

81-661/21

2-655/2021

(2)



पश्चिम बंगाल WEST BENGAL

AD 918807

11-1-2021
2-295928
11/2/2021

Signature Sheet and
Instrument Sheet are
for 8. persol
Documents



Sub-Registrar
UL- Hooghly

22 FEB 2021

1.

DEED OF LEASE

THIS DEED OF LEASE is made on this 10th day of February, 2021

Signature

2918 9/2/2021

2918 9/2/2021
Hogghy Chinsurah Municipality
Pipulpati
Chinsurah
Hogghy
অনুপ কুমার গাঙ্গুলী

Chairperson
Board of Administrators
Hogghy Chinsurah Municipality

Chairperson
Board of Administrators
Hogghy Chinsurah Municipality

N.T.9
783

N.T.9
784

Executive Officer
Hogghy Chinsurah Municipality

Executive Officer
Hogghy Chinsurah Municipality

TIRUPATI DEVELOPER

PARTNER

PARTNER

N.T.9
786

TIRUPATI DEVELOPER

PARTNER

PARTNER

N.T.9
787

Rajiv Das.



Ed. District Sub-Registrar
Chinsurah, Hooghly

8 1 FEB 2021

B E T W E E N

THE HOOGHLY CHINSURAH MUNICIPALITY (PAN- AAALH9676B), having office at Mahendra Mitra Road, Pipulpati, P.S- Chinsurah, PO. & Dist. Hooghly represented by- (1) The Chairperson / Administrator namely **SRI GOURIKANTA MUKHERJEE** (PAN – AMXPM0140J), Son of Hemanta Pada Mukherjee, residing at Motibagan, P.O & P.S- Chinsurah, Dist.- Hooghly, PIN-712101, (2) The Executive Officer- **BISWANATH BERA**(PAN- AHAPB1506H), Son of Late Gosto Behari Bera, residing at 136 Thakurbari Street, Flat No. 101, Radha Ballav Apartment , Serampore, Hooghly, PIN- ,hereinafter called the "LESSOR" which expression shall, unless repugnant to the context and meaning include their successors-in-chair, administrators and assigns of the ONE PART of the 'FIRST PART'

B E T W E E N

TIRUPATI DEVELOPER(PAN-AAANFT6551C),a Partnership Firm, Having office at Apanjan Market, N.S Road, Welcome Restaurant Building, P.O & P.S- Chinsurah, District- Hooghly, West Bengal, India, PIN-712101, represented by its Partners namely-(1)**SRI RAJENDRA RAMPAL** (PAN- ACRPR5271P) , Son of Late Babaram Rampal, by Religion- Hindu (Indian Citizen), by Profession- Business, residing at "Bhalobasha" Apartment, Dutch Villa, Town Guard Road, P.O. & P.S. Chinsurah, Dist. Hooghly, Pin No. 712101, West Bengal, India,(2) **SRI BISHWANATH DEY @ BISHWANATH SUKUMAR DEY** (PAN- AGTPD8596R),Son of Sri Sukumar Siddheshwar Dey, by religion – Hindu (Indian Citizen), by occupation – Business, residing at – A/3, Nisigandh Co-Operative Housing Society, Dindayal Cross Road, behind Ganapati Mandir, Vishnunagore, Kalyan, P.O & P.S- Dombivilhi (W),Dist.- Thane, Pin No. 421202, State- Maharashtra, India, hereinafter called the "**PARTNERS**" (which expression excluded by or repugnant to the context hereof shall mean and include her heirs, executors, assigns and/or legal representatives as the case may be) of the **OTHER PART**.

Boi

WHEREAS

- A. The party of the First Part is the Owner/authority of the Schedule mentioned property under Dist. Hooghly, P.S- Chinsurah, J.L No. 20, Mouza- Chinsurah, Mahalla- M.G Road, Hooghly-Chinsurah Municipality, L.R Dag No. 1134, 1135 & 1142, classified as "NALA".
- B. The party of the First Part is desirous of leasing out the Schedule property and had made an open offer.
- C. The party of the Other Part actually required the Schedule property i.e. the "NALA" for away and installation of service equipments such as Generators and electrical transformer and use the same as a passage/path for the smooth utilization of the adjoining property of the Other Part is surrounded by the Schedule property "NALA".
- D. After hearing the offer of the First Part, the Other Part had approached the First Part and after mutual discussions has agreed to take on lease the schedule property which is detailed in the schedule herein below.
- E. The Lessor has represented that Lessor has absolute right to use, occupy, and possess the Schedule property together with all the rights, title and interests in the Schedule property for the beneficial use, uninrerrupted occupation and enjoyment of the leased property without any hindrance whatsoever.
- F. The First Part and the Second Part both are agreed for raising construction of the multi-storied building as per the municipal sanctioned plan by the Second Part and the Second Part is under obligation for raising their any sort of permanent construction at their own property without encroaching or encumbering the leasehold property of the First Part and at the same time the First part allowed to raise construction of
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the Second Part at their own premises, wherein the First Part allowed the Second Part for necessary permission of the Leasehold property as to use as statutory vacant space for raising consecution at their own property adjacent to the Leasehold Property. The said Lease hold property will not be counted as space for construction but as statutory vacant space of proposed construction of the Second Part.

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:-

1. TENURE:-

- a) Lessor has granted lease to Lessee for the use, occupation and enjoyment of said Schedule property for a period 30 (Thirty) Years (hereinafter referred to as "TERM"). This Agreement shall be effective from 10th day of February, 2021 (Lease Commencement Date).
- b) The vacant peaceful physical and formal possession of the said schedule property would be handed over by the Lessor in favour of the Lessee as soon as the Deed of Lease executed as the same is under the exclusive possession of the Lessee for which the Lessee paid **Rs. 5,00,000/-** (Five lakh) through one Cheque in favour of the First Part on 05.07.2019, vide Cheque No. 039755.
- c) This Agreement may be renewed on such terms and conditions as may be mutually agreed upon by parties hereto by way of execution of fresh Agreement and/or registration of the same thereof after expiry of the term of the Lease and in course of fresh new Lease the Party of the Other Part shall have the First Preference in this respect and on expiration of Lease period the property which is subject matter this Deed will return to Lessor.



2. **RENT & INTEREST-FEES REFUNDABLE SECURITY DEPOSIT:-**

a) Annual Lease Rent- Lessee shall pay to Lessor a consolidated amount of **Rs.75,000/-** (Seventy Five thousand) only as "Lease Rent" per year which to be paid within specified time as decided between the parties every year positively for the use, occupation and enjoyment of the schedule property. Be it mentioned here that for the current financial year stipulated Lease Fees has already paid through Cheque. The Lease Rent shall be subject to deduction of tax at source (TDS) under the Income Tax Act, 1961 and Lessee shall furnish to Lessor certificate of tax deduction at source, within the period stipulated in the Income Tax Act, 1961 and the rules made there under. Statutory taxes as applicable on the Lease rent shall be payable by the Lessee.

b) **Commencement of Annual Lease Rent:-** Annual Lease Rent Commencement Date shall be 10th day of February, 2021.

3. **SECURITY DEPOSIT:-** In consideration of Lessor giving Schedule ~ property on lease to Lessee, Lessor admits and acknowledges of having received the one time security deposit/Premium Amount of **Rs. 5,00,000/-** (Five lakh) only from the Lessee of an interest free refundable "Security Deposit/Premium Amount" amounting to **Rs.5,00,000/-** (Five lakh) only. The aforesaid Security Deposit/Premium Amount shall be refunded by Lessor to Lessee, without interest thereon, on the determination or prior termination of this Agreement. The Lessor shall however be entitled to deduct from the Security Deposit the amount of unpaid amounts, which the Lessee is liable to pay under the terms of this Lease Deed.



4. **ACCESS TO THE LESSOR:-** The Lessor preserves the right to access the Schedule property as and when required the cleaning the "NALA" and other necessary maintenance works.

5. **REPRESENTATIONS, WARRANTIES AND COVENANTS OF LESSOR:-**

- a) Lessor has represented and warranted to Lessee that Lessor is legally competent to grant to the Lessee the right for the beneficial use, uninterrupted occupation and enjoyment of said premises and that the said premises is free from any claim, defect, change, encumbrances and also litigation and dispute etc.
- b) The Lessor undertakes that he has a good right, title, full power and absolute authority to enter into this Agreement with Lessee and he not entered into any other Agreement/ undertaking/ arrangement with any other person(s), entity for the lease/sale transfer or any other arrangement with regards to said premises for the said Term, except for this Agreement. Farther, Lessor has not performed any such act, which shall dilute, prejudice and/or lessen his/its, title/ownership right in said Premises.
- c) There is absolute no legal impediment or bar with respect to said Premises, which may prevent the Lessor from giving on lease said Premises in favour of the Lessee for the purposes of the Lessee carrying out for their conveniences i.e. used as Driveway and installation of Service equipment sets including the vacant space for necessary permanent construction at the property of the second part. All the necessary permissions have been obtained by the Lessor from all concerned Authority including the First Part prior to raise any permanent construction by way of appropriate sanctioned plan from all concerned and competent authorities.
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- d) The Lessor represents that the Lessor had not alienated, mortgaged, exchanged, leased, tenanted, created any prior/other charges, right, title, interest or lien in or upon or otherwise encumbered and/or parted with possession of said Premises and that no proceedings before any Court, Tribunal and/or Authority has been initiated or pending which may directly or indirectly affect the rights of Lessee herein. Further the Lessor represents that Said Premises is free from all liens and there is no notice of attachment or acquisition or requisition thereto.
- e) The Lessor hereby covenants with the Lessee that during the subsistence of this Agreement, the Lessee shall be entitled to a peaceful and quiet enjoyment of said Premises without any let, hindrance, objections, obstacles, interruption or interference from Lessor. Its agents or any other person, firm or body corporate claiming through, under or in trust for Lessor.
- f) The Lessee, its employee, clients, contractors, servants and authorized agents shall have free, unobstructed and independent access to Said Premises i.e. 24 Hours X 7 days, around the Year (i.e. at any time of the day or night and/or on holiday) at Lessee's sole option without any restrictions or limitations relating to the working days or hours of use of Said Premises during the subsistence of this Agreement and any renewal thereof.

6. **REPRESENTATIONS AND COVENANTS OF LESSEE:-**

- a) Lessee is fully authorized and empowered to execute this Agreement.
- b) The Lessee has made inspection of the property and is fully satisfied with the conditions and the internal arrangements and has



thereafter freely and voluntarily agreed to the terms of the Agreement hereunder provided and shall not hereafter make any grievance on any account whatsoever.

- c) Lessee shall use and occupy Said Premises for the purposes of carrying out for their conveniences i.e. used as Driveway and installation of Service equipments etc. only there from. Lessee may enter into any arrangement. Agreement or collaboration with any person or entity which Lessee may consider expedient for carrying out the Said Premises from the Said Premises.
- d) Lessee shall endure that Drain must be constructed as per guide line Stated in the West Bengal Municipal Act, 1993 and the Guide Line exit in force at that time and covered by using R.C.C Slab with sufficient clearing Space of sludge removal and necessary maintenance works.
- e) The necessary construction work must be made entirely at the cost of the Other Part of this Agreement.
- f) The Schedule property thus created will be treated as an asset of the Party of the First Part of this Agreement.
- g) The Lessee shall use the Schedule property for Driveway and installation of serve equipments such as Generators and Electrical Transformer and use the same as a passage/path for the smooth utilization of the adjoining property of the Other Part in its business purpose as the Property of the Other Part is surrounded by the Schedule property "NALA".



- h) The Lessee shall take necessary step so that the Municipal Drain can flow as usual and kept sufficient space so the Drain cleaning work can be done after removal of R.C.C Slab.
- i) The Lessee undertakes the responsibility to credit the aforesaid Monthly Lease rent to the Lessor within the stipulated date as aforesaid in this AGREEMENT, without making any excuses or pretext of earning financial loss occurred from business, investment(s) elsewhere or default of payments from Debtor (s), investments(s) elsewhere or default of payments from Debtor(S), or situations alike and shall not claim for concession consideration, deferred dates etc. such claims and pleas would be treated as a breach of this Agreement.
- j) Lessee hereby that Lessee shall abide by all the rules and regulations of local authority/s and any other applicable laws for the time being in force in relating to the use of Schedule property.
- k) Lessee shall at its own cost, during the subsistence of this Agreement, keep and maintain schedule property in good and tenantable condition and if any damage is caused to schedule property on account of any attributable to Lessee, Lessee shall make good such damage caused to Schedule property by Force Majure circumstances.
- l) Lessee shall not use schedule property for any gambling, immoral or illegal purposes. The Lessee undertakes to maintain social decorum of and by all means and to immune the Lessor for any eventually of any unlawful activity within the premises.
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7. GENERAL PROVISIONS:-

- a) Lessee has all rights and shall be entitled to carry out, from time to time, addition / alteration / modifications and/or renovation in Schedule property including installation/erection/laying of electrical wires and cable for lighting, appliances, machinery's cabinets, counters, doors, steel, fittings, expandable metal compartments and other fittings, furniture, fixtures, wooden and/or bricks partitions and cabins, sanitary and other fittings, fixtures, instruments, phones, communication equipments, gadgets, UPS, batteries, air-conditions, air conditioner deducting, coolers and/or any other infrastructure and any other temporary fixtures like temporary fixtures like temporary partitions, raised floor, false ceiling, in such manner as Lessee may deem fit in its absolute discretion for the purpose of carrying out the Said Business from the Said Premises under intimation to Lessor. The Lessee shall however not cause any changes in the said Premises, which shall cause damage to the structural integrity of the building or cause any permanent change to the Leased Premises.

8. **INDEMNIFICATION:-** Lessor shall indemnify, save, defend and hold harmless the Lessee and his employees and agents at all times from any losses, interest, costs (including legal costs in full), liability, damages, obligations, charges, penalties, demands, fines or expense which Lessee incurs, directly or indirectly or becomes liable on account of any Third Party claims including Govt. Authorities, provided such claim has not been caused due to any fault on the Part of the Lessee, with regard to the terms and conditions covered by this Agreement AND the Lessee also indemnifies the Lessor from all claims arising from any Third Party with regards of the business conducted by the Lessee from the said premises.
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9. **NOTICES:-** All notices to be given by the Lessor under this Agreement shall be in writing and shall be sufficient if made (i) by personal delivery along with acknowledgement (including delivery by any commercial delivery service with acknowledgement received); or (ii) by registered or certified mail, postage prepaid, return receipt requested; or (iii) by facsimile transmission (FAX) to the Parties followed by prepaid registered mail at the respective addresses set forth above or to such other person or address as the Party to receive the notice has designated by notice to the other Party. If the notice is sent by personal delivery, the notice shall be deemed to be delivered on the date upon which such notice is so actually delivered; or if the notice is given by registered or certified mail, three days after the date upon which it is deposited in the mail; or if sent by Fax, the date on which the Fax was sent and report generated; provided an original is received by the addressee by any commercial delivery service within two (2) business days of the Fax.

The notices shall be sent to the following addresses:- **TIRUPATI DEVELOPER** (PAN-AANFT6551C), a Partnership Firm, Having office at Apanjan Market, N.S Road, Welcome Restaurant Building, P.O & P.S- Chinsurah, District- Hooghly, West Bengal, India, PIN-712101, represented by its Partners namely-(1) **SRI RAJENDRA RAMPAL** (PAN- ACRPR5271P), Son of Late Babaram Rampal, by Religion- Hindu (Indian Citizen), by Profession- Business, residing at "Bhalobasha" Apartment, Dutch Villa, Town Guard Road, P.O. & P.S. Chinsurah, Dist. Hooghly, Pin No. 712101, West Bengal, India, (2) **SRI BISHWANATH DEY @ BISHWANATH SUKUMAR DEY** (PAN- AGTPD8596R), Son of Sri Sukumar Siddheshwar Dey, by religion - Hindu (Indian Citizen), by occupation - Business, residing at - A/3, Nisigandh Co-Operative Housing Society, Dindayal Cross Road, behind Ganapati Mandir, Vishnunagore, Kalyan, P.O & P.S- Dombivilhi (W), Dist.- Thane, Pin No. 421202, State- Maharastra, India.

10. CANCELLATION:-

- a) The Party of the First Part will have the right to cancel the Lease in any time if any clause as mentioned in this Agreement violated by the Party of the Other Part.
- b) The Lessor shall issue a One month notice to the Lessee in course of any cancellation or earlier termination of the Lease Agreement.

11. WAIVER AND VARIATION:- Neither this Agreement nor any term, covenant, condition or other provisions hereof may be waived, amended, varied, modified, supplemented, discharged or terminated except by an instrument, in writing, signed by an authorized officer on behalf of each of the Parties.

12. JURISDICTION:- In case of any dispute arising between the parties from the terms and conditions under this Agreement, the Civil Courts in Chinsurah shall have the Proper jurisdiction.

13. SURVIVABILITY:- Termination or expiration of this Agreement for any reason shall not release either Party of its obligations with respect to the Provisions which expressly or by implication survives termination. In addition to and in no way limiting the foregoing, any other Provisions that by their content are intended to survive the performance, termination, expiration or cancellation of this Agreement shall so survive.

14. GOVERNING LAW & JURISDICTION:- This Agreement shall be governed under applicable laws for the time being in force.



SCHEDULE
DISCRIPTION OF THE "SAID PROPETY"

District-Hooghly, P.S- Chinsurah, J.L No. 20, Mouza- Chinsurah, Mahalla-
M.G Road, Hooghly-Chinsurah Municipality, L.R Khatian No. 884, R.S Dag
No. 620, corresponding to L.R Dag No. 1134 area of Land 0.054 Acre and R.S
Dag No. 614, corresponding L.R Dag No. 1135 Area of Land 0.047 Acre and
R.S Dag No. 619, corresponding to L.R Dag No. 1142 area 0.060 Acre,
classified as "NALA".

BUTTED AND BOUNDED BY

<u>ON THE NORTH:-</u>	Suzuki Building.
<u>ON THE SOUTH:-</u>	L.R Dag No. 1131, 1132 & 1133 and other Property.
<u>ON THE EAST:-</u>	Pond.
<u>ON THE WEST:-</u>	G.T Road & L.R Dag No. 1133.



SIGNED AND DELIVERED: In the presence of the following

SIGNED AND DELIVERED: In the presence of the following

WITNESSES:-

Chairperson
Board of Administrators
Hooghly Chinsurah Municipality

Binodanath Bora
Executive Officer
Googhly Chinsurah Municipality

1. Partha Pratim Roy
210 Karpachanga Laxmi Narayan
Pally, P.O. Dist - Hooghly.

(Signature of the First Part/LESSOR)

Tirupati

TIRUPATI DEVELOPER
Ryza All
PARTNER

TIRUPATI DEVELOPER
Bishwanath J
PARTNER
Developer

2. Raju Das.
Talaqhat Lane
P.O. Henguly,

(Signature of the Other Part/Lessee)

DRAFTED BY ME

DRAFTED BY ME
Pirajithan
 ADVOCATE

District Judges Court, Hooghly

Regd. No. *M/506/23*

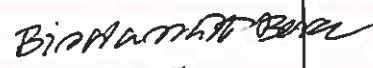
TYPED BY ME


Typist

দুই হাতের আসুল-এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

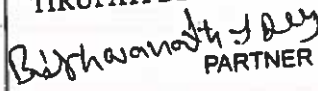
	বা হাতের আসুল-এর ছাপ (টিপ)		ডান হাতের আসুল-এর ছাপ (টিপ)	
 <i>for K. K. Sanyal</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
 Chairperson Board of Administrators Hooghly Chinsurah Municipality স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আসুল-এর ছাপ (টিপ)		ডান হাতের আসুল-এর ছাপ (টিপ)	
 <i>Biswanath Sanyal</i>		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
 Executive Officer Hooghly Chinsurah Municipality স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

দুই হাতের আসুল-এর ছাপ (টিপ)

বিক্রেতা/ক্রেতা/দাতা/গ্রহীতা

	বা হাতের আসুল-এর ছাপ (টিপ)		ডান হাতের আসুল-এর ছাপ (টিপ)	
 		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
TIRUPATI DEVELOPER  PARTNER স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

	বা হাতের আসুল-এর ছাপ (টিপ)		ডান হাতের আসুল-এর ছাপ (টিপ)	
 		(১) বৃদ্ধাঙ্গুলী	(১) বৃদ্ধাঙ্গুলী	
		(২) তর্জনী	(২) তর্জনী	
TIRUPATI DEVELOPER  PARTNER স্বাক্ষর		(৩) মধ্যমা	(৩) মধ্যমা	
		(৪) অনামিকা	(৪) অনামিকা	
		(৫) কনিষ্ঠা	(৫) কনিষ্ঠা	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

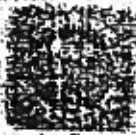
GAURI KANTA MUKHERJEE

HEMANTA PADA MUKHERJEE

05/06/1968

Permanent Account Number
AMXPM0140J

Gauri Kanta Mukherjee
Signature


11/04/2008

Chairman
Mooted, Gauri Kanta Mukherjee

आयकर विभाग

INCOME TAX DEPARTMENT

HOOGHLY CHINSURAH
MUNICIPALITY



भारत सरकार

GOVT. OF INDIA



03/05/1965

Permanent Account Number

AAALH0678B

01122015

कर विभाग
TAX DEPARTMENT

SHIWANATH BERA
SOSTA BEHARI BERA

11/11/57

47B1506H



In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTIIS
Plot No. 3, Sector 11, CBD Belapur
Navi Mumbai - 400 614
यदि यह कार्ड खोया/प्राप्त हुआ, कृपया सूचित करें/वापस करें
आपका आय (पैन) सेवा यूनिट - (UTIIS)
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर
नवी मुंबई - 400 614

Net

Executive Officer
Hooghly Chinsurah Municipality

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISHWANATH SUKUMAR DEY

SIDESHWAR DEY

18/11/1975

Permanent Account Number
AGTPD8596R

Bishwanath
Signature



Bishwanath

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJENDRA RAMPAL

BABA RAMPAL

05/12/1964

Permanent Account Number

ACRPR5271P

Rajendra Rampal

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AANFT6551C

नाम / Name
TIRUPATI DEVELOPER

निगमन/गठन की तारीख
Date of Incorporation / Formation
01/03/2018

160/2018

इस कार्ड के खोने / ग़ोबर कृपया सूचित करें : 111 016
आयकर विभाग सेवा इकाई, एन एस डी एस
5वीं मंजिल, मंजी सरप्लाय, प्लॉट नं. 141, रोजीन 117, 8
मॉडल कॉलोनी, नज़ीमगढ़ा चौक नं. 111
दूर 111 016

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSIM
5th floor, Mantri Sactring,
Plot No. 141, Survey No. 117-R,
Model Colony, Near Deep Durgasow Chowk,
Durgam 111 016

Tel: 91 20 2721 8080, Fax: 91-20 2721 8081
Email: mailinfo@nsdl.co.in

INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

WB-1520120109583
Name: RAJIB KUMAR DAS
Blood Gr. U
Address: 9412 JALAGHAT LANE
HOOGHLY
D.O.B. 31-12-1973
712103

Authorisation to drive the following vehicle class throughout India

Vehicle Class	Issue Dt	Valid Till
MCVWD	28-05-2012	

Holder's Signature

712103

Govt. Licensing Authority
Hooghly

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

Details

GRN:	192020210225178241	Payment Mode:	Online Payment
GRN Date:	11/02/2021 11:56:31	Bank/Gateway:	State Bank of India
BRN :	IK0AZAPLD7	BRN Date:	11/02/2021 11:02:20
Payment Status:	Successful	Payment Ref. No:	2000295928/2/2021

[Query No./Query Year]

Depositor Details

Depositor's Name:	RAJENDRA RAMPAL
Address:	BHALOBASA APARTMENT DUTCH VILLA TOWN GUARD ROAD
Mobile:	9831446308
Depositor Status:	Buyer/Claimants
Query No:	2000295928
On Behalf Of:	Mr Raju Das
Identification No:	2000295928/2/2021
Remarks:	Lease, Lease

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000295928/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	43420
2	2000295928/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	6514
Total				49934

IN WORDS: FORTY NINE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

57/2021



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. CHINSURA, District Name :Hooghly

Signature / LTI Sheet of Query No/Year 06032000295928/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Gouri Kanta Mukherjee Motibagan, P.O:- Chinsurah, P.S:- Chinsurah, District - Hooghly, West Bengal, India, PIN - 712101	Representative of Lessor [Hooghly Chinsurah Municipality]			 Chairperson Board of Administrators Hooghly Chinsurah Municipality 11/2/2021
2	Mr Biswanath Bera 136 Thakurbari Street Radha Ballav Apartment Serampore, Flat No: 101, P.O:- Serampore, P.S:- Serampur, District:- Hooghly, West Bengal, India, PIN - 712202	Representative of Lessor [Hooghly Chinsurah Municipality]			 Executive Officer Hooghly Chinsurah Municipality 11/2/2021
3	Mr Rajendra Rampal Bhalobasa Apartment Dutch Villa Town Guard Road, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101	Representative of Lessee [Tirupati Developer]			 PARTNER TIRUPATI DEVELOPERS 11/02/2021



Query No:-06032000295928/2021, 11/02/2021 01:22:30 PM CHINSURA (A.D.S.R.)

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Bishwanath Dey Alias Mr Bishwanath Sukumar Dey A/3 Nisigandh Co Operative Housing Society Dindayal Cross Road Behind Ganapati Mandir Vishnunagore Kalyan, P.O:- Dombivilhi, P.S:- DOMBIVLI, District:- Thane, Maharashtra, India, PIN - 421202	Represent ative of Lessee [Tirupati Developer]			TIRUPATI DEVELOPER PARTNER Bishwanath Dey 11/2/2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Raju Das Son of Late H Das Chinsurah Court, P.O:- Cns, P.S:- Chinsurah, District:- Hooghly, West Bengal, India, PIN - 712101	Mr Gouri Kanta Mukherjee, Mr Biswanath Bera, Mr Rajendra Rampal, Mr Bishwanath Dey			Raju Das 11/2/2021

(Abhijit Chatterjee)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
CHINSURA
Hooghly, West Bengal



Major Information of the Deed

	I-0603-00655/2021	Date of Registration	22/02/2021
No / Year	0603-2000295928/2021	Office where deed is registered	
Entry Date	09/02/2021 10:49:23 AM		0603-2000295928/2021
Applicant Name, Address & Other Details	Raju Das Chinsurah Court, Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712101, Mobile No. : 9831446308, Status : Solicitor firm		
Transaction	Additional Transaction		
[0403] Lease, Lease	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 97,57,582/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 43,520/- (Article:35)	Rs. 6,514/- (Article:A(1), E)		
Remarks	Lease Period 30 Years s Advance/Premium Rs 5,00,000/- Average annual Rent Rs 75,000/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: G.T. Road, Road Zone : (Taldanga -- Khadina More), Mouza: Chinsurah, JI No: 20, Pin Code : 712101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1134 (RS :-)	LR-884	Viti Nala	0.054 Acre		32,72,729/-	Property is on Road Adjacent to Metal Road,
L2	LR-1135 (RS :-)	LR-884	Viti Nala	0.047 Acre		28,48,487/-	Property is on Road Adjacent to Metal Road,
L3	LR-1142 (RS :-)	LR-884	Viti Nala	0.06 Acre		36,36,366/-	Property is on Road Adjacent to Metal Road,
		TOTAL :		16.1Dec	0 /-	97,57,582 /-	
		Grand Total :		16.1Dec	0 /-	97,57,582 /-	

Lessor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Hooghly Chinsurah Municipality Mahendra Mitra Road Pipulpati, P.O:- Hooghly, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103, PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

ills :

Name, Address, Photo, Finger print and Signature

Tirupati Developer

Apanjan Market, N. S. Road, Welcome Restaurant Bui, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101, PAN No.:: AAxxxxxx1C, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr Gouri Kanta Mukherjee (Presentant) Son of Hemanta Pada Mukherjee Motibagan, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AMxxxxxx0J, Aadhaar No: 45xxxxxxxx5412 Status : Representative, Representative of : Hooghly Chinsurah Municipality (as Chairperson)
2	Mr Biswanath Bera Son of Late Gosto Behari Bera 136 Thakurbari Street Radha Ballav Apartment Serampore, Flat No: 101, P.O:- Serampore, P.S:- Serampur, District:-Hooghly, West Bengal, India, PIN - 712202, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AHxxxxxx6H, Aadhaar No: 45xxxxxxxx7845 Status : Representative, Representative of : Hooghly Chinsurah Municipality (as Executive Officer)
3	Mr Rajendra Rampal Son of Late Babaram Rampal Bhalobasa Apartment Dutch Villa Town Guard Road, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1P, Aadhaar No: 92xxxxxxxx5827 Status : Representative, Representative of : Tirupati Developer (as Partner)
4	Mr Bishwanath Dey, (Alias Name: Mr Bishwanath Sukumar Dey) Son of Shri Sukumar Siddheshwar Dey A/3 Nisigandh Co Operative Housing Society Dindayal Cross Road Behind Ganapati Mandir Vishnunagore Kalyan, P.O:- Dombivili, P.S:- DOMBIVLI, District:-Thane, Maharashtra, India, PIN - 421202, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx6R, Aadhaar No: 56xxxxxxxx2365 Status : Representative, Representative of : Tirupati Developer (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Raju Das Son of Late H Das Chinsurah Court, P.O:- Cns, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101			
Identifier Of Mr Gouri Kanta Mukherjee, Mr Biswanath Bera, Mr Rajendra Rampal, Mr Bishwanath Dey			

Details as per Land Record

Hoghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: G.T. Road, Road Zone : (Taldang
more) , Mouza: Chinsurah, JI No: 20, Pin Code : 712101

Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1 LR Plot No:- 1134, LR Khatian No:- 884	Owner: আবুজোব পাল, Gurdian: মেঘদাস পাল, Address: নিজ , Classification: মালা, Area: 0.02700000 Acre,	Seller is not the recorded Owner as per Applicant.
L2 LR Plot No:- 1135, LR Khatian No:- 884	Owner: আবুজোব পাল, Gurdian: মেঘদাস পাল, Address: নিজ , Classification: মালা, Area: 0.00200000 Acre,	Seller is not the recorded Owner as per Applicant.
L3 LR Plot No:- 1142, LR Khatian No:- 884	Owner: আবুজোব পাল, Gurdian: মেঘদাস পাল, Address: নিজ , Classification: মালা, Area: 0.00200000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 060300655 / 2021

Execution (Under Section 52 of Rule 22A (B) 148 (I) W.B. Registration Rules, 1962)
Presented for registration at 17:45 hrs on 11-02-2021, at the Private residence by Mr Gouri Kanta Mukherjee .
Certificate of Market Value (WB RVV rules of 2001)
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 97,57,582/-.

Admission of Execution (Under Section 58 W.B. Registration Rules, 1962) Representative
Execution is admitted on 11-02-2021 by Mr Gouri Kanta Mukherjee, Chairperson, Hooghly Chinsurah Municipality, Mahendra Mitra Road Pipulpati, P.O:- Hooghly, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103
Indetified by Mr Raju Das, . . Son of Late H Das, Chinsurah Court, P.O: Cns, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk
Execution is admitted on 11-02-2021 by Mr Biswanath Bera, Executive Officer, Hooghly Chinsurah Municipality, Mahendra Mitra Road Pipulpati, P.O:- Hooghly, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103
Indetified by Mr Raju Das, . . Son of Late H Das, Chinsurah Court, P.O: Cns, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk
Execution is admitted on 11-02-2021 by Mr Rajendra Rampal, Partner, Tirupati Developer, Apanjan Market, N. S. Road, Welcome Restaurant Bui, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101
Indetified by Mr Raju Das, . . Son of Late H Das, Chinsurah Court, P.O: Cns, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk
Execution is admitted on 11-02-2021 by Mr Bishwanath Dey, . Mr Bishwanath Sukumar Dey Partner, Tirupati Developer, Apanjan Market, N. S. Road, Welcome Restaurant Bui, P.O:- Chinsurah, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101
Indetified by Mr Raju Das, . . Son of Late H Das, Chinsurah Court, P.O: Cns, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Law Clerk


Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURAH
Hooghly, West Bengal

Certificate of Admissibility (Rule 49 W.B. Registration Rules, 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number of Indian Stamp Act 1899.

Payment of Fees
Certified that required Registration Fees payable for this document is Rs 6,514/- (A(1) = Rs 6,500/- , E = Rs 14/-)
Registration Fees paid by Cash Rs 0/-, by online = Rs 6,514/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 11/02/2021 11:59AM with Govt. Ref. No: 192020210225178241 on 11-02-2021, Amount Rs: 6,514/-, E
State Bank of India (SBIN0000001), Ref. No. IK0AZAPLD7 on 11-02-2021, Head of Account 0030-03-104-001-11

Stamp Duty

at required Stamp Duty payable for this document is Rs. 43,520/- and Stamp Duty paid by Stamp Rs 100/-
= Rs 43,420/-

Condition of Stamp

Stamp: Type: Impressed, Serial no 2918, Amount: Rs.100/-, Date of Purchase: 09/02/2021, Vendor name: Anup
nar Ganguly
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE
Online on 11/02/2021 11:59AM with Govt. Ref. No: 192020210225178241 on 11-02-2021, Amount Rs: 43,420/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AZAPLD7 on 11-02-2021, Head of Account 0030-02-103-00:
02



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

of Registration under section 60 and Rule 69.

ed in Book - I

le number 0603-2021, Page from 15898 to 15931

ing No 060300655 for the year 2021.



Digitally signed by ABHIJIT
CHATTERJEE

Date: 2021.03.10 16:20:21 +05:30

Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 2021/03/10 04:20:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
West Bengal.