

2449/2022

1505 Y 111 11

P-2373/22



17/05  
10:30

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 948280

P. 200 1190028/2022

Certified that this document is admitted to Registration. The signature sheet and the endorsement sheet attached to the document are part of this document.

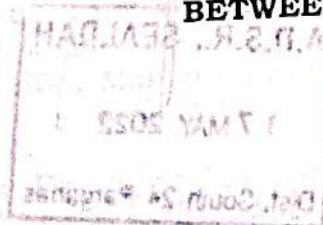
Additional Dist. Sub Registrar  
Sealdah

17/5/22

### JOINT VENTURE DEVELOPMENT AGREEMENT

THIS INDENTURE is made this 17th day of May, 2022

BETWEEN





SL. NO. 4400 DATE 11 MAY 2022

NAME KABIRUL ISLAM  
Advocate  
ADD. 10007 Gne Kana 5 High Court, Calcutta  
AMT.



*Mousumi Ghosh*  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

at inscribed and the same has been  
entered in the Register of the  
District South 24 Parganas  
and the same is hereby  
certified to be correct and  
true.

17/5/22



A.D.S.R., SEALDAH

17 MAY 2022

Dist.-South 24 Parganas

**MRS. SHIKHA SEAL, PAN. DCWPS4707P, AADHAAR NO. 848725379621,** daughter of Late Kartick Laha, wife of Late Shyam Sundar Seal, by faith - Hindu, by occupation - Housewife, residing at 58, Anath Nath Deb Lane, P.O. - Belgachia, P.S. - Tala, Kolkata - 700037, hereinafter referred and called as the **OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to include her legal heirs, successors, assigns, executors and legal representatives) of the **ONE PART**.

**AND**

**MR. SOMNATH MANNA, PAN. AKNPM2871J, AADHAAR NO. 539039481254,** son of Netai Chandra Manna, by Nationality Indian, by faith Hindu, by occupation Business, residing at 15, Gobra Road, P.O. - Gobinda Khatick Road, P.S. Topsia, Kolkata - 700046, hereinafter referred to and called as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include his legal heirs, successors, assigns, executors and legal representatives) of the **OTHER PART**.

**WHEREAS** One Sarat Chandra Das, son of Late Hira Lal Das described as a Donor Gift, bequeath and transferred in favour of his son in law namely Kartick Chandra Laha on 23.12.1963 in respect of ALL THAT premises no. 30, Mahendra Roy Lane, Gobra, P.S. - Beniapukur, Kolkata - 700046 and the premises measuring an area of 3 cottahs 9 chittacks 36 sq.ft. more or less and it was duly registered at the office at Sub- Registrar - Sealdah and recorded into Book No. 1, Volume No. 67, Pages from 70 to 74, being no 3166 for the year 1963.

**AND WHEREAS** after obtaining deed of gift said Kartick Chandra Laha mutated his names with the records of the Kolkata Municipal Corporation and paying regular rate and taxes to the KMC and the premises re-numbered as premises No. 30A, Mahendra Roy Lane, Gobra, P.S. - Beniapukur, Kolkata - 700046.

**AND WHEREAS** said Kartick Chandra Laha died intestate on 10.09.2002 and leaving behind him wife Radha Rani Laha and only daughter Shikha Seal (Married daughter) as his legal heirs and successors. That Radha Rani Laha, wife of Late Kartick Chandra Laha died intestate on 04.06.2011 and leaving behind her only married daughter Shikha Seal and said Shikha Seal became the sole and absolute owner by way of law of inheritance and had mutated her names with the records of the Kolkata Municipal Corporation, vide Assessee No. 110591601209 in respect of premises No. 30A, Mahendra Roy Lane, Gobra, P.S. - Beniapukur, Kolkata - 700046.

**AND WHEREAS** the Developer has represented to the Owner that he is carrying on business of construction and development of properties and approached to the Owners with a proposal of joint venture Development of the said premises.



**AND WHEREAS** the Owners being desirous of developing the property have agreed to appoint the Developer to develop by constructing a building of the said property in accordance with plan which may be sanctioned by the Kolkata Municipal Corporation duly complying with all prevailing rules and law applicable in the regard and maximum exploitation thereof on compliance of the terms and conditions mentioned herein.

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

1. The Owner will allow the developer and the Developer shall develop the property entirely at its own costs and responsibility and bear all expenses for the same.
2. At the time of execution of this registered development agreement a Registered Development General Power of Attorney shall execute by the Owner in favour of the Developer herein and he is entitled to use the said Power of Attorney in respect of Developer's allocation as mentioned hereinafter.
3. In accordance with the sanctioned plan construction would be raised and building would be constructed on the said property with common facilities and specifications mentioned in schedule II & III herein by the Developer entirely at his own costs. Such Construction would be completed within a period of **24 months** from the date of sanctioned plan by the K.M.C. The owner shall not be liable for the said construction.
4. The Owner shall give co-operation with the Developer and shall hand over the original documents as mentioned in Schedule-IV as and when required and the Owner have no objection in this regard and shall sign deed and paper and execute papers or documents which may be necessary for taking steps by the Developer and also register and execute conveyance in favour of the intending Purchasers of the flats in Developer's allocation as a vendor/Owner parties in the said Deed of Conveyance etc.
5. The building to be constructed will be a modern apartment buildings with, marble flooring, aluminum window fitted with grill and glass pane, flush type doors affixed with wooden frame, cement paint on all external walls, upto date bathroom fittings compatible with the standard of a modern flat and first class and new materials and workmanship shall be used. The Owner herein shall be entitled to appoint and authorize any other independent qualified engineer to inspect and check up the quality and quantity of the goods and materials used and development of the Owner's area made by the Developer in Owner's Area.
6. That there are 2 Nos. of licensee/occupier in the said premises and the developer shall negotiate with the existing licensee/occupier as the developer thinks, fit and proper.
7. The developer at his own cost shall demolish the existing structure of the said premises.

#### **ARTICLE - I DEVELOPER'S RIGHTS**

1. The Owner hereby grant subject to what has been hereinafter provided the exclusive right to the Developer to build construct erect and complete the said building thereon and to enter into agreements for sale and/or transfer and/or construction in respect of the Developer's Allocation in accordance with the plan to be sanctioned by the Kolkata Municipal Corporation with or without



amendment and/or modification made or caused by the Developer in consultation with the Architect.

2. The Developer shall be entitled to prepare, modify or alter the plan in consultation with the Architect and with the approval of the Owner and submit the same to the Kolkata Municipal Corporation in the name of the Owner at its own costs and the Developer shall pay and bear all fees including Architect's fees charges and expenses required to be paid or deposited for obtaining the sanctioned of the Kolkata Municipal Corporation for construction of the building at the said premises provided however that the Developer shall be exclusively entitled to all refunds of any or all payments and/or deposits made by the Developer.

3. Nothing in these presents shall be constructed as a demise or assignment or transfer by the Developer or as creating any right title or interest in respect thereof to the Developer other than an exclusive right to the Developer to deal with the Developer's Allocation in the building to be constructed thereon in the manner and subject to the terms hereinbefore and hereinafter written.

#### **ARTICLE - II OWNER'S ALLOCATION**

1. The Developer shall its own costs construct, erect and complete in all respect the said building and shall provide to the owner 50% of the constructed area as per sanction plan of the Kolkata Municipal Corporation.

2. The developer has paid the sum of **Rs. 5,00,000/- (Rupees Five Lacs)** **only** to the owner at the time of signing of this development agreement, which is refundable security deposit amount and this amount the owner shall refund to the developer at the time of handing over possession.

#### **ARTICLE - III DEVELOPER'S ALLOCATION**

In consideration of the above the Developer shall be entitled 50% of the constructed area as per sanction plan of the Kolkata Municipal Corporation in the constructed building upon the said premises **TOGETHER WITH** the proportionate share in land and other facilities attached thereto. The Developer shall be entitled to enter into Agreement for sale and transfer in its name and to receive realize and collect all money in respect thereof and it is hereby expressly agreed by and between the parties hereto and for the purpose of entering into such Agreement it shall not be obligatory on the part of the Developer to obtain any further consent of the Owner and this Agreement by itself shall be treated as consent by the Owner provided. However the Developer shall not part with possession of any portion of the Developers Allocation to any of its transferees until and unless the Developer shall make over possession of the Owner's allocation to the Owner and comply with all other obligations of the Developer to the Owner under this Agreement.

#### **ARTICLE - IV SPACE ALLOCATION**

1. After completion of the Building the Owner shall be entitled to obtain physical possession of the Owner's allocation which must be within 24 months from the date of sanction plan and/or getting vacant possession from the Owner and the remaining portions of the said building shall belong to the Developer.



2. Subject to aforesaid the open space shall belong to the Owner and the prospective buyers jointly for the common use.

#### **ARTICLE - V BUILDING**

1. The Developer shall at its own cost construct and complete the Building at the said premises in accordance with the plan to be sanctioned with good and standard materials as per specifications and as may be specified by the Architect from time to time.
2. The Developer shall install and erect in the said building at its own cost pump, water storage tanks, overhead reservoirs, sanitary and plumbing works, electrifications, permanent electric connection from CESC Limited and until permanent electric connection is obtained temporary electric connection shall be provided and other facilities as are required to be provided in as apartment building in Kolkata having said contained apartments and/or constructed space therein on Ownership basis and as mutually agreed upon.
3. The Developer shall be authorized in name of the Owner in so far as is necessary to apply for and obtain quotes, entitlements and other allocations of for cement, steel, bricks and other building materials allocable to the Owner for the construction of the Building as to similarly apply for and obtain temporary and permanent connection of water, electricity power, drains, sewerage and/or gas to the Building and other inputs and facilities required for the construction or enjoyment of the Building.
4. All costs, charges and expenses including Architect's fees shall be paid discharges and borne by the Developer and the Owner shall have no liability in this context.

#### **ARTICLE - VI COMMON OBLIGATIONS**

1. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the Owner's Allocation of the said building accounting dues as and from the date of handing over possession by the Owner till as provided hereinafter.
2. The Owner shall not do any act deed or thing where by the Developer shall be prevented from construction and completion of the said building. That if any legal dispute arises regarding title then the Owner is liable and held responsible to borne all expenses and damages from the date of signing to this agreement and before shifting if any legal dispute arises regarding title, the Owner will refund the entire consideration amount along with interest and also refund the other expenses to the Developer within one month after giving notice to the Owner by the Developer.

#### **ARTICLE - VII LEGAL PROCEEDINGS**

1. It is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Owner to defend all actions, suits and proceedings with regard to title and suits and proceedings which may arise in respect of the Development of the said premises and all costs, charges and expenses incurred for that purpose shall be borne and paid by the Owner in consultation with the Developer.



2. The Owner shall not be responsible for any damage or claim or any other relief arising out of any accident or injury or tortuous act during demolition or construction by any agent or workman.

#### **ARTICLE - VIII DEVELOPER INDEMNITY**

1. The Developer hereby undertakes to keep the Owner indemnified against all third party claims and actions arising out of any sort of act or commission of the Developer in or relative to the construction of the said Building.
2. The Developer hereby undertakes to keep the Owner indemnified against all actions suits, costs proceedings and claims that may arise out of the Developer's actions which regard to the Development of the said premises and/or in the manner of construction of the said Building and/or any defect therein.

#### **ARTICLE - IX MISCELLANEOUS**

1. The Owner and the Developer have entered into this Agreement Purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the Developer and the Owner.
2. It is understood that from time to time to facilities the construction of the building by the Developer various deeds matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertakes to do all such acts deeds matters and thing that may be reasonably required to be done in the matter.
3. Nothing in these presents shall be construed as a demise or assignment of conveyance in law by the Owner of the said premises or any part thereof to the Developer provided however the Developer shall be entitled to borrow money from any bank or banks without creating any mortgage or hypothecation of the said premises and/or without charging and/or keeping lien and/or mortgage of the proposed building and without creating any financial liability of the Owner of affecting his estate and interest in the said premises and it being expressly agreed and understood that in any event the Owner shall not be responsible and/or be made liable for payment of any dues of such bank or banks and for that purpose the Developer shall keep the Owner indemnified against all actions suits proceedings and costs charges and expenses in respect thereof.
4. That there is no existing agreement regarding the Development or sale of the said premises and that all other arrangements, if any, prior to this agreement have been cancelled and are being superseded by this Agreement.



**THE SCHEDULE - I ABOVE REFERRED TO**

**ALL THAT** piece and parcel of plot of land measuring an area 3 cottahs 9 chittacks 36 sq.ft. more or less along with three storied old dilapidated brick built building and dwelling house most dilapidated condition (more than 59 years old) standing thereon or in portions thereof consisting of bed rooms, kitchen, bath-cum-privy on the ground floor measuring 1030 sq.ft. more or less and First Floor measuring 1030 sq.ft. more or less and Second Floor measuring 1030 sq.ft. more or less with cemented flooring, Premises No. 30A, Mahendra Roy Lane, Gobra, P.S. - Topsia (Zone : Church to Burial Ground), Kolkata - 700046, Ward No. 059 which is butted and bounded as follows :-

ON THE NORTH : Mahendra Roy Lane  
 ON THE SOUTH : 30/2, Mahendra Roy Lane  
 ON THE EAST : 30/1, Mahendra Roy Lane  
 ON THE WEST : 31/A, Mahendra Roy Lane

**THE SCHEDULE - II ABOVE REFERRED TO**

(Description of the common areas and common facilities)

1. Path and passage for egress and ingress for the road to the flat and/or apartment.
2. Areas & land liable to be kept vacant under the provisions of Kolkata Municipal Act for Sanction of building plan.
3. Pump House to be situated at the ground floor of the building and space for installation of electric energy to different flat/apartment Owner.
4. Staircase from ground floor leading upto roof and/or terrace.
5. Parapet walls on the terrace of the building and/or apartment.
6. Overhead water reservoirs.
7. Underground water reservoirs.
8. Pipe lines, water, sewerage, drains and/or pipe line for discharge of filtered water, inspection pits and any other advantages or benefits to be enjoyed in common with the Owner or other apartment or flats Owner.

**THE SCHEDULE - III ABOVE REFERRED TO**

(The Building and Specifications).

1. Foundation - R.C.C. combine footing column foundation as per KMC sanctioned plan.
2. Structural work - R.C.C. frame structure as per drawing approved by the K.M.C.
3. Outside wall - 8" & 5" thick of 1st Class bricks with cement mortar.
4. Inside wall - 5" & 3" thick brick work with 1st Class bricks.
5. Plaster - 1:6 prop cement sand plaster for 8" thick wall and 1:4 prop cement sand for 5" and 3" thick wall.
6. Door Frame - Made of Sal or better quality wood of 4" X 2½" section painted with white wood primer.
7. Door Shutter / Pallah - Made with Waterproof Ply board painted with white wood primer with standard quality necessary fittings.

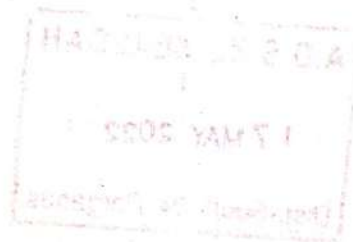
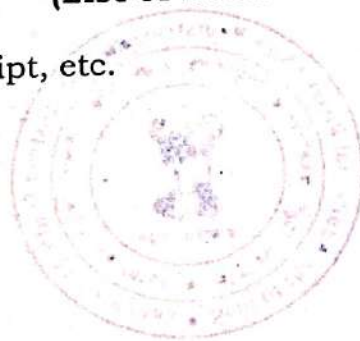


8. Window – MS Grill with frosted glass with stay and handle.
9. Floor finish – Marble flooring.
10. Kitchen – Marble with 4" high skirting, Granite stone platform top of 6'-0" long at 34" high and 20" wide. One Granite stone sink 2'-0" high glazed tiles on walls above counter. One sink cock and bib cock at under sink.
11. Toilets Marble with 4" high skirting with 4'-6" high glazed tiles around the toilet. Concealed G.I. pipe line with C.P. fitting and shower point. One white commode with P.V.C. low down cistern with one bibcock at attached toilet.  
Hot and Cold line, one white commode with P.V.C. lowdown cistern with one bib cock in common toilet.
12. Electrical - PVC concealed wiring type with standard quality wire switch and boards without fitting and fixtures -
  - (a) Bed Room - 3 light points, 1 Fan point, One 15 amp plug point on switch board. Extra point
  - (b) Living / Dining - 3 light points, 1 Fan point, 2, 15amp plug points for refrigerator. Extra point
  - (c) Kitchen- 2 light point, 1 exhaust fan, one 15 amp plug point. One chimney point.
  - (d) Toilet (Common) - 1 light point, one exhaust fan point, 1 Geiger point & one 5 amp plug point.
  - (e) Toilet (Attached) - 1 light point, one exhaust point, 1 Geiger point & one 5 amp plug point.
  - (f) Lift facility will be provided by the developer.

**THE SCHEDULE – IV ABOVE REFERRED TO**

**(List of Documents)**

Title Deed, Tax Receipt, etc.





IN WITNESS WHEREOF the parties have signed this agreement on the day, month and year first above written.

**SIGNED AND DELIVERED**

in the presence of :-

1. Subin Kumar Sen.  
58, Anuttam Dill Lane  
Kolkata - 700037.
2. Gautam Sen  
B/14/H/12K Asgar  
Mistry Lane  
Kolkata - 700046

Shikha Seal

**SIGNATURE OF THE OWNER**

San Nathanna

**SIGNATURE OF THE DEVELOPER**

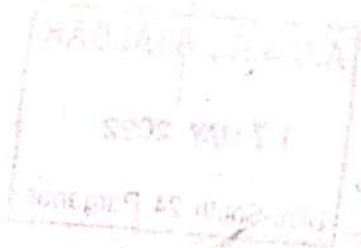
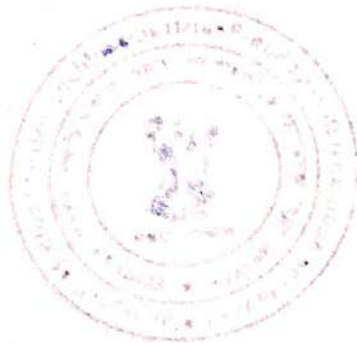
Drafted by -

Kabirul Islam  
**KABIRUL ISLAM**

Advocate

High Court, Calcutta.

WB/250/1995





## **MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named Developer the within named sum of **Rs. 5,00,000/- (Rupees Five Lacs) only** being the part consideration amount as per memo below :

Date	Cheque No.	Bank & Branch	Amount (Rs)
17.05.2022	000061	Bank of Baroda, Park Circus	2,00,000/-
17.05.2022	000062	Bank of Baroda, Park Circus	3,00,000/-
		<b>TOTAL</b>	<b>5,00,000/-</b>

### **WITNESSES :**

1. *Sukh Kumar Seal.*

2. *Gouram Seal*

*Shikha Seal*  
(SIGNATURE OF THE OWNER)







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

GRN Details

GRN: 192022230026072401 Payment Mode: Online Payment  
GRN Date: 13/05/2022 12:17:02 Bank/Gateway: State Bank of India  
BRN: CKT6675500 BRN Date: 13/05/2022 12:20:52  
Payment Status: Successful Payment Ref. No: 2001190027/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Kabirul Islam  
Address: High Court, Calcutta  
Mobile: 9831082169  
Depositor Status: Advocate  
Query No: 2001190027  
Applicant's Name: Mr Kabirul Islam  
Identification No: 2001190027/1/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001190027/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	19021 ✓
2	2001190027/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	5021 ✓
			<b>Total</b>	<b>24042</b>

IN WORDS: TWENTY FOUR THOUSAND FORTY TWO ONLY.



## Major Information of the Deed

Deed No :	I-1606-02373/2022	Date of Registration	17/05/2022
Query No / Year	1606-2001190027/2022	Office where deed is registered	
Query Date	19/04/2022 9:38:48 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kabirul Islam High Court, Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831082169, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,10,05,201/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 5,021/- (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:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahendra Roy Lane, Road Zone : (Church -- Burial Ground) , , Premises No: 30A, , Ward No: 059 Pin Code : 700046

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		3 Katha 9 Chatak 36 Sq Ft		97,53,751/-	Property is on Road
Grand Total :					5.9606Dec	0/-	97,53,751/-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3090 Sq Ft.	0/-	12,51,450/-	Structure Type: Structure
Gr. Floor, Area of floor : 1030 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1030 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1030 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 59 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3090 sq ft	0/-	12,51,450/-	






# and Lord Details :

Name,Address,Photo,Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	<b>Mrs SHIKHA SEAL</b> (Presentant) Wife of Late Shyam Sundar Seal Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office			
	17/05/2022	LTI 17/05/2022	17/05/2022	

58, Anath Nath Deb Lane, City:- Not Specified, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: dcxxxxxx7p, Aadhaar No: 84xxxxxxxxx9621, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

## Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<b>Mr SOMNATH MANNA</b> Son of Netai Chandra Manna Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office
	
	
	
	17/05/2022 LTI 17/05/2022 17/05/2022

Son of Netai Chandra Manna 15, Gobra Road, City:- Not Specified, P.O:- Gobinda Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx1j, Aadhaar No: 53xxxxxxxxx1254, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SUBIR KUMAR SEAL</b> Son of Late Shyam Sundar Seal 58, Anath Nath Deb Lane, City:- Not Specified, P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037			
17/05/2022	17/05/2022	17/05/2022	

Identifier Of Mrs SHIKHA SEAL, Mr SOMNATH MANNA

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mrs SHIKHA SEAL	Mr SOMNATH MANNA-5.96063 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SHIKHA SEAL	Mr SOMNATH MANNA-3090.00000000 Sq Ft



17-05-2022

**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 10:20 hrs on 17-05-2022, at the Office of the A.D.S.R. SEALDAH by Mrs SHIKHA SEAL, 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 1,10,05,201/-

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

Execution is admitted on 17/05/2022 by 1. Mrs SHIKHA SEAL, Wife of Late Shyam Sundar Seal, 58, Anath Nath Deb Lane, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 2. Mr SOMNATH MANNA, Son of Netai Chandra Manna, 15, Gobra Road, P.O: Gobinda Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business

Indetified by Mr SUBIR KUMAR SEAL, , Son of Late Shyam Sundar Seal, 58, Anath Nath Deb Lane, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,021/- ( B = Rs 5,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,021/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/05/2022 12:20PM with Govt. Ref. No: 192022230026072401 on 13-05-2022, Amount Rs: 5,021/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT6675500 on 13-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 19,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4400, Amount: Rs.1,000/-, Date of Purchase: 11/05/2022, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/05/2022 12:20PM with Govt. Ref. No: 192022230026072401 on 13-05-2022, Amount Rs: 19,021/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKT6675500 on 13-05-2022, Head of Account 0030-02-103-003-02

*Amitava Ghosal.*

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 85690 to 85708  
being No 160602373 for the year 2022.



Digitally signed by AMITAVA GHOSAL  
Date: 2022.05.20 14:05:28 +05:30  
Reason: Digital Signing of Deed.

*Amitava Ghosal.*

(Amitava Ghosal) 2022/05/20 02:05:28 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

(This document is digitally signed.)