Chittacks 23 Sq.ft. more or less and after death of Sambhu Nath Ghosh, his legal heirs sold remaining portion.

AND WHEREAS the present owners (1 to 3 herein) jointly purchased a plot of land measuring **6 Cottah 22 Sq.ft.** more or less with structure comprised R.S. Dag No. 1189 corresponding to L.R. Dag No.- 1735 under R.S. Khatian No.- 876 corresponding to L.R. Khatian No.- 4383 at Mouza- Khardah from Smt. Sudha Ghosh and Sri Arunangshu Ghosh by virtue of a registered Deed of Sale, being Deed No.- 152404112 for the year 2018 and registered in Book No.- 1, Volume No.- 1524-2018, Pages from 130910 to 130937 and registered at A.D.S.R. Sodepur on 12th day of July 2018.

AND WHEREAS the present owners (1 to 3 herein) purchased a plot of land measuring **2 Cottahs 8 Chittacks 11 Sq.ft.** more or less comprised R.S. Dag No.- 1189 corresponding to L.R. Dag No.- 1735

under R.S. Khatian No.- 876 corresponding to L.R. Khatian No.- 710, 3752, 4383, 4516, 4800 at Mouza- Khardah from Manik Lal Ghosh, Arabinda Ghosh, Chandra Madhab Ghosh, Partha Sarathi Ghosh (legal heirs of Late Bata Krishna Ghosh), Smt. Sudha Ghosh, Sri Arunangshu Ghosh (Legal heirs of Late Sambhu Nath Ghosh), Gopal Chandra Ghosh, Kanan Bala Ghosh, Angurbala Ghosh, Sailabala Ghosh by virtue of a registered Deed of Sale, being Deed No.- 152403806 for the year 2019 and registered in Book No.- 1, Volume No.- 1524-2019, Pages from 129092 to 129141 and registered at A.D.S.R. Sodepur (**Note:-** Ejmali Property land measuring 2 Cottahs 8 Chittacks 11 Sq.ft. more or less).

AND WHEREAS the **present owners (1 to 3 herein)** purchased a plot of land measuring **12 Chittacks 23 Sq.ft.** more or less at Mouza- Khardah, comprised R.S. Dag No.- 1189 under R.S. Khatian No.- 876 corresponding L.R.Dag 1753 under L.R.Khatian No- 4383 from Sri Chandra Madhab Ghosh, Son of Bata Krishna Ghosh by virtue of a registered Deed of Sale, being Deed No.- 152403603 for the year 2019 and registered in Book No.- 1, Volume No.- 1524-2019, Pages from 122988 to 123014 and registered at A.D.S.R. Sodepur.

AND WHEREAS as per said Partition Deed, one Sanayashi Charan Ghosh got and acquired a plot of land measuring 13 Chittacks 38 Sq.ft. more or less with other property and recorded his name in the records of L.R. Settlement in L.R. Khatian No.- 4800 and L.R. Dag No.- 1735 and classification "Bastu" and died on 10.02.1995 as bachalor out of which Sailabala Ghosh acquired measuring 111.25 Sq.ft. more or less out of 13 Chittacks 38 Sq.ft. more or less as her share and one Sri Mrinal Debnath

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(the Owner No.- 4 herein) purchased land area measuring **78 Sq.ft.** more or less out of 111.25 Sq.ft. more or less from Sailabala Ghosh by virtue of a registered deed of sale bearing Deed No.- 152404809, recorded in Book No.- 1, Volume No.- 1524-2017, pages from 136375 to 136395 and registered at A.D.S.R. Sodepur on 04.09.2017 and the said Sailabala Ghosh remain owner land area measuring 33.25 Sq.ft. more or less.

AND WHEREAS the present owners (1 to 3 herein) jointly purchased a plot of land measuring **12 Chittacks 5 Sq.ft.** more or less out of 13 Ch. 38 Sq.ft. more or less comprised and contained in R.S. Dag No.- 1189 corresponding to L.R. Dag No.- 1735 under R.S. Khatian No.- 876 corresponding to L.R. Khatian No.- 4800 from Manik Lal Ghosh, Arabinda Ghosh, Chandra Madhab Ghosh and Partha Sarathi Ghosh, Land area 89 Sq.ft. (legal heirs of Late Bata Krishna Ghosh), Smt. Sudha Ghosh, Arunangshu Ghosh, Land area 89 Sq.ft. (legal heirs of Sambhu Nath Ghosh), Gopal Chandra Ghosh, Land area 111.25 Sq.ft., Kanan Bala Ghosh, Land area 111.25 Sq.ft., Angurbala Ghosh, land area 111.25 Sq.ft. and Sailabala Ghosh, land area 33.25 Sq.ft. more or less by virtue of a registered Deed of Sale, being Deed No.- 152403807 for the year 2019, recorded in Book No.- 1, Volume No.- 1524-2019, Pages from 129043 to 129091 and registered at A.D.S.R. Sodepur.

AND WHEREAS the present **Owner No. 1 to 3** herein became the absolute owner of total plot of land measuring 15 Cottahs 01 Chittack 25 Sq.ft. more or less by way of different Deed of Conveyance and mutated their name in the records of the Titagarh Municipality, being Holding No.- 109, Jelia Para, Ward No.- 16 and **the Owner No.- 4** is the absolute

owner of a plot of land measuring 3 Cottahs 9 Chitacks 78 Sq.ft. more or less by way of two different deed and mutated his name in the records of the Titagarh Municipality, being Holding No. 110, Jelja Para, Ward No. 16 and at the time of current settlement the name of the Owner No.- 1 to 4 herein were recorded as follows:-

<u>Recorded owner</u>	<u>L.R. Dag</u>	<u>L.R. Khatian</u>	<u>Mouza</u>	<u>Land area (Acre)</u>	<u>Classification</u>
Md. Imran	1735	8295	Khardah	0.0627	Bastu
Alpana Debnath	1735	8367	Khardah	0.0332	Bastu
Alpana Debnath	1735	8776	Khardah	0.0101	Bastu
Alpana Debnath	1735	8297	Khardah	0.0381	Bastu
Aparna Ray	1735	8308	Khardah	0.0088	Bastu
Aparna Ray	1735	8340	Khardah	0.0332	Bastu
Aparna Ray	1735	8296	Khardah	0.0373	Bastu
Mrinal Debnath	1735	8781	Khardah	0.0006	Bastu
Mrinal Debnath	1734	8774	Khardah	0.0600	Bastu

AND WHEREAS the present Owner No.- 1 to 4 herein jointly decided to constructed multi storied building on their total land and the owner No.- 1 to 4 amalgamated their two holding into one holding, being Holding No.- 109, Jelja Para, Ward No.- 16 from the Titagarh Municipality in respect of land and thereafter the present owner No.- 1 to 4 herein arranged a building plan from the Titagarh Municipality, vide Plan No.- 26/196/16/19-20 dated 04.03.2020.

AND WHEREAS due to paucity of funds and other unavoidable circumstances, the owners herein could not construct on the total plot of land .

AND WHEREAS for the purpose of construction of the said building the owners herein approached the developer and upon mutual discussion the parties have arrived on the following terms and conditions.

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

THAT with the execution of this agreement the Owners herein are giving absolute right to the Developer to construct a multi storied building over the land described in the schedule hereunder written.

THAT the Developer shall at its own cost and expenses prepare a building plan and get it sanctioned by the Titagar Municipality. The Owners agree to sign on the plan prepared by the Developer and also all other documents related to plan sanction.

THAT the Developer shall thereafter at its own cost and expenses construct the said building as per the sanctioned building plan.

THAT it shall be liability of the Developer to obtain completion certificate from the Titagar Municipality.

THAT the owners shall handover the peaceful, khas and vacant possession of the land along with Tiles shed structure within 4 (Four) weeks from the date of obtaining sanctioned building plan.



THAT the Owners shall pay all outstanding dues regarding the said property at their own cost (i.e. Municipal Tax, water tax etc) before the date of agreement and the Developer shall bear all taxes from the signing of this agreement upto the handing over of the owner's allocation portion to the Owners.

THAT the Developer shall thereafter demolish existing Tiles shed and the structure materials obtained from such demolition shall become the property of the Developer.

THAT the Developer shall construct a multi storied building on the said property including their proportionate share of land at their own cost and own risk and the Owners shall have no liabilities, responsibility in any manner whatsoever in this respect, either to the supplier, workmen or even to the intending buyers of the flat in the said building.

OWNER'S ALLOCATION

THAT in lieu of the land the Developer shall pay non refundable **Rs. 10,000/- (Rupees Ten Thousand) Only** to the owners more fully described herein below FURTHER the developer shall handover 3000 sq.ft more or less of the proposed new building mentioned herein below

DESCRIPTION OF CASH

At the time of registration of Development agreement and
Development Power of attorney - **Rs.10,000/-**

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DESCRIPTION OF FLAT

Area 3000 Sq.ft. more or less Covered area with proportionate share of the land along with all common right and facilities of the building shall be settled mutually within one month from the date of signing of this development agreement through Supplementary agreement along with all common right and facilities of the said building as per specification mentioned below.

DEVELOPER'S ALLOCATION

The Balance of the constructed area of the building (**except the Owner's allocation**) shall belong to the developer and the developer shall have right to retain the same or sell, mortgage, lease out, let out or transfer the same in any Manner permitted by law along with proportionate share of land attached to such flats/shops/ garage, without any claim, hindrance on objection from the Owner/confirming party hereto.

THAT The Developer shall complete the construction and handover the owners allocation of the multi storied building within **24 (Twenty Four) months** from the date of obtaining Sanction Building plan.

THAT the entire consideration money received from transfer of flats/shops/Car Parking Space at the premises lying under the **Developer's allocation** shall be received by the Developer on the strength of this agreement. The Developer shall also have the right to take away the same.

THAT to facilitate the Developer to sell the flats under the **Developer's allocation**, the Owners herein agree to execute a registered Development

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Power of Attorney in the name of the Developer at the date of signing of this agreement.

THAT the Developer shall complete the proposed multi storied building with standard materials.

THAT the Developer shall appoint its engineer, Mistri, supplier, contractor and shall pay them without creating any financial liability on the owner.

THAT the balance of the constructed area of the building (**except the Owner' allocation**) shall belong to the developer and the developer shall have right to retain the same or sell, mortgage, lease out, let out or transfer the same in any manner permitted by law along with proportionate share of land attached to such flats/shops, without any claim, hindrance or objection from the Owners hereto.

THAT The Owners shall deliver the Original copy of the title deeds and other relevant documents to the developer at the signing of this agreement on an accountable receipt issued by the developer and the developer shall hand over all original deeds and other relevant documents to the land owner/owner's association after completion of the building and under any circumstances the Developer will not take any loan from any bank of financial institution or person against this property.

THAT the Developer shall install, erect and arrange within the building at its own cost and expenses, pump set, tubewell or municipal water and



will arrange and construct underground water storage tank on the ground floor and over head reservoirs, electrification, permanent electric connection from the CESE as required to be provided in a residential building.

The Owners will not in any way be liable or responsible for the project, and if further costs are to be incurred, it will entirely depend upon the developer who is entirely responsible for the project.

It is specially agreed between the parties hereto that if any damage occurs during the period of construction or after the period of construction for any reason, it should be liability and liable for Developer regarding construction work.

The Developer hereby agrees and covenants to the Owners not to violate or contravene any of the terms and conditions of the present agreement as well as not to violate any municipal rule/law relating to the construction of the proposed multi storied building in any manner whatsoever.

The Owners have every liberty to transfer their allotted portion of flat by way of sale, gift etc according to their choice without interruption or disturbances by the developer or any person whomsoever.

THAT the profit or loss arising out of the whole construction work of the project and the sale proceeds of the flat, disbursement of all expenses and any liability pertaining to the project shall be exclusive affair of the developer and shall also be enjoyed by the developer wherein the Owners

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shall have no liability whatsoever, nor the Owners shall in any way be responsible in any debts, liability, tax or govt. dues pertaining to the construction. The Owners will enjoy the all benefits of common areas of the land and premises.

THAT the Owners will sign the sale deeds or deed of conveyance to be executed in favour of the purchaser or purchasers of the building and will duly register the same before the registration office in favour of the purchaser/s or their nominee or nominees if required for developer and the cost of registration of developer allocation shall be borne by the purchaser.

THAT the Owners hereto or any of her civil engineers shall give an advance notice be entitled to make inspection of the allotted flat in course of the construction of multi storied building and shall also be entitled to raise technical objection in the materials used for constructional purpose.

THAT the Developer with the Owners frame scheme for the management and administration of the said building and/or common part thereof and agree to abide by the rules and regulation to be framed by any society or association who will be in-charge of such nominee or nominees of the affairs of the building or common part thereof.

THAT the Owners shall pay the municipal rates and taxes and other imposition, if any, for his individual flat only after handing over possession by the developer. Any liability regarding outstanding dues will not be borne the Owners.

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THAT the name of Apartment will be settled by the Owners and developer jointly.

The Owners have no liability or no responsibility regarding any illegal work during the construction by the developer which was sanctioned by the municipality.

THAT Both the Parties have every right to go any court of law against each other or equity and justice.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of "Bastu" land measuring an area of **18 Cottahs 12 Chittacks 13 Sq.ft. more or less** together with **2000 Sq.ft. Kancha Tiles Shed with Cement flooring** structure standing thereon situated and lying at **Mouza- Khardaha, J.L. No.- 2, R.S. No.- 18, Touzi No.- 1505**, comprised and contained in **R.S. Dag No.- 1189** under **R.S. Khatian No.- 876**, and **L.R. Dag No.- 1735** under **L.R. Khatian No.- 8295** (in the name of Md. Imran) and **L.R. Dag No.- 1735** under **L.R. Khatian No.- 8367 & 8776 & 8297** (in the name of Alpana Debnath), **L.R. Dag No.- 1735** under **L.R. Khatian No.- 8308 & 8340 & 8296** (in the name of Aparna Ray), **L.R. Dag No.- 1735** under **L.R. Khatian No.- 8216** (in the name of Aparna Ray), **L.R. Dag No.- 1735** under **L.R. Khatian No.- 8781** (in the name of Mrinal Debnath), **L.R. Dag No.- 1734** under **L.R. Khatian No.- 8774** (in the name of Mrinal Debnath) within the limits of **Titagarh Municipality** being **Holding No.- 109, Jelia Para, Ward No.- 16, P.S.- Khardah, Kolkata- 700119** under

A.D.S.R. Sodepur in the District- North 24-Pargnas, which is butted and bounded by the following manner that is to say :

ON THE NORTH :- 12'-6" Jelia Para Road ;

ON THE SOUTH :- other's property ;

ON THE EAST :- other's property ;

ON THE WEST :- other's property ;

PART-III

SPECIFICATION

(SPECIFICATION OF PROPOSED NEW BUILDING)

1. **STRUCTURE** :- Building designed with R.C.C framed structure of foundation.
2. **BRICK WORKS** :- All brick works are with conventional bricks as 5" or 3" (inside) and all outside wall will be of 8" thickness.
3. **FLOORING** :- All Floor will be of marble/vitrified finish.
4. **KITCHEN** :- Marble /vitrified flooring cooking platform with green marble, stainless steel sink and glazed tiles upto 2'-6" above the cooking platform, C.P. fittings, taps etc. complete with exhaust fan hole.



5. TOILET :- Vitrified Floor with wall dado of Glazed tiles upto 6'-0" height with standard fittings and concealed plumbing system with 3/4" PVC pipes with PVC door and CP fittings.
6. DOORS :- All doors will be of flash door and all frames will be good quality wood.
7. WINDOWS :- All windows are aluminum sliding with grill with glass fittings.
8. ELECTRICAL :- All wiring will be concealed with good quality ISI materials. Following points to be provided
- a) BED ROOMS :- One tube light point, one light point, one fan point, two 5 Amp plug point, one television point and one A.C. point.
- b) LIVING / DINING ROOM :- Two light points, two fan points and two 5 Amp. plug point on switchboard and one 15 Amp. plug point for Freeze.
- c) KITCHEN :- one light point, one exhaust fan point, one 15amp plug point.

D) TOILETS

:- one light point and one Geyser point in one toilet.

E) BALCONY

:- one Light point and one 5amp plug point, one calling bell point outside the flat's main door.

9. WATER SUPPLY :- Submersible pump with underground water reservoir and overhead water tank and good quality P.V.C pipe line with pump and motor.

10. WALL PAINTING :- All internal walls will be finished with plaster of paris only. If putti, then the Purchasers(s) has to bear extra amount of Rs. 400/- per Bag. Grill oil paint and outside wall will be finished with weather coat.

11. LIFT :- Lift to be installed (five persons capacity)

12. EXTRA WORK :- any extra work other than the standard schedule shall be charged extra as decided by the builder/developer or their engineer and such amount shall be deposited before the execution of such work.

OWNER'S ALLOCATION

THAT in lieu of the land the Developer shall pay non refundable Rs. 10,000/- (Rupees Ten Thousand) Only to the owners more fully described herein below **FURTHER** the developer shall handover 3000 sq.ft more or less of the proposed new building mentioned herein below

DESCRIPTION OF CASH

At the time of registration of Development agreement and Development Power of attorney - Rs.10,000/-

DESCRIPTION OF FLAT

Area 3000 Sq.ft. more or less Covered area with proportionate share of the land along with all common right and facilities of the building shall be settled mutually within one month from the date of signing of this development agreement through Supplementary agreement along with all common right and facilities of the said building as per specification mentioned below.

DEVELOPER'S ALLOCATION

The Balance of the constructed area of the building (**except the Owner's allocation**) shall belong to the developer and the developer shall have right to retain the same or sell, mortgage, lease out, let out or transfer the same in any Manner permitted by law along with proportionate share of land attached to such flats/shops/ garage, ~~without~~ without any claim, hindrance on objection from the Owner/confirming party ~~hereto~~.

IN WITNESS WHEREOF all the Owner and the Developer hereto have set and subscribed their respective hand the day, month and year first above written.

Witnesses: -

1) MD, Salaluddin
S/o Late NIZAMUDDIN MISTRY
112 SDV Patel Road
KOL- 119
P.S. Khardah

Aparna Debnath

Aparna Roy

Mohammed Iman
S/o MD. Iman

Moind Debnath

Signature of the Owner

KARISHMA CONSTRUCTION-2
Dipankar
Partners

KARISHMA CONSTRUCTION-2
Rishin Debnath
Partners

KARISHMA CONSTRUCTION-2
Shobram Khatoon
Partners

2) Subanta Kumar Das
S/o Dipankar Kumar Das
V/A Sarani, 2nd Lane
P.O. Bairati
P.S. Aijam
KOL- 700051
Business

Signature of the Developer

Drafted By:-

Abhijit Das Thakur
Abhijit Das Thakur
Advocate
Sealdah Court, Kolkata- 700014
Registration No. WB/437/1999

RECEIVED of and from the within named Owners within mentioned sum of Rs. 10,000/- (Rupees Ten Thousand) only as Earnest money of the said Property as per memo of consideration below.

MEMO OF CONSIDERATION

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Branch</u>	<u>Amount (Rs.)</u>	<u>In favour of</u>
24.08.23	by Cash	-	-	10,000/-	
				<u>10,000/-</u>	
			Total		

Witnesses:

1) MD, Jaleeluddin

Alpana Debnath

Alpana Roy

Mohammed Imran Ahs MD. Imran

Mrinal Debnath

2) Subrata Kumar Gupta

Signature of the Owners

Specimen Form for Ten Finger Prints

Signature of the
Excellents/
Present ants



Hind Debnath

Mind Debnath

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right hand)				



2020/10/10

2020/10/10



Prabin Debnath

Prabin Debnath

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



192022230343963091

Details

GRN: 192022230343963091
GRN Date: 22/03/2023 11:44:04
BRN: CKW4737355
GRIPS Payment ID: 220320232034396306
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 22/03/2023 11:44:51
Payment Init. Date: 22/03/2023 11:44:04
Payment Ref. No: 2000567063/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: KARISHMA CONSTRUCTION 2
Address: 125-G, B. T. ROAD KHARDAHA, West Bengal, 700117
Mobile: 8777451911
Depositor Status: Buyer/Claimants
Query No: 2000567063
Applicant's Name: Mr ABHIJIT DAS THAKUR
Identification No: 2000567063/2/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 22/03/2023
Period To (dd/mm/yyyy): 22/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000567063/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	39921
2	2000567063/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	121
Total				40042

IN WORDS: FORTY THOUSAND FORTY TWO ONLY.

PAID

Major Information of the Deed

Deed No.	I-1524-02115/2023	Date of Registration	24/03/2023
Query No / Year	1524-2000567063/2023	Office where deed is registered	
Deed Date	01/03/2023 6:24:08 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	ABHIJIT DAS THAKUR 26, Laxmi Narayan Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700065, Mobile No. : 9330311831, 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 : 10,000/-]		
Set Forth value	Market value		
Rs. 10/-	Rs. 1,99,64,942/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article:48(g))	Rs. 121/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Jelia Para, Mouza: Khardah, , Ward No: 16, Holding No:109 JI No: 2, Pin Code : 700119

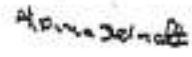
Drawing No. 100 of No. 2, Pin Code : 700119
 Ward No. 1, Ward No. 2, Ward No. 3, Ward No. 4, Ward No. 5, Ward No. 6, Ward No. 7, Ward No. 8, Ward No. 9, Ward No. 10, Ward No. 11, Ward No. 12, Ward No. 13, Ward No. 14, Ward No. 15, Ward No. 16, Ward No. 17, Ward No. 18, Ward No. 19, Ward No. 20, Ward No. 21, Ward No. 22, Ward No. 23, Ward No. 24, Ward No. 25, Ward No. 26, Ward No. 27, Ward No. 28, Ward No. 29, Ward No. 30, Ward No. 31, Ward No. 32, Ward No. 33, Ward No. 34, Ward No. 35, Ward No. 36, Ward No. 37, Ward No. 38, Ward No. 39, Ward No. 40, Ward No. 41, Ward No. 42, Ward No. 43, Ward No. 44, Ward No. 45, Ward No. 46, Ward No. 47, Ward No. 48, Ward No. 49, Ward No. 50, Ward No. 51, Ward No. 52, Ward No. 53, Ward No. 54, Ward No. 55, Ward No. 56, Ward No. 57, Ward No. 58, Ward No. 59, Ward No. 60, Ward No. 61, Ward No. 62, Ward No. 63, Ward No. 64, Ward No. 65, Ward No. 66, Ward No. 67, Ward No. 68, Ward No. 69, Ward No. 70, Ward No. 71, Ward No. 72, Ward No. 73, Ward No. 74, Ward No. 75, Ward No. 76, Ward No. 77, Ward 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No. 793, Ward No. 794, Ward No. 795, Ward No. 796, Ward No. 797, Ward No. 798, Ward No. 799, Ward No. 800, Ward No. 801, Ward No. 802, Ward No. 803, Ward No. 804, Ward No. 805, Ward No. 806, Ward No. 807, Ward No. 808, Ward No. 809, Ward No. 810, Ward No. 811, Ward No. 812, Ward No. 813, Ward No. 814, Ward No. 815, Ward No. 816, Ward No. 817, Ward No. 818, Ward No. 819, Ward No. 820, Ward No. 821, Ward No. 822, Ward No. 823, Ward No. 824, Ward No. 825, Ward No. 826, Ward No. 827, Ward No. 828, Ward No. 829, Ward No. 830, Ward No. 831, Ward No. 832, Ward No. 833, Ward No. 834, Ward No. 835, Ward No. 836, Ward No. 837, Ward No. 838, Ward No. 839, Ward No. 840, Ward No. 841, Ward No. 842, Ward No. 843, Ward No. 844, Ward No. 845, Ward No. 846, Ward No. 847, Ward No. 848, Ward No. 849, Ward No. 850, Ward No. 851, Ward No. 852, Ward No. 853, Ward No. 854, Ward No. 855, Ward No. 856, Ward No. 857, Ward No. 858, Ward No. 859, Ward No. 860, Ward No. 861, Ward No. 862, Ward No. 863, Ward No. 864, Ward No. 865, Ward No. 866, Ward No. 867, Ward No. 868, Ward No. 869, Ward No. 870, Ward No. 871, Ward No. 872, Ward No. 873, Ward No. 874, Ward No. 875, Ward No. 876, Ward No. 877, Ward No. 878, Ward No. 879, Ward No. 880, Ward No. 881, Ward No. 882, Ward No. 883, Ward No. 884, Ward No. 885, Ward No. 886, Ward No. 887, Ward No. 888, Ward No. 889, Ward No. 890, Ward No. 891, Ward No. 892, Ward No. 893, Ward No. 894, Ward No. 895, Ward No. 896, Ward No. 897, Ward No. 898, Ward No. 899, Ward No. 900, Ward No. 901, Ward No. 902, Ward No. 903, Ward No. 904, Ward No. 905, Ward No. 906, Ward No. 907, Ward No. 908, Ward No. 909, Ward No. 910, Ward No. 911, Ward No. 912, Ward No. 913, Ward No. 914, Ward No. 915, Ward No. 916, Ward No. 917, Ward No. 918, Ward No. 919, Ward No. 920, Ward No. 921, Ward No. 922, Ward No. 923, Ward No. 924, Ward No. 925, Ward No. 926, Ward No. 927, Ward No. 928, Ward No. 929, Ward No. 930, Ward No. 931, Ward No. 932, Ward No. 933, Ward No. 934, Ward No. 935, Ward No. 936, Ward No. 937, Ward No. 938, Ward No. 939, Ward No. 940, Ward No. 941, Ward No. 942, Ward No. 943, Ward No. 944, Ward No. 945, Ward No. 946, Ward No. 947, Ward No. 948, Ward No. 949, Ward No. 950, Ward No. 951, Ward No. 952, Ward No. 953, Ward No. 954, Ward No. 955, Ward No. 956, Ward No. 957, Ward No. 958, Ward No. 959, Ward No. 960, Ward No. 961, Ward No. 962, Ward No. 963, Ward No. 964, Ward No. 965, Ward No. 966, Ward No. 967, Ward No. 968, Ward No. 969, Ward No. 970, Ward No. 971, Ward No. 972, Ward No. 973, Ward No. 974, Ward No. 975, Ward No. 976, Ward No. 977, Ward No. 978, Ward No. 979, Ward No. 980, Ward No. 981, Ward No. 982, Ward No. 983, Ward No. 984, Ward No. 985, Ward No. 986, Ward No. 987, Ward No. 988, Ward No. 989, Ward No. 990, Ward No. 991, Ward No. 992, Ward No. 993, Ward No. 994, Ward No. 995, Ward No. 996, Ward No. 997, Ward No. 998, Ward No. 999, Ward No. 1000, Ward No. 1001, Ward No. 1002, Ward No. 1003, Ward No. 1004, Ward No. 1005, Ward No. 1006, Ward No. 1007, Ward No. 1008, Ward No. 1009, Ward No. 1010, Ward No. 1011, Ward No. 1012, Ward No. 1013, Ward No. 1014, Ward No. 1015, Ward No. 1016, Ward No. 1017, Ward No. 1018, Ward No. 1019, Ward No. 1020, Ward No. 1021, Ward No. 1022, Ward No. 1023, Ward No. 1024, Ward No. 1025, Ward No. 1026, Ward No. 1027, Ward No. 1028, Ward No. 1029, Ward No. 1030, Ward No. 1031, Ward No. 1032, Ward No. 1033, Ward No. 1034, Ward No. 1035, Ward No. 1036, Ward No. 1037, Ward No. 1038, Ward No. 1039, Ward No. 1040, Ward No. 1041, Ward No. 1042, Ward No. 1043, Ward No. 1044, Ward No. 1045, Ward No. 1046, Ward No. 1047, Ward No. 1048, Ward No. 1049, Ward No. 1050, Ward No. 1051, Ward No. 1052, Ward No. 1053, Ward No. 1054, Ward No. 1055, Ward No. 1056, Ward No. 1057, Ward No. 1058, Ward No. 1059, Ward No. 1060, Ward No. 1061, Ward No. 1062, Ward No. 1063, Ward No. 1064, Ward No. 1065, Ward No. 1066, Ward No. 1067, Ward No. 1068, Ward No. 1069, Ward No. 1070, Ward No. 1071, Ward No. 1072, Ward No. 1073, Ward No. 1074, Ward No. 1075, Ward No. 1076, Ward No. 1077, Ward No. 1078, Ward No. 1079, Ward No. 1080, Ward No. 1081, Ward No. 1082, Ward No. 1083, Ward No. 1084, Ward No. 1085, Ward No. 1086, Ward No. 1087, Ward No. 1088, Ward No. 1089, Ward No. 1090, Ward No. 1091, Ward No. 1092, Ward No. 1093, Ward No. 1094, Ward No. 1095, Ward No. 1096, Ward No. 1097, Ward No. 1098, Ward No. 1099, Ward No. 1100, Ward No. 1101, Ward No. 1102, Ward No. 1103, Ward No. 1104, Ward No. 1105, Ward No. 1106, Ward No. 1107, Ward No. 1108, Ward No. 1109, Ward No. 1110, Ward No. 1111, Ward No. 1112, Ward No. 1113, Ward No. 1114, Ward No. 1115, Ward No. 1116, Ward No. 1117, Ward No. 1118, Ward No. 1119, Ward No. 1120, Ward No. 1121, Ward No. 1122, Ward No. 1123, Ward No. 1124, Ward No. 1125, Ward No. 1126, Ward No. 1127, Ward No. 1128, Ward No. 1129, Ward No. 1130, Ward No. 1131, Ward No. 1132, Ward No. 1133, Ward No. 1134, Ward No. 1135, Ward No. 1136, Ward No. 1137, Ward No. 1138, Ward No. 1139, Ward No. 1140, Ward No. 1141, Ward No. 1142, Ward No. 1143, Ward No. 1144, Ward No. 1145, Ward No. 1146, Ward No. 1147, Ward No. 1148, Ward No. 1149, Ward No. 1150, Ward No. 1151, Ward No. 1152, Ward No. 1153, Ward No. 1154, Ward No. 1155, Ward No. 1156, Ward No. 1157, Ward No. 1158, Ward No. 1159, Ward No. 1160, Ward No. 1161, Ward No. 1162, Ward No. 1163, Ward No. 1164, Ward No. 1165, Ward No. 1166, Ward No. 1167, Ward No. 1168, Ward No. 1169, Ward No. 1170, Ward No. 1171, Ward No. 1172, Ward No. 1173, Ward No. 1174, Ward No. 1175, Ward No. 1176, Ward No. 1177, Ward No. 1178, Ward No. 1179, Ward No. 1180, Ward No. 1181, Ward No. 1182, Ward No. 1183, Ward No. 1184, Ward No. 1185, Ward No. 1186, Ward No. 1187, Ward No. 1188, Ward No. 1189, Ward No. 1190, Ward No. 1191, Ward No. 1192, Ward No. 1193, Ward No. 1194, Ward No. 1195, Ward No. 1196, Ward No. 1197, Ward No. 1198, Ward No. 1199, Ward No. 1200, Ward No. 1201, Ward No. 1202, Ward No. 1203, Ward No. 1204, Ward No. 1205, Ward No. 1206, Ward No. 1207, Ward No. 1208, Ward No. 1209, Ward No. 1210, Ward No. 1211, Ward No. 1212, Ward No. 1213, Ward No. 1214, Ward No. 1215, Ward No. 1216, Ward No. 1217, Ward No. 1218, Ward No. 1219, Ward No. 1220, Ward No. 1221, Ward No. 1222, Ward No. 1223, Ward No. 1224, Ward No. 1225, Ward No. 1226, Ward No. 1227, Ward No. 1228, Ward No. 1229, Ward No. 1230, Ward No. 1231, Ward No. 1232, Ward No. 1233, Ward No. 1234, Ward No. 1235, Ward No. 1236, Ward No. 1237, Ward No. 1238, Ward No. 1239, Ward No. 1240, Ward No. 1241, Ward No. 1242, Ward No. 1243, Ward No. 1244, Ward No. 1245, Ward No. 1246, Ward No. 1247, Ward No. 1248, Ward No. 1249, Ward No. 1250, Ward No. 1251, Ward No. 1252, Ward No. 1253, Ward No. 1254, Ward No. 1255, Ward No. 1256, Ward No. 1257, Ward No. 1258, Ward No. 1259, Ward No. 1260, Ward No. 1261, Ward No. 1262, Ward No. 1263, Ward No. 1264, Ward No. 1265, Ward No. 1266, Ward No. 1267, Ward No. 1268, Ward No. 1269, Ward No. 1270, Ward No. 1271, Ward No. 1272, Ward No. 1273, Ward No. 1274, Ward No. 1275, Ward No. 1276, Ward No. 1277, Ward No. 1278, Ward No. 1279, Ward No. 1280, Ward No. 1281, Ward No. 1282, Ward No. 1283, Ward No. 1284, Ward No. 1285, Ward No. 1286, Ward No. 1287, Ward No. 1288, Ward No. 1289, Ward No. 1290, Ward No. 1291, Ward No. 1292, Ward No. 1293, Ward No. 1294, Ward No. 1295, Ward No. 1296, Ward No. 1297, Ward No. 1298, Ward No. 1299, Ward No. 1300, Ward No. 1301, Ward No. 1302, Ward No. 1303, Ward No. 1304, Ward No. 1305, Ward No. 1306, Ward No. 1307, Ward No. 1308, Ward No. 1309, Ward No. 1310, Ward No. 1311, Ward No. 1312, Ward No. 1313, Ward No. 1314, Ward No. 1315, Ward No. 1316, Ward No. 1317, Ward No. 1318, Ward No. 1319, Ward No. 1320, Ward No. 1321, Ward No. 1322, Ward No. 1323, Ward No. 1324, Ward No. 1325, Ward No. 1326, Ward No. 1327, Ward No. 1328, Ward No. 1329, Ward No. 1330, Ward No. 1331, Ward No. 1332, Ward No. 1333, Ward No. 1334, Ward No. 1335, Ward No. 1336, Ward No. 1337, Ward No. 1338, Ward No. 1339, Ward No. 1340, Ward No. 1341, Ward No. 1342, Ward No. 1343, Ward No. 1344, Ward No. 1345, Ward No. 1346, Ward No. 1347, Ward No. 1348, Ward No. 1349, Ward No. 1350, Ward No. 1351, Ward No. 1352, Ward No. 1353, Ward No. 1354, Ward No. 1355, Ward No. 1356, Ward No. 1357, Ward No. 1358, Ward No. 1359, Ward No. 1360, Ward No. 1361, Ward No. 1362, Ward No. 1363, Ward No. 1364, Ward No. 1365, Ward No. 1366, Ward No. 1367, Ward No. 1368, Ward No. 1369, Ward No. 1370, Ward No. 1371, Ward No. 1372, Ward No. 1373, Ward No. 1374, Ward No. 1375, Ward No. 1376, Ward No. 1377, Ward No. 1378, Ward No. 1379, Ward No. 1380, Ward No. 1381, Ward No. 1382, Ward No. 1383, Ward No. 1384, Ward No. 1385, Ward No. 1386, Ward No. 1387, Ward No. 1388, Ward No. 1389, Ward No. 1390, Ward No. 1391, Ward No. 1392, Ward No. 1393, Ward No. 1394, Ward No. 1395, Ward No. 1396, Ward No. 1397, Ward No. 1398, Ward No. 1399, Ward No. 1400, Ward No. 1401, Ward No. 1402, Ward No. 1403, Ward No. 1404, Ward No. 1405, Ward No. 1406, Ward No. 1407, Ward No. 1408, Ward No. 1409, Ward No. 1410, Ward No. 1411, Ward No. 1412, Ward No. 1413, Ward No. 1414, Ward No. 1415, Ward No. 1416, Ward No. 1417, Ward No. 1418, Ward No. 1419, Ward No. 1420, Ward No. 1421, Ward No. 1422, Ward No. 1423, Ward No. 1424, Ward No. 1425, Ward No. 1426, Ward No. 1427, Ward No. 1428, Ward No. 1429, Ward No. 1430, Ward No. 1431, Ward No. 1432, Ward No. 1433, Ward No. 1434, Ward No. 1435, Ward No. 1436, Ward No. 1437, Ward No. 1438, Ward No. 1439, Ward No. 1440, Ward No. 1441, Ward No. 1442, Ward No. 1443, Ward No. 1444, Ward No. 1445, Ward No. 1446, Ward No. 1447, Ward No. 1448, Ward No. 1449, Ward No. 1450, Ward No. 1451, Ward No. 1452, Ward No. 1453, Ward No. 1454, Ward No. 1455, Ward No. 1456, Ward No. 1457, Ward No. 1458, Ward No. 1459, Ward No. 1460, Ward No. 1461, Ward No. 1462, Ward No. 1463, Ward No. 1464, Ward No. 1465, Ward No. 1466, Ward No. 1467, Ward No. 1468, Ward No. 1469, Ward No. 1470, Ward No. 1471, Ward No. 1472, Ward No. 1473, Ward No. 1474, Ward No. 1475, Ward No. 1476, Ward No. 1477, Ward No. 1478, Ward No. 1479, Ward No. 1480, Ward No. 1481, Ward No. 1482, Ward No. 1483, Ward No. 1484, Ward No. 1485, Ward No. 1486, Ward No. 1487, Ward No. 1488, Ward No. 1489, Ward No. 1490, Ward No. 1491, Ward No. 1492, Ward No. 1493, Ward No. 1494, Ward No. 1495, Ward No

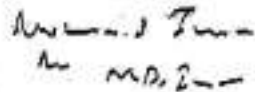
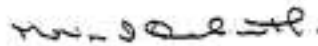
LR-8781	Bastu	Bastu	2 Katha 1 Chatak	1/-	21,34,688/-	Width of Approach Road: 13 Ft., Adjacent to Metal Road.
LR-8774	Bastu	Bastu	2 Katha 1 Chatak	1/-	21,34,688/-	Width of Approach Road: 13 Ft., Adjacent to Metal Road.
TOTAL :			30.9673Dec	9 /-	194,24,942 /-	
Grand Total :			30.9673Dec	9 /-	194,24,942 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Sellforth Value (In Rs.)	Market Value (In Rs.)	Other Details
St	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	2000 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	5,40,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Smt ALPANA DEBNATH Wife of Shri Mrinal Debnath Executed by: Self, Date of Execution: 24/03/2023 , Admitted by: Self, Date of Admission: 24/03/2023 , Place : Office	Photo 	Finger Print 	Signature 
	24/03/2023	24/03/2023	LTI	24/03/2023
36/29, Anandapuri, E- Road, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North24-Parganas, West Bengal, India, PIN:- 700122 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFxxxxxx5A, Aadhaar No: 86xxxxxxxx8322, Status :Individual, Executed by: Self, Date of Execution: 24/03/2023 , Admitted by: Self, Date of Admission: 24/03/2023 , Place : Office				

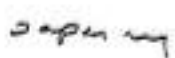
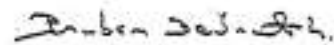
Name	Photo	Finger Print	Signature
APARNA ROY Wife of Shri Tapas Roy Executed by: Self, Date of Execution: 24/03/2023 Admitted by: Self, Date of Admission: 24/03/2023, Place : Office			
24/03/2023	LTI 24/03/2023	24/03/2023	
K.C. Roy Lane, City:- , P.O:- Ichapore Nawabganj, P.S:-Noapara, District:-North24-Parganas, West Bengal, India, PIN:- 743144 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx3A, Aadhaar No: 47xxxxxxxx5263, Status :Individual, Executed by: Self, Date of Execution: 24/03/2023 Admitted by: Self, Date of Admission: 24/03/2023, Place : Office			
Name	Photo	Finger Print	Signature
MOHAMMAD IMRAN (Presentant) Son of Mohammad Jalaluddin Executed by: Self, Date of Execution: 24/03/2023 Admitted by: Self, Date of Admission: 24/03/2023, Place : Office			
24/03/2023	LTI 24/03/2023	24/03/2023	
S.B.V. Patel Road, City:- , P.O:- Titagarh, P.S:-Titagarh, District:-North24-Parganas, West Bengal, India, PIN:- 700119 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx8J, Aadhaar No: 31xxxxxxxx7585, Status :Individual, Executed by: Self, Date of Execution: 24/03/2023 Admitted by: Self, Date of Admission: 24/03/2023, Place : Office			
Name	Photo	Finger Print	Signature
Shri MRINAL DEBNATH Son of Late Manik Debnath Executed by: Self, Date of Execution: 24/03/2023 Admitted by: Self, Date of Admission: 24/03/2023, Place : Office			
24/03/2023	LTI 24/03/2023	24/03/2023	
36/29E, Central Road, Anandapuri, Barrackpore, City:- , P.O:- Nona Chandanpukur, P.S:-Tala, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx9L, Aadhaar No: 61xxxxxxxx5776, Status :Individual, Executed by: Self, Date of Execution: 24/03/2023 Admitted by: Self, Date of Admission: 24/03/2023, Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KARISHMA CONSTRUCTION 2 125-g, B.I. Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, PAN No.: AAxxxxxx8J, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri TAPAS ROY Son of Late Paresh Chandra Roy Date of Execution - 24/03/2023, , Admitted by: Self, Date of Admission: 24/03/2023, Place of Admission of Execution: Office			
22, K.C. Roy Road, City:- , P.O:- Ichapore Nawabganj, P.S:-Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2F, Aadhaar No: 62xxxxxxxx9264 Status : Representative, Representative of : KARISHMA CONSTRUCTION 2 (as partner)			
Shri PRABIR DEBNATH Son of Mrinal Debnath Date of Execution - 24/03/2023, , Admitted by: Self, Date of Admission: 24/03/2023, Place of Admission of Execution: Office			
36/29, E Road, Anandapuri, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx7F, Aadhaar No: 70xxxxxxxx8217 Status : Representative, Representative of : KARISHMA CONSTRUCTION 2 (as partner)			
SHABNAM KHATOON Wife of Md Imran Date of Execution - 24/03/2023, , Admitted by: Self, Date of Admission: 24/03/2023, Place of Admission of Execution: Office			
112, S.b.v.p. Road, City:- , P.O:- Titagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: doxxxxxx7c, Aadhaar No: 64xxxxxxxx3775 Status : Representative, Representative of : KARISHMA CONSTRUCTION 2 (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBRATA MUKHERJEE Son of Mr Tapan Kumar Mukherjee M A Sarani, City:- , P.O:- Airport, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051			
	24/03/2023	24/03/2023	24/03/2023

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt ALPANA DEBNATH	KARISHMA CONSTRUCTION 2-0.935573 Dec
2	Smt APARNA ROY	KARISHMA CONSTRUCTION 2-0.935573 Dec
3	MOHAMMAD IMRAN	KARISHMA CONSTRUCTION 2-0.935573 Dec
4	Shri MRINAL DEBNATH	KARISHMA CONSTRUCTION 2-0.935573 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt ALPANA DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
2	Smt APARNA ROY	KARISHMA CONSTRUCTION 2-0.850781 Dec
3	MOHAMMAD IMRAN	KARISHMA CONSTRUCTION 2-0.850781 Dec
4	Shri MRINAL DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt ALPANA DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
2	Smt APARNA ROY	KARISHMA CONSTRUCTION 2-0.850781 Dec
3	MOHAMMAD IMRAN	KARISHMA CONSTRUCTION 2-0.850781 Dec
4	Shri MRINAL DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt ALPANA DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
2	Smt APARNA ROY	KARISHMA CONSTRUCTION 2-0.850781 Dec
3	MOHAMMAD IMRAN	KARISHMA CONSTRUCTION 2-0.850781 Dec
4	Shri MRINAL DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Smt ALPANA DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
2	Smt APARNA ROY	KARISHMA CONSTRUCTION 2-0.850781 Dec
3	MOHAMMAD IMRAN	KARISHMA CONSTRUCTION 2-0.850781 Dec
4	Shri MRINAL DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt ALPANA DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
2	Smt APARNA ROY	KARISHMA CONSTRUCTION 2-0.850781 Dec
3	MOHAMMAD IMRAN	KARISHMA CONSTRUCTION 2-0.850781 Dec
4	Shri MRINAL DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt ALPANA DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
2	Smt APARNA ROY	KARISHMA CONSTRUCTION 2-0.850781 Dec
3	MOHAMMAD IMRAN	KARISHMA CONSTRUCTION 2-0.850781 Dec
4	Shri MRINAL DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec

Transfer of property for L8		
Sl. No	From	To. with area (Name-Area)
1	Smt ALPANA DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
2	Smt APARNA ROY	KARISHMA CONSTRUCTION 2-0.850781 Dec
3	MOHAMMAD IMRAN	KARISHMA CONSTRUCTION 2-0.850781 Dec
4	Shri MRINAL DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
Transfer of property for L9		
Sl. No	From	To. with area (Name-Area)
1	Smt ALPANA DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
2	Smt APARNA ROY	KARISHMA CONSTRUCTION 2-0.850781 Dec
3	MOHAMMAD IMRAN	KARISHMA CONSTRUCTION 2-0.850781 Dec
4	Shri MRINAL DEBNATH	KARISHMA CONSTRUCTION 2-0.850781 Dec
Transfer of property for S1		
Sl. No	From	To. with area (Name-Area)
1	Smt ALPANA DEBNATH	KARISHMA CONSTRUCTION 2-500.00000000 Sq Ft
2	Smt APARNA ROY	KARISHMA CONSTRUCTION 2-500.00000000 Sq Ft
3	MOHAMMAD IMRAN	KARISHMA CONSTRUCTION 2-500.00000000 Sq Ft
4	Shri MRINAL DEBNATH	KARISHMA CONSTRUCTION 2-500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road: Jelia Para, Mouza: Khardah, , Ward No: 16, Holding No:109 JI No: 2, Pin Code : 700119

Sch No	Plot & Khatian Number	Detail of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1735, LR Khatian No:- 8295	Owner:মহ ইমরান , Gurdian:মহ জালালউদ্দিন, Address:নিজ , Classification:বাড়, Area:0.06270000 Acre,	MOHAMMAD IMRAN
L2	LR Plot No:- 1735, LR Khatian No:- 8367	Owner:আবলা দেবনাথ, Gurdian:মুলাল , Address:নিজ , Classification:বাড়, Area:0.03320000 Acre,	Smt ALPANA DEBNATH
L3	LR Plot No:- 1735, LR Khatian No:- 8776	Owner:আবলা দেবনাথ, Gurdian:মুলাল দেবনাথ, Address:নিজ , Classification:বাড়, Area:0.01010000 Acre,	Smt ALPANA DEBNATH
L4	LR Plot No:- 1735, LR Khatian No:- 8297	Owner:আবলা দেবনাথ, Gurdian:মুলাল দেবনাথ, Address:নিজ , Classification:বাড়, Area:0.03810000 Acre,	Smt ALPANA DEBNATH
L5	LR Plot No:- 1735, LR Khatian No:- 8308	Owner:অপর্ণা রায়, Gurdian:তাপস , Address:নিজ , Classification:বাড়, Area:0.00880000 Acre,	Smt APARNA ROY
L6	LR Plot No:- 1735, LR Khatian No:- 8340	Owner:অপর্ণা রায়, Gurdian:তাপস , Address:নিজ , Classification:বাড়, Area:0.03320000 Acre,	Smt APARNA ROY

LR Plot No:- 1735, LR Khatian No:- 8781	Owner:অপর্ণা রায়, Gurdian:তাপস রায়, Address:মির্জা, Classification:বাড়, Area:0.03730000 Acre,	Smt APARNA ROY
LR Plot No:- 1734, LR Khatian No:- 8774	Owner:মৃনাল দেবনাথ, Gurdian:মানিক দেবনাথ, Address:মির্জা, Classification:বাড়, Area:0.06000000 Acre,	Seller is not the recorded Owner as per Applicant. Shri MRINAL DEBNATH

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

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

Under Section 52 & Rule 22A(3) 46(4) W.B. Registration Rules 1962

for registration at 11:34 hrs on 24-03-2023, at the Office of the A.D.S.R. SODEPUR by MOHAMMAD
one of the Executants.

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
19264942/-

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

Execution is admitted on 24/03/2023 by 1. Smt ALPANA DEBNATH, Wife of Shri Mrinal Debnath, 36/29, Anandapuri,
E-Road, P.O: Nona Chandanpukur, Thana: Titagarh, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by
caste Hindu, by Profession Business, 2. Smt APARNA ROY, Wife of Shri Tapas Roy, K.C. Roy Lane, P.O: Ichapore
Nawabganj, Thana: Noapara, North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by
Profession Business, 3. MOHAMMAD IMRAN, Son of Mohammad Jalaluddin, S.B.V. Patel Road, P.O: Titagarh, Thana:
Titagarh, North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Muslim, by Profession Business, 4. Sh
MRINAL DEBNATH, Son of Late Manik Debnath, 36/29E, Central Road, Anandapuri, Barrackpore, P.O: Nona
Chandanpukur, Thana: Tala, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by
Profession Business

Identified by Mr SUBRATA MUKHERJEE, , Son of Mr Tapan Kumar Mukherjee, M A Sarani, P.O: Airport, Thana:
Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

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

Execution is admitted on 24-03-2023 by Shri TAPAS ROY, partner, KARISHMA CONSTRUCTION 2 (Partnership
Firm), 125-g, B.T. Road, City:-, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:-
700117

Identified by Mr SUBRATA MUKHERJEE, , Son of Mr Tapan Kumar Mukherjee, M A Sarani, P.O: Airport, Thana:
Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Execution is admitted on 24-03-2023 by Shri PRABIR DEBNATH, partner, KARISHMA CONSTRUCTION 2
(Partnership Firm), 125-g, B.T. Road, City:-, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal,
India, PIN:- 700117

Identified by Mr SUBRATA MUKHERJEE, , Son of Mr Tapan Kumar Mukherjee, M A Sarani, P.O: Airport, Thana:
Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Execution is admitted on 24-03-2023 by SHABNAM KHATOON, partner, KARISHMA CONSTRUCTION 2 (Partnership
Firm), 125-g, B.T. Road, City:-, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:-
700117

Identified by Mr SUBRATA MUKHERJEE, , Son of Mr Tapan Kumar Mukherjee, M A Sarani, P.O: Airport, Thana:
Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 121.00/- (B = Rs 100.00/- ,E = Rs 21.00/-)
and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 121/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/03/2023 11:44AM with Govt. Ref. No: 192022230343963091 on 22-03-2023, Amount Rs: 121/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKW4737355 on 22-03-2023, Head of Account 0030-03-104-001-16

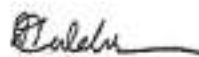
Stamp Duty

Required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs

online = Rs 39,921/-

of Stamp

Type: Impressed, Serial no 2348, Amount: Rs.100.00/-, Date of Purchase: 10/02/2023, Vendor name: R Pal
of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 22/03/2023 11:44AM with Govt. Ref. No: 192022230343963091 on 22-03-2023, Amount Rs: 39,921/-, Ban
State Bank of India (SBIN0000001), Ref. No. CKW4737355 on 22-03-2023, Head of Account 0030-02-103-003-02



Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

Registration under section 60 and Rule 69.
in Book - I
number 1524-2023, Page from 86166 to 86207
No 152402115 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.03.31 12:23:51 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

(Debjani Halder) 2023/03/31 12:23:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

31/03/2023 Query No:-15242000567063 / 2023 Deed No :- 152402115 / 2023, Document is digitally signed.