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I-07293/24

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY
RUPEES



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

19/06/24

211452182124

34AA 426929

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is duly
Registered The Signature Sheet and the
endorsement sheet attached to this document
are the part of the Document.



Additional Registrar
of Assurances II Kolkata

19 JUN 2024

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 19th day of June, Two
Thousand Twenty Four (2024) Anno Domini **BY AND BETWEEN**

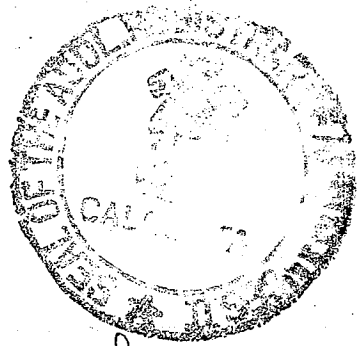
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NAME.....
ADD.....
No.....
18 MAR 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kot-1

AMIT CHAUDHURY
Advocate
Court, Calcutta

18 MAR 2024
18 MAR 2024

on behalf of Tirupathi Realty



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
19 JUN 2024

(1) **SMT. SARBANI DUTTA (PAN: BSLPD4614F)** (Aadhaar: 8486 5409 8203), wife of Late Asit Kumar Dutta alias Ashit Dutta, by occupation- Housewife, by faith-Hindu, nationality-Indian, residing at 4/1B, Telipara Lane, P.O.-Shyambazar, P.S.- Shyampukur, Kolkata - 700004, (2) **SMT. SHARMISTHA RAY (PAN: BBQPR1767M)** (Aadhaar: 7609 1624 9605), daughter of Late Ashit Dutta, by occupation- Housewife, by faith-Hindu, nationality-Indian, residing at 1A, Hari Pal Lane, P.O.-Beadon Street, P.S.- Burtolla, Kolkata - 700006, (3) **SMT. SARBOSREE GHOSH (PAN: BCSPD4477M)** (Aadhaar: 8323 5836 7096), daughter of Late Ashit Dutta, by occupation-Housewife, by faith-Hindu, nationality-Indian, residing at 15C, Bipradas Street, P.O.-Amherst Street, P.S.- Narkeldanga, Kolkata - 700009, (4) **SMT. SUSMITA DUTTA (PAN: AVEPD8953A)** (Aadhaar: 4694 6683 6109), wife of Late Ananda Kumar Dutta, by occupation- Housewife, by faith-Hindu, nationality-Indian, residing at A-32/24, Rabindra Pally, P.O.-Brahmapur, P.S.- Bansdrone, Kolkata - 700096 AND (5) **SRI SOURAJ KUMAR DUTTA (PAN: BSMPD9279B)** (Aadhaar: 2125 0775 2207), son of Late Ananda Kumar Dutta, by occupation- Service, by faith-Hindu, nationality-Indian, residing at A-32/24, Rabindra Pally, P.O.-Brahmapur, P.S.- Bansdrone, Kolkata - 700096, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their heirs, executors administrator, representatives and assigns) of the **FIRST PART**.

AND

TIRUPATI REALTY (PAN: AAUFT5477G), a partnership firm, having its Registered office at 12, Mahatma Sisir Kumar Sarani, P.S. Shyampukur, P.O.-Baghbazar, Kolkata-700003, represented by its partners **SRI ANITAVA GHOSH (PAN: ADLPG6586F)** (Aadhaar: 6284 1045 9594), son of Late Brojendra Nath Ghosh, by faith Hindu, by occupation Business, residing at 9D, Jadav Chandra Ghosh Lane, P.O. & P.S-Baranagar, Kolkata - 700036, and **SRI ABHISHEK SHAW (PAN: JCTPS4131Q)** (Aadhaar: 4907 8858 7463), son of Arun Kumar Shaw, by faith Hindu, by occupation Business, by nationality- Indian, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. & P.S.-Chitpur, Kolkata-700002, hereinafter be called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or meaning shall be deemed to mean and include its successor or successors- in-office, representatives and assigns) of the **SECOND PART**.



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
19 JUN 2024

WHEREAS on 17th November, 1946 by a Deed of Family Settlement registered in the office of the Registrar of Calcutta and recorded in Book No. I, Volume No. 97, pages from 190 to 195, Being No. 3543 for the year 1946 wherein Sri Akshoy Kumar Dutta referred as First part therein and Sri Achal Kumar Dutta referred as Second part therein and Sri Aswani Kumar Dutta referred as third part therein whereby partly two and partly one storied brick built dwelling house on the land measuring about 6 Cottahs 7 Chittacks 42 sq. ft. lying and situated at 4/1, Telipara Lane, P.S-Shyampukur, Calcutta was partitioned by mets and bounds amongst the abovementioned parties and said Akshoy Kumar Dutta was allotted ALL THAT piece and parcel of land measuring about 2 Cottahs 13 Chittacks 2 sq. ft. together with partly two storied and partly one storied brick built dwelling house as sole and absolute owner and marked with 'B' in the plan annexed thereto and described in the 'Kha' Schedule stated therein.

AND WHEREAS being absolute owner of the said property said Akshoy Kumar Dutta mutated his name in the records of the Calcutta Municipal Corporation as sole and absolute owner and after mutation the said property is known and renumbered as 4/1B, Telipara Lane, P.S-Shyampukur, Calcutta hereinafter called the "**said premises**" morefully described in the **FIRST SCHEDULE** written hereunder.

AND WHEREAS sometimes in the year 1957 said Akshoy Kumar Dutta died intestate leaving behind his wife, Kamala Bala Dutta and only son Ajoy Kumar Dutta as his legal heirs and successors who jointly inherited the said premises in equal share according to Hindu Succession Act.

AND WHEREAS on 25.12.1963 said Ajoy Kumar Dutta, son of Late Akshoy Kumar Dutta died intestate leaving behind his mother, Kamala Bala Dutta and his wife Shefalika Dutta and two sons namely Asit Kumar Dutta and Ananda Kumar Dutta as his legal heirs and successor who jointly inherited the undivided share in the said premises equally according to Hindu Succession Act.

AND WHEREAS on 15.04.1981 said Kamala Bala Dutta, wife of Late Akshoy Kumar Dutta died intestate leaving behind daughter-in-law, Shefalika Dutta, wife of her predeceased son Late Ajoy Kumar Dutta and two grandsons namely Asit Kumar Dutta and Ananda Kumar Dutta, sons of predeceased sons as her legal heirs and successors

who jointly inherited her undivided share in the said premises according to Hindu Succession Act.

AND WHEREAS on 11.02.1998 said Shefalika Dutta, wife of Late Ajoy Kumar Dutta died intestate leaving behind her said two sons namely Asit Kumar Dutta and Ananda Kumar Dutta as her legal heirs and successor who jointly inherited the undivided share in the said premises in equally according to Hindu Succession Act.

AND WHEREAS on 16.08.2002 said Asit Kumar Dutta died intestate leaving behind his wife Sarbani Dutta and two daughters namely, Smt. Sharmistha Ray and Smt. Sarbosree Ghosh as his legal heirs and successor who jointly inherited his undivided share in the said premises equally according to Hindu Succession Act.

AND WHEREAS on 30.11.2019 said Ananda Kumar Dutta died intestate leaving behind his wife Smt. Susmita Dutta and one son Sri Souraj Kumar Dutta as his legal heirs and successor who jointly inherited his undivided share in the said premises in equally according to Hindu Succession Act.

AND WHEREAS thus by way of inheritance said Smt. Sarbani Dutta, Smt. Sharmistha Ray, Smt. Sarbosree Ghosh, Smt. Susmita Dutta and Sri Souraj Kumar Dutta have become joint owners in equal share of ALL THAT partly two and partly one storied messuage tenement or dwelling house together with land thereunto belonging and on part whereof the same is erected and built containing by estimation 2 Cottahs 13 Chittacks 2 sq. ft. be the same a little more or less lying and situated at premises No. 4/1B, Telipara Lane, P.S- Shyampukur, Ward No. 10 of the Kolkata Municipal Corporation, Kolkata-700004 hereinafter called the '**said premises**' morefully described in the First Schedule hereunder written and they mutated their names in the records of the Kolkata Municipal Corporation as joint owners.

AND WHEREAS the Owners/party of the First part declare that they are the joint owners of the said premises being partly two and partly one storied brick built dwelling house together with piece and parcel of bastu land measuring 2 Cottahs 13 Chittacks 2 sq. ft. be the same a little more or less lying and situated at 4/1B, Telipara Lane, P.S- Shyampukur, Ward No. 10 of the Kolkata Municipal Corporation, Kolkata-

700004 morefully and particularly described in the First Schedule hereunder written is free from all encumbrances.

AND WHEREAS the Owners herein, the party of the First Part have decided to develop the said premises being No. 4/1B, Telipara Lane, P.S- Shyampukur, Ward No. 10 of the Kolkata Municipal Corporation, Kolkata-700004 comprising of piece and parcel of land measuring about of 2 Cottahs 13 Chittacks 2 sq. ft. be the same a little more or less together with partly two and partly one storied brick built building standing thereon hereinafter referred to as the "said premises" which is morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS due to paucity of funds and lack of technical knowledge the First Party are not in a position to develop the said premises of their own.

AND WHEREAS the Developer, party of the Second part have approached the Owners for the purpose of developing and/or constructing and/or building a multi-storied building at the said premises by demolishing the existing building standing thereon and the Owners have agreed with said proposal of the Developer and have appointed them to develop/ construct a multi-storied building at the said premises.

AND WHEREAS the First party, Owners have represented that they have acquired the right, title and interest in the said premises by inheritance and the said premises is free from all encumbrances and upon such representation the Second Party herein have entered into this Development Agreement and in case any dispute arises regarding the title of the First party in that event they undertake to remove the said dispute.

AND WHEREAS with the intent to develop and/or construct a building with several self-contained units and/or flats in the manner as proposed by the said developer at the said premises as well as for commercially exploiting the same upon construction of the said new building by demolishing the old existing building standing thereon free from all encumbrances, liabilities whatsoever and the parties hereto have agreed upon certain terms and conditions that are specially and categorically appended below.

AND WHEREAS the Developer have agreed to undertake the full responsibility of the construction strictly according to the plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS the Owners have represented to the Developer that excepting the Owners no other person/persons has/have any right, title, interest, claim and/or demand in respect of the said premises.

AND WHEREAS the Owners hereby represent that the said property or any part and/or portion thereof is not subject to any sort of acquisition and/or requisition.

AND WHEREAS the Owners have represented to the Developer that the said premises being premises No. 4/1B, Telipara Lane, P.S- Shyampukur, Ward No. 10 of the Kolkata Municipal Corporation, Kolkata-700004 having land measuring about of 2 Cottahs 13 Chittacks 2 sq. ft. be the same a little more or less together with two storied brick built building standing thereon is free from all sorts of encumbrances whatsoever.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. That that Developer shall construct multi-storied building at the said premises being premises No. 4/1B, Telipara Lane, P.S- Shyampukur, Ward No. 10 of the Kolkata Municipal Corporation, Kolkata-700004 consisting of piece and parcel of land measuring about of 2 Cottahs 13 Chittacks 2 sq. ft. be the same a little more or less together with two storied brick built building standing thereon morefully and particularly mentioned in the First Schedule hereunder written strictly according to the plan to be sanctioned by the Kolkata Municipal Corporation after demolishing the existing building with his own funds and the Owners shall not contribute anything either monetary and/or otherwise for any sort of constructional and/or other allied works.
2. In this Development Agreement the following words are used in the following senses unless contrary intent appears from the context:-

- (i) **OWNERS:** Shall mean said **SMT. SARBANI DUTTA, SMT. SHARMISTHA RAY, SMT. SARBOSREE GHOSH, SMT. SUSMITA DUTTA AND SRI SOURAJ KUMAR DUTTA** and in case of death all their respective heirs, executors, administrators, representatives and assigns.
- (ii) **DEVELOPER:** Shall mean **TIRUPATI REALTY (PAN: AAUFT5477G)**, a partnership firm and having its Registered office at 10, Ram Dhan Mitra Lane, P.S.- Shyampukur, P.O.- Shyambazar, Kolkata-700004, represented by its Partners, **(1) SRI ANITAVA GHOSH**, son of Late Brojendra Nath Ghosh, by faith Hindu, by occupation Business, residing at 9D, Jadav Chandra Ghosh Lane, Kolkata - 700036 **AND (2) SRI ABHISHEK SHAW**, son of Arun Kumar Shaw, by faith Hindu, by occupation Business, by nationality- Indian, residing at 16/1A, Pran Krishna Mukherjee Road, P.O. & P.S.-Chitpur, Kolkata-700002 and in case of death of any partner during the pendency of the instant agreement his heirs, executors, legal representatives, assigns, successors and/or successors-in-office.
- (iii) **THE SAID PREMISES:** Shall mean the said premises being premises no. 4/1B, Telipara Lane, P.S- Shyampukur, Ward No. 10 of the Kolkata Municipal Corporation, Kolkata-700004 being partly two and partly one storied brick built dwelling house together with land underneath measuring an area about 2 Cottahs 13 Chittacks 2 sq. ft. be the same a little more or less morefully described in the First Schedule hereunder written.
- (iv) **BUILDING:** Shall mean the building or buildings to be constructed in or at the said premises as per the plan to be sanctioned by the Kolkata Municipal Corporation.
- (v) **ARCHITECT:** Shall mean person or persons who may be appointed by the Developer for designing and planning of the building as per the Kolkata Municipal Corporation Acts and Rules as well as various Acts and Rules of other statutory and/or local bodies.
- (vi) **BUILDING PLAN:** Shall mean such plan prepared by the Developer and/or his Architect and/or his LBS for the construction of the building which will be sanctioned by the Kolkata Municipal Corporation and/or other competent authority, Government Body and/or bodies as the case may be.

(vii) **UNIT AND APARTMENT:** Shall mean flat and/or other space or spaces intended to be built by the Developer.

(viii) **COMMON PARTS:** Shall include corridors, passage, ways, staircase, drive ways, roof, common lavatories, pumps room, overhead and underground water tank, water pump and motor and other facilities which may be mutually agreed upon by the parties.

(ix) **THE OWNERS' ALLOCATION:** Shall mean 50% (fifty percent) of the total Constructed area which includes 50% of the car parking of the Ground Floor and entire First Floor and Entire Third Floor together with proportionate share in the land and common parts area and facilities. The developer will pay a sum of Rs. 4,00,000/- to the Owners as refundable security deposit at the time of execution of this agreement.

(x) **THE DEVELOPER'S ALLOCATION:** Shall mean the entire remaining 50% (fifty percent) of the total Constructed area of the proposed multi-stored building together with proportionate share in the land and common parts area and facilities in or at the said property excepting the Owner's Allocation.

(xi) **ADVOCATE:** Shall mean Mr. Amit Chaudhury, Advocate, High Court, Calcutta having office at 608, Rabindra Sarani, Kolkata - 700003.

3. The Developer, believing on the aforesaid representation with regard to the title of the property, has entered into this Development Agreement with the Owners. However, the Owners hereby undertake to keep the Developer indemnified against all the third party's claims with regard to the title in respect of the said property and further undertake not to create any encumbrances on the premises or on any part thereof, and that save and except the Owners or their legal heirs no body shall be entitled to deal with or dispose of Owners' allocation mentioned hereinabove in the proposed building.

4. That the Owners do hereby grant the exclusive right for development of the said property being premises No. 4/1B, Telipara Lane, P.S- Shyampukur, Ward No. 10 of the Kolkata Municipal Corporation, Kolkata-700004, and for commercial exploitation of the Developer's allocation at the said premises to be constructed in favour of the Developer with the intent and object that the Developer shall have the necessary map or plan prepared by a duly authorized Architect for being submitted to the Kolkata Municipal Corporation (hereinafter called K.M.C.) or other Authorities concerned for sanction and shall construct, erect and complete the new multistoried building on the said premises being complete in all respects in accordance with the plan to be sanctioned by the said Authorities Concerned at his own cost and specifications as provided in the Second Schedule written hereunder.

5. That in the circumstances and in consideration of the terms and conditions contained herein and the obligations to be performed, fulfilled and observed by the Owners and the Developer and in regard to Owners' allocation thereof to be constructed by the Developer at their own cost, it has been agreed to grant the exclusive right of development of the new building in the said premises including Owners' allocation out of the sanctioned area in the said property (being the Owners' share in the property) to the Developer and that the Developer will be entitled to deal with Developer's allocation in the proposed building.

6. That in consideration of the Developer's agreeing to incur all the expenses towards the construction of the proposed building (including Owners' allocation thereof), the Owners agreed to sell, convey and/or transfer the proportionate share of land attributable to the Developer's allocation in the proposed building or buildings in favour of the Developer or their nominee or nominees and the Developer shall receive the entire consideration money thereof of their allocated portions by way of incurring the entire cost towards the construction of the Owners' allocated portion, as aforesaid, in the proposed building.

7. It has further been agreed between the parties that the Developer will be entitled to get the aforesaid property developed by constructing a multi-storied building thereof as per the sanctioned plan to be obtained from the Kolkata Municipal Corporation. The construction may be varied/modified with the sanctioned plan if necessary at the

instance of the Developer and in that case the Developer shall take all responsibility and cost for the same.

8. OWNERS' OBLIGATION :

It shall be the responsibility and obligation of the Owners to comply with the terms and conditions as follows :-

- a) To hand over vacant possession to the Developer and co-operate and assist them in constructing the proposed multi-storied building in all respect.
- b) To refund the security deposit of Rs. 4,00,000/- to the Developer on or before getting possession of Owners' allocation.

9. DEVELOPER'S OBLIGATION :

It shall be the responsibility and obligation of the Developer to comply with the terms and conditions as follows :-

- a) The Developer shall at their own cost for and on behalf of the owners, shall apply and obtain a sanction plan of the proposed building to be constructed at the said premises and the entire cost of such sanctioned plan including the Architect fees, however, shall be borne by the Developer.
- b) To prepare and finalize the plan of the aforesaid project for submitting the same to the Kolkata Municipal Corporation and to obtain such sanction.
- c) To complete the construction of the proposed building within a period of 24 (Twenty Four) months from the date of obtaining the sanction plan thereof from the Kolkata Municipal Corporation or 24 (Twenty Four) months from obtaining vacant possession of the property whichever is later. In case the Developer is unable to complete the construction of the proposed building within the said stipulated period of 24 (Twenty Four) months, in such case the aforesaid time for completion shall be extended for a further period of six months. In case the Developer is unable to complete the construction even within the said extended period of 6 (Six) months in

such case the period for completion will be extended for a further period of six months subject to payment of compensation of Rs. 5,000/- (Rupees Five Thousand only) per month by the Developer to the Owners.

d) Immediately after obtaining sanctioned plan the Developer shall provide one alternative accommodation within the Shyampukur area to only one of the Owners of the said premises at the cost of the Developer and for shifting him/her in the said alternative accommodation. If all the Owner/Owners fail to vacate the said property after providing alternative accommodation in spite of said offer and thereby causing delay, that period of such delay shall be excluded from the period of construction. It is needless to mention that charges towards alternative accommodation shall be borne by the Developer from its own fund till the date of possession to the owners/First part of their allocation.

e) Save and except the Developer's allocation of the aforesaid building, the Developer shall not be entitled to create any charge or mortgage or encumber the remaining share of the aforesaid property with any financial institution or bank nor shall fasten the Owners of the First Part for any financial liability.

f) That the Owners through their Development Power of Attorney shall execute necessary Deed of Conveyance in respect of the proportionate share of land attributable to the Developer's allocation in the proposed building in favour of the Developer or their nominee or nominees or successor or successors in office at or after completion of the Owners' allocation and/or delivery of possession thereof.

g) That after completion of the building, the Developer shall obtain completion certificate issued by the Kolkata Municipal Corporation. The Owners may appoint engineers at their own cost to supervise the construction of the proposed multistoried building till its completion.

h) The Developer shall indemnify and keep indemnified the Owners against all loss, damages, costs, charges, expenses that may be incurred or suffered by the Owners on account of arising out of any breach of any of the terms of these presents or any laws, rules, regulations or due to any accident or mishap during the progress of construction or due to any claim made by the Third Party in respect of such

construction or otherwise howsoever till the date of possession to the Owners of their allocation.

i) The Developer shall take necessary steps for getting electricity connection from CESC, K.M.C. water connection, reservoir, K.M.C. sewerage connection, apportionment of Kolkata Municipal Corporation tax and the cost of getting electricity connection from C.E.S.C. shall be paid and/or borne by the Owners and Developer or their nominee proportionately.

j) That the time stipulations as mentioned in several clauses of this Agreement shall be the essence of the contract.

10. THE DEVELOPER FURTHER AGREES AS FOLLOWS :

a) To incur all costs, charges and expenses for obtaining the sanctioned plan or any modification thereof of the proposed building to be constructed at the aforesaid premises and also for any modification thereof and also to get the aforesaid plan duly sanctioned by the Kolkata Municipal Corporation.

b) The Developer shall also be entitled to have the existing building and/or structures demolished and so far as the salvage in respect of the aforesaid property is concerned, the Developer shall take the salvage in respect of the aforesaid property.

11. THE DEVELOPER SHALL BE ENTITLED :

a) This Agreement commences and shall be deemed to have commenced on the date of execution Development Power of Attorney duly registered in this connection.

b) To enjoy, negotiate and enter into agreement/ agreements for sale and/or nomination with his nominee or nominees and/or assignees and accept advance and/or part/full consideration money for the disposal of Developer's allocation as it may think fit and proper from all such person or persons of their choice, without any interference from the Owners, whatsoever.

c) The Developer, however, shall be liable to pay all municipal taxes, land rent, rates and other out goings in respect of the aforesaid property on and from the date of obtaining the sanctioned plan or vacant possession of the entire property, whichever, is later, till delivery of possession of fully completed Owners' allocation in the proposed building after which the parties and/or their respective transferees or nominees shall become liable and responsible for payment of property taxes and all other outgoings (collectively rates) in the ratio of their respective allocations.

12. THE OWNERS AGREES :

a) It will be the sole responsibility of the Owners to make out a clear marketable title in respect of the aforesaid property free from all encumbrances, charges, liens, attachments, lispensens, whatsoever, to the satisfaction of the Developer.

b) After obtaining the sanction plan of the proposed building, the Owners shall deliver the vacant possession in respect of the portion of the aforesaid property under their possession to the Developer.

c) To sign and execute all necessary Plans, Papers, Undertakings, Affidavits, Documents, Declarations, Deeds which may be required for obtaining the sanction Plan of the proposed building or buildings and construction of the proposed buildings.

d) To co-operate with the Developer for construction and completion of the new multistoried building being premises No. 4/1B, Telipara Lane, P.S- Shyampukur, Ward No. 10 of the Kolkata Municipal Corporation, Kolkata-700004.

e) The Owners also agreed to execute a registered Development Power of Attorney in favour of the Developer or his nominee or nominees for constructing the said proposed multistoried building and for obtaining sanctioned plan from the KMC and others related/ connected activities for such construction and executing the Sale Deed in respect of the Developer's allocated portion.

f) That the Owners through their Development Power of Attorney, shall execute necessary Deed of conveyance in respect of the proportionate share of land

attributable to the Developer's allocation in the proposed building in favour of Developer or his nominee or nominees.

g) To give inspection of the original deeds & papers to Developer for verification by intending buyers, banks, etc. and to provide photocopies of the said original deed and papers to the Developer.

h) To refund the security deposit so received by the Owner before handing over possession of the Owners' Allocation and after completion of the proposed building until such refund is given to the Developer, the Developer shall not handover the Owners' allocation.

13. THE OWNERS HAVE FURTHER AGREED AS FOLLOWS:

a) Not to sell, transfer, alienate or encumber their right over the said premises till completion of the proposed multistoried building and after completion, the Owners shall have every right to deal with their allocation i.e. owners' Allocation in the proposed new multistoried building.

b) Not to cause any obstruction, hindrance or interference in the bonafide construction erection and completion of the new multistoried building on the said Premises.

c) To execute a Development Power of Attorney appointing the Developer or their nominee or nominees as his Constituted Attorney authorizing to do all deeds and things necessary for completion of the project and for dealing with Developer's allocation in the proposed building.

d) Not to create any mortgage, sell and to enter into any other agreement with any other person or persons in respect of the said premises during the continuation of this Development Agreement.

14. In the event of the construction work being delayed and/or destroyed due to the reasons amount to Force Majeure or conditions beyond his control i.e. to say by earthquake, tempest or other Act of God, fire, riots, civil commotion, lockdown due

to Covid-19 pandemic or any other irresistible forces not caused by any act of the Developer and/or their workmen in that situation or prohibitory order of any Court, Corporation or Government Authority, the Developer shall not be treated as defaulter and not responsible for delayed construction.

15. Both the Developer and the Owners shall be entitled to deal with or to dispose of their respective shares of the constructed space in any manner they think fit and proper without any interference from each other.

16. MISCELLANEOUS :

- i) For the purpose of sale and/or transfer of their respective allocations no further consent of the other party shall be required and this Agreement by itself shall be treated as such consent.
- ii) It is agreed between the parties that after delivery of possession of the existing building under the occupation of the Owners, they will not create any encumbrances and/or liens in respect of the property and the Developer's exclusive right of development of the aforesaid property shall not in any way be affected and shall extend all cooperation in all possible manner with the Developer.
- iii) If there is any extra construction/modification either internal or external beyond the sanctioned plan, entire liability and responsibilities of such construction will come upon the Developer.
- iv) The Developer on completion of the proposed building shall cause the formation of the Association/Company/Organization for maintenance of the said building and the Owners or their nominee or nominees shall become members of the said Association and shall be abide by the Rules and Regulations framed thereof and shall also pay proportionate cost of formation of such Association.
- v) Both the Owners and the Developer and/or their nominees and the Purchaser, however, shall be liable to pay the extra costs for additional features and/or facilities to be provided in the building.

vi) The Developer and/or their nominee and the purchaser of their respective allocation shall be liable to pay the stamp duty, registration charges, G.S.T and other levies.

17. It is further agreed between the parties that for the purpose of proper implementation of the terms and conditions of this Development Agreement and/or to enable the Developer for commercial exploitation of the Developer's allocation in the aforesaid property, the Owners have agreed to execute such other or further document or documents as and when found necessary by the said Developer.

18. All disputes and differences arising out of this agreement or in relation to the determination of any and/or liabilities of the parties hereto or the construction and interpretation of any of the terms and meaning thereof shall be referred to the appropriate court of law having jurisdiction in that behalf.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(The Said Premises)**

ALL THAT 100 years old dilapidated partly two and partly one storied brick built dwelling house together with piece and parcel of land thereunto belonging and on part whereof the same is erected and built measuring about **2 Cottahs 13 Chittacks 2 sq. ft.** be the same a little more or less **having total covered area 2702 Sq. ft.** of which **cemented** Ground Floor measuring about **1587 sq. ft.** covered area and **cemented** First Floor covered area measuring about **1115** covered area lying and situate at premises No. 4/1B, Telipara Lane, P.S- Shyampukur, Kolkata-700004 being Assessee No. 110104600128 under Ward No. 10 of the Kolkata Municipal Corporation which is butted and bounded as follows:

ON THE NORTH	:By Telipara Lane;
ON THE EAST	: By Premises No. 5A Telipara Lane;
ON THE SOUTH	:By Premises No. 60/6, Shyampukur Street;
ON THE WEST	:By Premises No. 4/1A, Telipara Lane;

**SECOND SCHEDULE ABOVE REFERRED TO
(Specification of construction)**

- BUILDING:** R.C.C. framed multi storied building;
- WALLS:** Brick masonry 8 (eight) inches thick partition 5" and 3" thick, cement plaster both sides, putty and outside surfaces finishing with cement base paints;
- WINDOWS:** Glass fitted sliding windows with integrated grills painted with synthetic enamel paint and 2mm glass.
- DOORS:** Flush Doors with latch.
- FLOORS:** Entire marble flooring.
- WATER:
ARRANGEMENT** Corporation water shall be stored into a reservoir and from there supply to different flats;
- KITCHEN:** Black stone, stainless sink with 3' tiles on kitchen platform;
- TOILETS:** Commode, Basin, Shower, 6' height wall tiles;
- ELECTRICITY:** Bed Room - 3 light point, 1 AC point, 5 Amp, 2 Fan point (Fully concealed wiring), two light points, one fan point and two plug points and two fan one points in living room, dining room if required.
- EXTRA WORKS:** Any extra works required to be done at an extra cost
- ELEVATOR :** Reputed company capacity of 4 passengers

IN WITNESS WHEREOF the Parties hereto both hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of :

WITNESSES :

1. Animesh Mondal
553A, Rabindra Sarani,
Kolkata - 700003.
2. Bapi Ghosh.
76/1 Beshbaraj Street
Kolkata - 700003

1. Sarbani Dutta.
2. Sharmistha Ray.
3. Sarbojee Ghosh
4. Susmita Dutta
5. Sowraj Kumar Dutta

Signature of the Owners

1. TIRUPATI REALTY
Ashu Chh
Partner

2. TIRUPATI REALTY
Abhishek Shaw
Partner

Signature of the Developer

Drafted & Prepared by :

Amit Chaudhury
Amit Chaudhury
Advocate

High Court, Calcutta

Enrolment No. WB/1870/1995

RECEIVED from the within named Developer a sum of Rs. 4,00,000/- (Rupees Four Lakhs) only as interest free refundable Security Deposit as per Memo below:

MEMO OF CONSIDERATION

Date	Bank and Branch	Cheque No.	Amount	
			Rs.	P.
19.06.2024	Bandhan Bank, Salyabara	000159	1,00,000	00
19.06.2024	SBI, Bagbazar	444365	2,50,000	00
19.06.2024 19.06.2024	u u	124356	50,000	00
		Total	4,00,000	00

(Rupees Four Lakhs) only


































WITNESSES:

1. Animesh Lalal
2. Bapi Ghosh


































Sarbani Dutta.
Sharmistha Ray.
Barbajree Ghosh
Susmita Dutta
Sowraj Kumar Dutta

Signature of the Owners












SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Sarbani Dutta</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>Sharmistha Ray</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	<i>Parboopree Ghosh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Summita Dutta</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
		(Right Hand)					
	<i>Souraj Kumar Dutta</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
		(Right Hand)					
	<i>Anxilla (M)</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
		(Right Hand)					

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Abhishek Shrivastava</i>					
		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)						



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



192024250077824608

GRN Details

GRN: 192024250077824608 Payment Mode: SBI Epay
GRN Date: 13/06/2024 13:36:42 Bank/Gateway: SBIEpay Payment Gateway
BRN : 8737942786026 BRN Date: 13/06/2024 13:38:37
Gateway Ref ID: IGARJTEZB7 Method: State Bank of India NB
GRIPS Payment ID: 130620242007782459 Payment Init. Date: 13/06/2024 13:36:42
Payment Status: Successful Payment Ref. No: 2001452182/4/2024
[Query No*/Query Year]

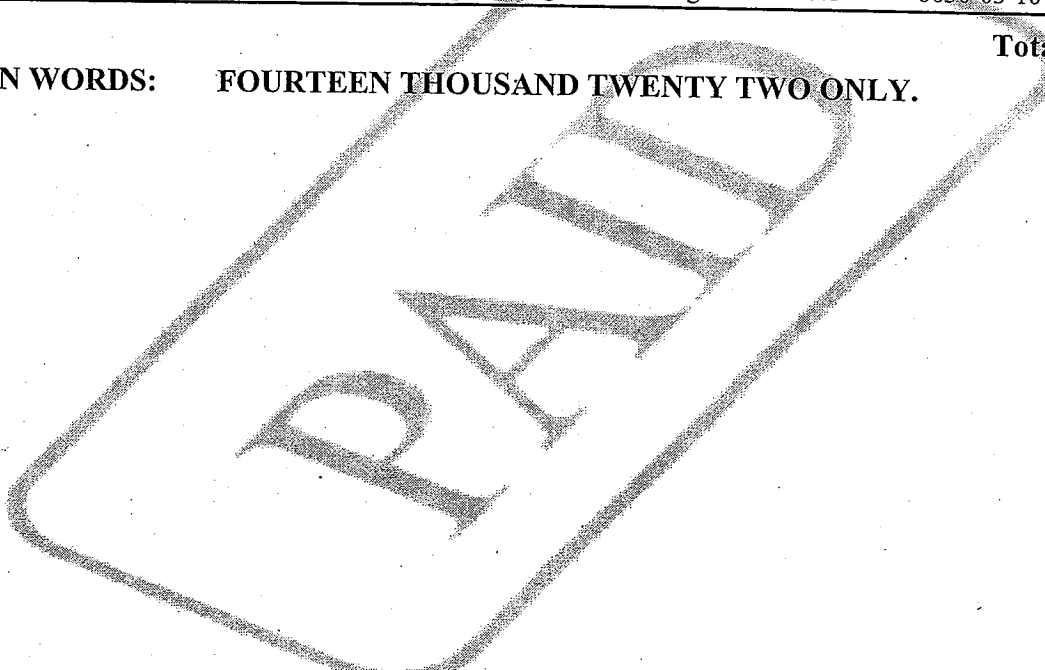
Depositor Details

Depositor's Name: Mr Bapi Ghosh
Address: 76/1 baghbazer Street Kolkata (Girish manch) Kolkata -700003
Mobile: 9804547101
EMAIL: bapi.ghosh750@gmail.com
Period From (dd/mm/yyyy): 13/06/2024
Period To (dd/mm/yyyy): 13/06/2024
Payment Ref ID: 2001452182/4/2024
Dept Ref ID/DRN: 2001452182/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001452182/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	10001
2	2001452182/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	4021
			Total	14022

IN WORDS: FOURTEEN THOUSAND TWENTY TWO ONLY.



Major Information of the Deed

Deed No.	I-1902-07293/2024	Date of Registration	19/06/2024
Query No./Year	1902-2001452182/2024	Office where deed is registered	
Query Date	12/06/2024 10:13:17 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Animesh Mondal 553A, Rabindra Sarani, Thana : Shyampukur, District : Kolkata, WEST BENGAL, PIN - 700003, Mobile No. : 9830465497, 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 : 4,00,000/-]		
Set Forth value	Market Value		
	Rs. 86,19,547/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,021/- (Article:48(g))	Rs. 4,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



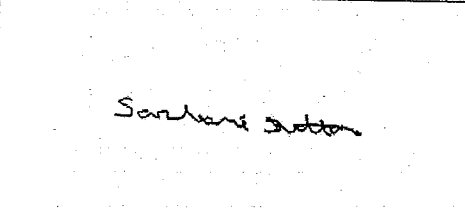


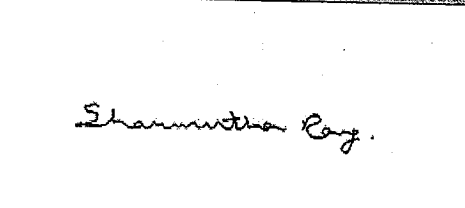
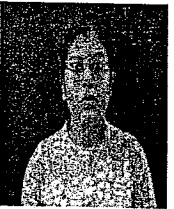

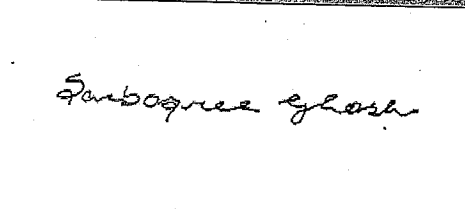
District: Kolkata, P.S:- Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Telipara Lane, , Premises No: 4/1B, , Ward No: 010 Pin Code : 700004



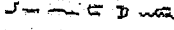


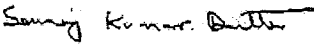
Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 13 Chatak 2 Sq Ft		75,25,237/-	Property is on Road
Grand Total :				4.6452Dec	0/-	75,25,237/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2702 Sq Ft.	0/-	10,94,310/-	Structure Type: Structure.
Gr. Floor, Area of floor : 1587 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1115 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2702 sq ft	0/-	10,94,310/-	

Land Lord Details :



Sl No	Name Address, Photo, Finger print and Signature			
1	Name Smt Sarbani Dutta Wife of Late Asit Kumar Dutta Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 19/06/2024	 LTI 19/06/2024 Captured	Signature  19/06/2024
	4/1B, Telipara Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: BSxxxxxx4F, Aadhaar No: 84xxxxxxxx8203, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office			
2	Name Smt Sharmistha Ray Daughter of Late Asit Kumar Dutta Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 19/06/2024	 LTI 19/06/2024 Captured	Signature  19/06/2024
	1A, Hari Pal Lane, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: BBxxxxxx7M, Aadhaar No: 76xxxxxxxx9605, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office			
3	Name Smt Sarbosree Ghosh Daughter of Late Asit Kumar Dutta Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 19/06/2024	 LTI 19/06/2024 Captured	Signature  19/06/2024
	15C, Bipradas Street, City:- Kolkata, P.O:- Raja Ram Mohan Roy Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: BCxxxxxx7m, Aadhaar No: 83xxxxxxxx7096, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Smt Susmita Dutta Wife of Late Ananda Kumar Dutta Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office		 Captured	
	19/06/2024	LTI 19/06/2024	19/06/2024	
A-32/24, Rabindra Pally, City:- , P.O:- Brahmapur, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: AVxxxxxx3A, Aadhaar No: 46xxxxxxxx6109, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri Souraj Kumar Dutta Son of Late Ananda Kumar Dutta Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office		 Captured	
	19/06/2024	LTI 19/06/2024	19/06/2024	
A-32/24, Rabindra Pally, City:- , P.O:- Brahmapur, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: BSxxxxxx9B, Aadhaar No: 21xxxxxxxx2207, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				



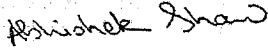
Developer Details :

Sl No	Name	Address	Photo	Finger print and Signature
1	TIRUPATI REALTY	12, Mahatma Sisir Kr. Sarani, City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative		




Representative Details :

Sl No	Name	Address	Photo	Finger print and Signature
1	Mr ANITAVA GHOSH (Presentant)	Son of Late BROJENDRA NATH GHOSH Date of Execution - 19/06/2024, , Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission of Execution: Office		 Captured
		Jun 19 2024 5:40PM	LTI 19/06/2024	19/06/2024

9D JADAV CHANDRA GHOSH LANE, City:- Not Specified, P.O:- BARANAGAR, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ADxxxxxx6F, Aadhaar No: 62xxxxxxx9594 Status : Representative, Representative of : TIRUPATI REALTY (as Partner)

2	Name	Photo	Finger Print	Signature
	Mr ABHISHEK SHAW Son of Mr ARUN KUMAR SHAW Date of Execution - 19/06/2024, , Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission of Execution: Office	 <small>Jun 19 2024 5:41PM</small>	 <small>LTI 19/06/2024</small>	 <small>19/06/2024</small>
16/1A, City:- Not Specified, P.O:- CHITPUR, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: JCxxxxxx1Q, Aadhaar No: 49xxxxxxx7463 Status : Representative, Representative of : TIRUPATI REALTY (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Animesh Mondal Son of Late DHANANJOY MONDAL 553A, Rabindra Sarani, City:- Kolkata, P.O:- BAGHBAZAR, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003	 <small>19/06/2024</small>	 <small>Captured</small>	 <small>19/06/2024</small>
Identifier Of Mr ANITAVA GHOSH, Mr ABHISHEK SHAW, Smt Sarbani Dutta, Smt Sharmistha Ray, Smt Sarbosree Ghosh, Smt Susmita Dutta, Shri Souraj Kumar Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sarbani Dutta	TIRUPATI REALTY-0.929042 Dec
2	Smt Sharmistha Ray	TIRUPATI REALTY-0.929042 Dec
3	Smt Sarbosree Ghosh	TIRUPATI REALTY-0.929042 Dec
4	Smt Susmita Dutta	TIRUPATI REALTY-0.929042 Dec
5	Shri Souraj Kumar Dutta	TIRUPATI REALTY-0.929042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sarbani Dutta	TIRUPATI REALTY-540.40000000 Sq Ft
2	Smt Sharmistha Ray	TIRUPATI REALTY-540.40000000 Sq Ft
3	Smt Sarbosree Ghosh	TIRUPATI REALTY-540.40000000 Sq Ft
4	Smt Susmita Dutta	TIRUPATI REALTY-540.40000000 Sq Ft
5	Shri Souraj Kumar Dutta	TIRUPATI REALTY-540.40000000 Sq Ft

Endorsement For Deed Number : I - 190207293 / 2024

On 19-06-2024

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 16:43 hrs on 19-06-2024, at the Office of the A.R.A. - II KOLKATA by Mr ANITAVA GHOSH .

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 86,19,547/-

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

Execution is admitted on 19/06/2024 by 1. Smt Sarbani Dutta, Wife of Late Asit Kumar Dutta, 4/1B, Road: Telipara Lane, , P.O: Shyambazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 2. Smt Sharmistha Ray, Daughter of Late Asit Kumar Dutta, 1A, Road: Hari Pal Lane, , P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 3. Smt Sarbosree Ghosh, Daughter of Late Asit Kumar Dutta, 15C, Bipradas Street, P.O: Raja Ram Mohan Roy Street, Thana: Amherst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife, 4. Smt Susmita Dutta, Wife of Late Ananda Kumar Dutta, A-32/24, Rabindra Pally, P.O: Brahmapur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 5. Shri Souraj Kumar Dutta, Son of Late Ananda Kumar Dutta, A-32/24, Rabindra Pally, P.O: Brahmapur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Service

Identified by Shri Animesh Mondal, , , Son of Late DHANANJOY MONDAL, 553A, Road: Rabindra Sarani, , P.O: BAGHBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

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

Execution is admitted on 19-06-2024 by Mr ANITAVA GHOSH, Partner, TIRUPATI REALTY (Partnership Firm), 12, Mahatma Sisir Kr. Sarani, City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003

Identified by Shri Animesh Mondal, , , Son of Late DHANANJOY MONDAL, 553A, Road: Rabindra Sarani, , P.O: BAGHBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

Execution is admitted on 19-06-2024 by Mr ABHISHEK SHAW, Partner, TIRUPATI REALTY (Partnership Firm), 12, Mahatma Sisir Kr. Sarani, City:- Kolkata, P.O:- Baghbazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700003

Identified by Shri Animesh Mondal, , , Son of Late DHANANJOY MONDAL, 553A, Road: Rabindra Sarani, , P.O: BAGHBAZAR, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,021.00/- (B = Rs 4,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2024 1:38PM with Govt. Ref. No: 192024250077824608 on 13-06-2024, Amount Rs: 4,021/-, Bank: SBI EPay (SBIPay), Ref. No. 8737942786026 on 13-06-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 10,001/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 288016, Amount: Rs.20.00/-, Date of Purchase: 18/03/2024, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2024 1:38PM with Govt. Ref. No: 192024250077824608 on 13-06-2024, Amount Rs: 10,001/-, Bank: SBI EPay (SBlePay), Ref. No. 8737942786026 on 13-06-2024, Head of Account 0030-02-103-003-02

Signature

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1902-2024, Page from 395964 to 395997
being No 190207293 for the year 2024.**



Signature

Digitally signed by SATYAJIT BISWAS
Date: 2024.07.01 13:00:39 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 01/07/2024

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**