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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

1756474/2021 AC 830113

No 103-2-1091032/2021, 16

15/2021

Certified that the Document is admitted to Registration and the endorsing stamp on this document are the part of this document.

*[Signature]*

Additional Registrar of Assurance-III, Kolkata



Additional Registrar of Assurance-III, Kolkata

15 SEP 2021

## DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 15<sup>th</sup> day of

September, Two Thousand Twenty one (2021).

BETWEEN

26 JUL 2021

Serial No. 2045 Date

Name L. M. Mitra

Address

ADV ALIPORE  
JUDGES' COURT, KOL-27

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PO: KIDDERPORE  
Business



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Registrar of Alipore, Kolkata

15 SEP

- (1) **SRI MADAN LAL SHAW** (PAN No. CUJPS6294R), (AADHAR No. 3995 0585 1958), (Mobile No .7044338194), son of Late Badri Prasad Shaw, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Post Office – Ram Mohan Roy Sarani, Kolkata – 700 006, (2)
- SRI RATAN KUMAR SHAW** (PAN No. MNYP53318A), (AADHAR No. 9500 6627 9423), (Mobile No. 9330992676), son of Late Badri Prasad Shaw, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Post Office – Ram Mohan Roy Sarani, Kolkata – 700 006, (3)
- SRI BIMAL KUMAR SHAW** (PAN No. DTDPS7867C), (AADHAR No. 4153 4016 9367, (Mobile No. 6290165684), son of Late Badri Prasad Shaw, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Post Office – Ram Mohan Roy Sarani, Kolkata – 700 006, (4)
- SRI SUNIL KUMAR SHAW** (PAN No. ALHPS2324P), (AADHAR No. 6763 8171 8002), (Mobile No. 9674122387), son of Late Badri Prasad Shaw, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Post Office – Ram Mohan Roy Sarani, Kolkata – 700 006, (5)

**SRI SANTOSH JAISWAL** (PAN No. AIUPJ7536N), (AADHAR No. 5800 3982 7771), (Mobile No. 7980825589), son of Late Kanahaiya Lal Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Post Office – Ram Mohan Roy Sarani, Kolkata – 700 006, (6)

**SRI ANAND JAISWAL** (PAN No. AKBPJ7553Q), (AADHAR No. 2059 2541 4099), (Mobile No. 6290330247), son of Late Kanai Lal Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Business, all residing at 32D/1B, Gorachand Bose Road, Police Station – Badtala, Post Office – Beadon Street, Kolkata – 700 006, (7) **UMA SHAW**, (PAN No. EWJPS3306G), (AADHAR No. 6036 2189 5068), (Mobile No 9339928243), daughter of Motilal Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Housewife, residing at 144, A.P.C Road, Police Station – Amherst Street, Post Office – Beadon Street, Kolkata – 700 006, (8) **ANNAPURNA JAISWAL**, (PAN No. ACRPJ6081F), (AADHAR No.

9686 2321 9873, (Mobile No 8910300473), daughter of Motilal Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Housewife, residing at 32D/1B, Gorachand Bose Road, Police Station – Badtala, Post Office – Beadon Street, Kolkata – 700 006, (9) **CHANDRAKALA JAISWAL**, (PAN No. AWLPJ9416C), (AADHAR No. 6613 2520 3540), (Mobile

No 9681284881), daughter of Motilal Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Housewife, residing at 46, Vidyasagar Street, Post Office - Raja Rammohan Roy Sarani, Police Station – Amherst Street, Kolkata – 700 009, (10) **SANJAY KUMAR JAISWAL**, (PAN No. AGNPJ0097K), (AADHAR No. 9428 9021 5963), (Mobile No 9331027493), son of Motilal Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 13, Guru Prasad Chowdhury Lane, Post Office – Beadon Street, Police Station – Badtala, Kolkata – 700 006, (11) **NARSINGH JAISWAL**, (PAN No. BYXPJ4608P), (AADHAR No. 2661 6558 9166), (Mobile No 8910711070), son of Motilal Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 13, Guru Prasad Chowdhury Lane, Post Office – Beadon Street, Police Station – Badtala, Kolkata – 700 006, (12) **SMT. USHA DEVI @ USHA SHAW**, (PAN No. AHLPO5075A), (AADHAR No. 2933 9286 8242), (Mobile No. 9330866276), wife of Ram Chandra Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Housewife, residing at 62/B/P, J. N. Mukherjee Road, Police Station – Ghusuri, District – Howrah, Pin – 711 107, (13) **SMT. ASHA DEVI**, (PAN No. GFDPD0279F), (AADHAR No. 2978 6144 6397), (Mobile No. 9208675065), daughter of Badri Prasad Shaw, by faith

- Hindu, by nationality - Indian, by occupation - Housewife, residing at Prem Chandra Pashchimi Kandiya, Sahagunj Gupta Gali, Police Station - Sahagunj, Post Office - Sahagunj, District - Jaunpur, Uttar Pradesh, Pin - 223 101, (14) SRI KIRAN SHAW, (PAN No. ALFPS7730M), (AADHAR No. 3409 5907 2733), (Mobile No. 9330169398), wife of Shambhu Prasad Shaw, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 4, Joybibi Road, Belurmat, Post Office - Bally, Police Station - Bally, District - Howrah, Pin - 711 202, hereinafter jointly called and referred to as the "**OWNERS**" (which term or expression shall unless by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

AND

**SRI SUMIT KUMAR SHAW, (PAN No. BYDPS8716F), (AADHAR No. 7940 0909 4160), (Mobile No. 83350 69893),** son of Mr. Dilip Kumar Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 19/C, Mohan Chand Road, Post Office - Kidderpore, Police Station - Watgunge, Kolkata - 700 023, hereinafter called referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his heirs, executors, administrators, legal representative and/or assigns) of the **OTHER PART.**

WHEREAS by an Indenture of Conveyance bearing date 20/08/1956 and registered in Book No. I, Volume No. 58, Pages 258 to 271, Being No. 3787 for the year 1956, in the office of the Registrar of Assurances Calcutta between Durga Prasad Chamria and others, therein mentioned as the Vendors of the First Part, Benarasi Lal Chamria and others, therein mentioned as the Receivers of the Second Part and Sri Radheshyam Shaw and Badri Prasad Shaw, therein mentioned as the Purchasers of the Third Part. The said Purchasers as aforesaid purchase in equal share for the consideration mentioned therein, the portion of Premises No. 32, Gorachand Bose Road, in the Town of Calcutta containing by estimation an area of 5 Cottahs 1 Chittack 42 Sq. ft. be the same little more or less together with structure thereon, morefully described as the Schedule thereunder written.

AND WHEREAS after the purchase as aforesaid, the said Radheshyam Shaw and Badri Prasad Shaw duly mutated their names in the records of the Calcutta Corporation and paying taxes thereon.

**AND WHEREAS** by a Deed of Partition bearing date 16/09/1967 made between Sri Radheshyam Shaw, son of Moolchand Shaw, therein described as the First Part, Sri Badri Prasad Shaw, son of Moolchand Shaw, therein described as the Second Part. The said Sri Radheshyam Shaw, son of Moolchand Shaw and Sri Badri Prasad Shaw, son of Moolchand Shaw amicable partition of their aforesaid joint property by mets and bounds wherein the said Badri Prasad Shaw obtained **ALL THAT** piece and parcel of land measuring an area 2 Cottahs 9 Chittack 27 Sq. ft. together with partly two storied and partly one storied building standing thereon lying and situate at Eastern portion of Premises No. 32D, Gora Chand Road in the North Division of the Town of Calcutta, morefully described in the Third Schedule thereunder written and delineated in the Map or Plan annexed thereto and marked as "B" and bordered with Yellow verge, which documents was registered at the office of the Registrar of Assurances Calcutta and recorded in Book No. I, Volume No. 158, Pages 100 - 111, Being No. 4927 for the year 1967.

**AND WHEREAS** after obtaining the said property the said Badri Prasad Shaw duly mutated his name in the record of the then

Calcutta Corporation and upon such mutation followed by separation the said Premises has been re-numbered as Premises No. 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Kolkata – 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16, vide Assessee No. 110161100833.

**AND WHEREAS** thus seized and possessed of the aforesaid property the said Badri Prasad Shaw died intestate on 30.12.1987 leaving behind and surviving his wife – Smt. Tara Devi and five sons namely – Madan Lal Shaw, Kanaiaha Lal Shaw, Ratan Kumar Shaw, Bimal Kumar Shaw, Sunil Kumar Shaw four daughters namely – Smt. Gayatri Devi, Smt. Usha Devi, Smt. Asha Devi and Smt. Kiran Jaiswal as his legal heirs and successors.

**AND WHEREAS** the said Tara Devi also died intestate on 7.6.2005 leaving behind and surviving her aforesaid sons and daughters as her legal heirs and successors.

**AND WHEREAS** while thus seized and possessed of the aforesaid property the said Kanaiaha Lal Shaw died intestate on 3.1.2014 leaving behind and surviving his wife – Smt.

Ratan Kumar Shaw

Ratan Kumar Shaw

**Sushila** Shaw and two sons namely – Sri Santosh Kumar Jaiswal and Sri Anand Jaiswal as his legal heirs and successors.

AD WHEREAS the said Smt. **Sushila** Shaw also died on 22.1.2011 leaving behind and surviving her two sons namely – Sri Santosh Kumar Jaiswal and Sri Anand Jaiswal as his legal heirs and successors.

AND WHEREAS the said Gayatri Devi also died intestate on 1.6.2020 leaving behind and surviving her two sons namely – Narshing Jaiswal and Sanjoy Kumar Jaiswal and three daughters namely – Smt. Annapurna Jaiswal, Smt. Uma Shaw and Smt. Chandrakala Jaiswal.

AND WHEREAS by virtue of the aforesaid happenings, the party of the First are the joint Owners of **ALL THAT** piece and parcel of land measuring an area 2 Cottahs 9 Chittacks 27 Sq. ft. be the same little more or less together with partly two storied and partly one storied building standing thereon lying and situate at being Premises No. 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Kolkata – 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16, vide Assessee No.

Rajant Kumar Choudhary

Rajant Kumar Choudhary

110161100833, in the Town of Kolkata, morefully described in the First Schedule hereunder written.

**AND WHEREAS** the Owners are desirous of developing the said property by constructing a multi - storied building after demolishing the existing building thereon.

**AND WHEREAS** the Owners have marketable title to the said property more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written hereinafter referred to as "*the said Property*" AND that the said property is free from all encumbrances charges liens lispens attachments whatsoever or howsoever AND that the Owners are now seized and possessed of or otherwise well and sufficiently entitled to the entirety of the said property.

**AND WHEREAS** after being fully satisfied regarding the aforesaid representations made by the Owners discussed with the Developer concerning the viability of the development of the said property and the terms and conditions on which the development of the said property can be undertaken and after such discussion the Developer has agreed to develop the said property in accordance with

the building plan to be sanctioned by the Kolkata Municipal Corporation for construction of a multi storied building at the said property.

**AND WHEREAS** the Developer has inspected all the papers and documents relating to the title of the Owners to the said property and has made itself satisfied regarding the title of the Owners to the said property and has agreed not to put forward any requisition or requisitions or title and have further agreed to develop the said property by constructing a multi storied building at the said property in accordance with building plan to be sanctioned by the Kolkata Municipal Corporation on the terms and conditions hereinafter appearing.

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

Unless in these presents there is nothing in the subject or context inconsistent therewith:-

- (i) "OWNERS" shall mean the (1) **SRI MADAN LAL SHAW** (PAN No. CUJPS6294R), (AADHAR No. 3995 0585 1958), (Mobile No .7044338194), son of Late Badri Prasad Shaw, by faith – Hindu,

by nationality – Indian, by occupation – Business, residing at 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Post Office – Ram Mohan Roy Sarani, Kolkata – 700 006, (2) **SRI RATAN KUMAR SHAW** (PAN No. MNYP53318A), (AADHAR No. 9500 6627 9423), (Mobile No. 9330992676), son of Late Badri Prasad Shaw, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Post Office – Ram Mohan Roy Sarani, Kolkata – 700 006, (3) **SRI BIMAL KUMAR SHAW** (PAN No. DTDPS7867C), (AADHAR No. 4153 4016 9367, (Mobile No. 6290165684), son of Late Badri Prasad Shaw, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Post Office – Ram Mohan Roy Sarani, Kolkata – 700 006, (4) **SRI SUNIL KUMAR SHAW** (PAN No. ALHPS2324P), (AADHAR No. 6763 8171 8002), (Mobile No. 9674122387), son of Late Badri Prasad Shaw, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Post Office – Ram Mohan Roy Sarani, Kolkata – 700 006, (5) **SRI SANTOSH JAISWAL** (PAN No. AIUPJ7536N), (AADHAR No. 5800 3982 7771), (Mobile No.

7980825589), son of Late Kanahaiya Lal Jaiswal, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at 32D/1B, Gora Chand Bose Road, Police Station - Badtala, Post Office - Ram Mohan Roy Sarani, Kolkata - 700 006, (6) **SRI ANAND JAISWAL** (PAN No. AKBPJ7553Q), (AADHAR No. 2059 2541 4099), (Mobile No. 6290330247), son of Late Kanai Lal Jaiswal, by faith - Hindu, by nationality - Indian, by occupation - Business, all residing at 32D/1B, Gorachand Bose Road, Police Station - Badtala, Post Office - Beadon Street, Kolkata - 700 006, (7) **UMA SHAW**, (PAN No. EWJPS3306G), (AADHAR No. 6036 2189 5068), (Mobile No. 9339928243), daughter of Motilal Jaiswal, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 144, A.P.C Road, Police Station - Amherst Street, Post Office - Beadon Street, Kolkata - 700 006, (8) **ANNAPURNA JAISWAL**, (PAN No. ACRPJ6081F), (AADHAR No. 9686 2321 9873, (Mobile No. 8910300473), daughter of Motilal Jaiswal, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 32D/1B, Gorachand Bose Road, Police Station - Badtala, Post Office - Beadon Street, Kolkata - 700 006, (9) **CHANDRAKALA JAISWAL**, (PAN No. AWLPJ9416C), (AADHAR No. 6613 2520 3540),

(Mobile No 9681284881), daughter of Motilal Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Housewife, residing at 46, Vidyasagar Street, Post Office - Raja Rammohan Roy Sarani, Police Station – Amherst Street, Kolkata – 700 009, (10) **SANJAY KUMAR JAISWAL**, (PAN No. AGNPJ0097K), (AADHAR No. 9428 9021 5963), (Mobile No 9331027493), son of Motilal Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 13, Guru Prasad Chowdhury Lane, Post Office – Beadon Street, Police Station – Badtala, Kolkata – 700 006, (11) **NARSINGH JAISWAL**, (PAN No. BYXPJ4608P), (AADHAR No. 2661 6558 9166), (Mobile No 8910711070), son of Motilal Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Business, residing at 13, Guru Prasad Chowdhury Lane, Post Office – Beadon Street, Police Station – Badtala, Kolkata – 700 006, (12) **SMT. USHA DEVI @ USHA SHAW**, (PAN No. AHLPO5075A), (AADHAR No. 2933 9286 8242), (Mobile No. 9330866276), wife of Ram Chandra Jaiswal, by faith – Hindu, by nationality – Indian, by occupation – Housewife, residing at 62/B/P, J. N. Mukherjee Road, Police Station – Ghosuri, District – Howrah, Pin – 711

107, (13) SMT. ASHA DEVI, (PAN No. GFDPD0279F), (AADHAR No.

2978 6144 6397), (Mobile No. 9208675065), daughter of Badri

Prasad Shaw, by faith - Hindu, by nationality - Indian, by

occupation - Housewife, residing at Prem Chandra Pashchimi

Kandiya, Sahagunj Gupta Gali, Police Station - Sahagunj, Post

Office - Sahagunj, District - Jaunpur, Uttar Pradesh, Pin -

223 101, (14) SRI KIRAN SHAW, (PAN No. ALFPS7730M),

(AADHAR No. 3409 5907 2733), (Mobile No. 9330169398), wife of

Shambhu Prasad Shaw, by faith - Hindu, by nationality -

Indian, by occupation - Housewife, residing at 4, Joybibi Road,

Belurmat, Post Office - Bally, Police Station - Bally, District -

Howrah, Pin - 711 202.

- (ii) **“DEVELOPER”** shall mean the **SRI SUMIT KUMAR SHAW**,  
**(PAN No. BYDPS8716F), (AADHAR No. 7940 0909 4160), (Mobile No. 83350 69893)**, son of Mr. Dilip Kumar Shaw, by faith – Hindu,  
by occupation – Business, by Nationality – Indian, residing at  
19/C, Mohan Chand Road, Post Office – Kidderpore, Police  
Station – Watgunge, Kolkata – 700 023.
- (iii) **THE SAID PLOT / PROPERTY** shall mean and include **ALL**  
**THAT** piece and parcel of land measuring an area 2 Cottahs 9  
Chittacks 27 Sq. ft. be the same little more or less together  
with partly two storied and partly one storied building  
standing thereon lying and situate at being Premises No.  
32D/1B, Gora Chand Bose Road, Police Station – Badtala,  
Kolkata – 700 006 within the municipal limits of the Kolkata

Municipal Corporation under Ward No. 16, vide Assessee No. 110161100833, in the Town of Kolkata, morefully described in the FIRST SCHEDULE hereunder written.

- (iv) **OWNERS' ALLOCATION** :- The Owners will be allocated 50% of the constructed area of the propose multi-storied building together with proportionate share or interest on the land together with common facilities and amenities attached thereto at Northern portion of Premises No. 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Kolkata – 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16 and such area will be provided to the Owners on mutual understanding.
- (v) **DEVELOPER'S ALLOCATION** : The Developer will be allocated remaining area of the proposed building to be sanction by the Kolkata Municipal Corporation at Northern portion of Premises No. 32D/1B, Gora Chand Bose Road, Police Station – Badtala,

Kolkata – 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16.

- (vi) **COMMON FACILITIES AND AMENITIES** shall include all common spaces which will be provided by the Developer commonly to the said Owners and Purchaser, particulars of which have been set out in the **FOURTH SCHEDULE** hereunder written and required for establishment location enjoyment provision, maintenance and/or management of the Building.
- (vii) **SALEABLE SPACE** shall mean the space in the new Building available for independent use and occupation including due provisions for common facilities and the spaces required thereof.
- (viii) **BUILDING** shall mean the proposed the multi storied Building to be constructed by the Developer on the said property as per the plan to be sanctioned by the Kolkata Municipal Corporation.

- (ix) **COST OF COMMON FACILITIES** shall mean and include the costs of operating and maintaining as and when required, the common facilities after completion of the Building and shall include taxes, charges, salaries, premium and other expenses payable in respect thereof or incidental thereto to be shared proportionately by the Owners / Flat-Owners / Occupants of the said Building as per their respective Allocated Area, particulars of which have been set out in the Fifth Schedule hereunder written.
- (x) **ARCHITECT** shall mean a qualified person or persons having experience in Civil Constructions and duly registered with the Kolkata Municipal Corporation and all other statutory Authorities required under the prevailing laws.
- (xi) **ADVOCATE** shall mean the lawyer who may be appointed by the One Part in consultation with the Other Part.
- (xii) **SINGULAR NUMBER** shall mean include plural number and vice-versa.

**NOW THIS AGREEMENT FURTHER WITNESSETH AS FOLLOWS :-**

1. The Owners have simultaneously with the execution of this Agreement appointed the **DEVELOPER** i.e. the **OTHER PART** herein as the Developer to develop the said premises morefully described in the **FIRST SCHEDULE** hereunder written by constructing multi storied building comprising Flats, Shops, Office, Car Parking space, common areas and the Developer / Other Part has accepted such appointment on the terms and conditions contained in this Agreement.
  
2. **DEVELOPMENT OF THE PREMISES TO BE DONE IN THE FOLLOWING MANNER :-**

Simultaneously with the execution of this Agreement, the Developer / Other Part herein shall get the possession of the entirety of the said property within the **three months** from the date of obtaining sanction plan to be sanctioned by the Kolkata Municipal Corporation.

- (a) After successfully obtaining vacant and peaceful possession of "the said property" the Developer / Other Part on its own cost will demolish the existing old

messuages, tenements and all structures and walls and remove all debris and old building materials etc. save and except any valuables found, if any, shall be appropriated by the Developer / Other Part.

- (b)** The Developer / Other Part shall after the demolition of the existing structure of the said property, construct a multi storied building at his own cost and expenses in accordance with the sanction plan to be sanctioned by the Kolkata Municipal Corporation. The Owners hereby confirm of all possible assistance in relation to such development. Till the completion of the said construction work all responsibilities will be borne by the Developer.
- (c)** The Developer / Other Part shall construct and complete at its own cost and expenses the multi storied building (hereinafter referred to as the new building) on the said property as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation within a period of **24 months** from the date of execution of this Agreement or sanctioned plan whichever is later. Further the Developer / Other Part will be given another **Six**

**months** grace period in case the Developer / Other Part fails to complete the construction of the new building within a stipulated period as stated herein above.

3. **OWNERS' OBLIGATIONS :-**

- (i) Simultaneously with the execution of this Agreement the Owners hereby delivered the Original Partition Deed and the Deed of Family Settlement along with other required relevant papers / documents to the Developer.
- (ii) To sign and execute the Plans, Drawings, Elevations, Sections, Forms, Applications, and all other papers and instructions, verify and affirm Affidavits and Declarations or otherwise as may be required from time to time for permission, approvals, sanction, consent, quota, license or otherwise relating to or arising out of construction, erection, and completion of the said residential building at the said property or as may be required reasonably from time to time by the Developer / Other Part, without any delay, refusal, claim or demand.

- (iii) To sign and execute papers in favour of the Developer / Builder / Contractor as may be required in connection with construction, erection and completion of the building for the purpose of obtaining all necessary permission and sanction from different authorities in connection with the construction of the building as well as for representing it before all concerned authorities including execution of all relevant papers, documents, instruments, deeds, writing in accordance with law and to sell the Developer's allocation to the intending Purchaser/s and to execute and Deed of Conveyance in favour of them as per the terms and agreement of these present.

4. **OWNERS RIGHTS AND REPRESENTATIONS :-**

- i) The Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property more fully and particularly described in the FIRST SCHEDULE hereunder written.

- ii) None other than the said Owners have any claim right, title and/or demand over and in respect of the said Property and/or any portion thereof.
- iii) The said property is free from all encumbrances, charges, liens, lispendences, trusts, attachments, acquisitions / requisitions whatsoever and however.
- iv) The said property is not affected by provisions of the Urban Land (Ceiling & Regulations) Act, 1976.
- v) There is no bar legal or otherwise for the Owners to obtain the Certificate under Section 230A (I) of the Income Tax Act, 1961 or any modification thereof and other consents and permission that may be required for the purpose.

5. **DEVELOPER RIGHTS :-**

- (i) The Developer will hold and possessed of the said property as exclusive Developer and the Developer has got authority to construct a multi storied Building on the said property as per sanctioned plan and shall have right to amalgamate the property with the Owners of adjacent premises.

- (ii) Nothing in these presents shall be construed as a demise or assignment or conveyance in Law by the Owners of the said property or any part thereof to the Developer or is creating any right, title or interest in respect thereof of the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof by constructing a multi storied Building on the said property and to deal with the Developer's Allocation in the Building in the manner hereafter stated.

6. **BUILDING :-**

- (i) The Developer shall at its own costs and expenses construct, erect and complete a multi storied Building on the said property within the time specified above in accordance with the Building Plan with good and standard materials as may be specified by the Architect from time to time and the Owners contribution would be in the form of land being the said property.
- (ii) The Developer shall install and erect in the said multi storied Building at its own costs and expenses together

with all the facilities as are required to be provided in the proposed Building having self-contained Apartment and constructed for sale of Flats.

- (iii) The Developer shall arrange for common meter at its own cost and expenses and also for arrange the individual meters in respect of all the Flats at the cost of the respective occupiers.
- (iv) The Developer shall be authorized in the name of the Owners in so far as it necessary to apply for and obtain quotas entitlements and other allocation for cement, steel, bricks and other Building materials allocable to the Owners for the construction of the Building and to similarly apply for and obtain temporary and permanent connections of water, electricity, drainage, sewerage whatsoever to the said Building and other inputs and facilities required for the construction or enjoyment of the Building.
- (v) The Developer shall at its own costs and expenses and without creating any financial or other liability on the

Owners construct and complete the said Building including the Owner's Allocation in accordance with the Building Plan.

- (vi) All costs, charges and expenses including Municipal fees and Architect fees shall be discharged by the Developer during the period from the execution of this Agreement till the completion of the construction of the said Building and the Owners shall bear no responsibility in this context for the above-mentioned period.

7. **COMMON FACILITIES**

- (i) The Developer shall pay and bear all property Taxes and other dues and outgoings in respect of the entire property accrued on and from the date of execution of this Agreement.
- (ii) As soon as the Building is completed, the Developer shall give written Notice to the Owners requesting the Owners to take possession of the Owner's Allocation in the Building and if there is no dispute regarding the

construction of the Building in terms and conditions of this Agreement and if it is constructed according to the specifications thereof and Certificate of the Architect being produced to the effect then within Fifteen (15) days from the date of service of such Notice and at all times thereafter the Owners shall be exclusively responsible for payment of Municipal and Property Taxes, rates, dues, duties and other public outgoings and impositions including maintenance charges whatsoever (hereinafter for the sake of brevity referred to as "The said Rates") payable in respect of the Owner's Allocation and the Developer and/or the 'Allottees / Purchasers' of the Flats of the Developer Share shall be responsible to pay the balance of the said rates.

- (iii)** Notwithstanding anything contained herein before, it is agreed that until individual assessment of the respective Flat is being made by the authority concerned the said rates will be borne by the individual 'Flat-Owners' proportionately as per-their respective Flat Area.

- (iv) As and from the date of service of Notice of possession Owners shall be responsible to pay and bear and shall forthwith pay on demand to the Developer, the service charges for the common facilities in the Building in respect of the Owner's Allocation, full particulars of which have been set out in the FIFTH SCHEDULE hereunder written.
- (v) The Owners shall not do any act, deed or thing where by the Developer" shall be prevented from the construction and/or completion of the said Building.

8. **OWNERS FURTHER OBLIGATIONS :-**

- (i) The Owners hereby agree and covenant with Developer not to cause any interference or hindrance in the construction of the said Building on the said property by the Developer, if anything is not going against the spirit of this Agreement. But Owners have full liberty to inspect the progress of work personally or by their authorised representative as and when require.

- (ii) The Owners hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any of Developer's Allocation.
- (iii) The Owners hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof for any reason whatsoever during the period of construction work.

9. **DEVELOPER FURTHER OBLIGATIONS :-**

- (i) The Developer hereby agrees and covenants with Owners to complete the construction of the Building within the stipulated time as stated hereinabove only on reasonable ground and on request of the Developer, the Owners may consider and extend the completion period of the said construction on the said property absolutely at their discretion.
- (ii) The Developer hereby agrees and covenants with the Owners not to transfer and assign benefits of this

Agreement or any part thereof without written consent of the Owners.

- (iii) The Developer hereby agrees and covenant with the Owners not to do any act, deed or thing whereby the Owners is prevented from enjoying, selling, assigning and/or disposing of any of the Owner's Allocation on the Building.
- (iv) The Developer hereby agrees that the original sanctioned plan and other relevant papers shall be delivered to the Owners at the time of handing over possession of the Owner's allocation.
- (v) The Developer is not authorized to enjoy any financial assistance against the mentioned property from any person / persons, organization. The Developer also not authorized to have any credit facilities from any supplier, if so, in case of any further disputes. The Owners shall not be liable and/or responsible and no claim will be entertained in connection with any liability.

- (vi) The Developer shall liable to provide suitable accommodation to the Owners in the same locality during the period of construction work till the handover possession of the Owner's Allocation and the Developer shall bear all costs and expenses for such alternative accommodation.

**FURTHER OBLIGATIONS MUTUALLY AGREED BY THE OWNERS  
AND THE DEVELOPER :-**

- (i) The Owners agree and covenant with the Developer that as soon as the Owner's allocated areas will be completed as per specification and satisfactory condition, and/or request of the Developer to take possession mentioned in the Owner's Allocation, they will take possession within **Fifteen days** Notice and without any disturbances or creating any problems provided the allocated portion are upto the entire satisfaction of the Owners.
- (ii) That the Owners shall not obstruct and/or interfere with regard the construction work of the proposed Building. If the

construction work is delayed due to obstruction by the Owners then in that event the Developer shall also cause delay in delivery of possession of the Owner's allocation but if the Developer neglect to complete the construction work then the Owners have right to cancel the agreement and the Owners have liberty to engage another Developer to proceed the construction work smoothly.

**OWNERS INDEMNITY :-**

The Owners hereby undertake that the Developer shall be entitled to the construction and shall enjoy its allocation without any interference or disturbance provided the Developer will performs, observes and fulfills all the terms and conditions herein contained and/or on their part to be observed, performed and/or fulfilled.

**DEVELOPER`S INDEMNITY :-**

- (i) The Developer hereby undertakes to keep the Owners indemnified from and against all Third Party's claims and actions arising out of any part of act or commission of the Developer in or relating to the construction of the said Building.

- (ii) The Developer hereby indemnifies and keep the Owners indemnified from and against all actions, suits, costs, proceedings and claims and demands that may arise out of the Developer's Allocation with regard to the development of the said property and/or in the matter of the construction of the Building and/or for any defect therein.

**MISCELLANEOUS :-**

- (i) The Developer shall be exclusively entitled to the Developer Allocation in the Building with the right to transfer or otherwise deal with or dispose of the same and the Owners shall not in any way interfere with or disturb quiet and peaceful possession of the Developer's Allocation provided that the Developer has complied with all the terms and conditions which are to be observed and performed by the Developer under these presents.
- (ii) The Owners shall entitle to transfer and/or otherwise deal with the Owner's Allocation in the Building.

- (iii) In so far as necessary all dealings by the Developer in respect of the Building shall be in the name of Owners for which purpose the Owners have agreed to execute a registered Development Power of Attorney favouring the Developer by these presents with clear understanding that such dealings shall not in any way fasten or create any financial liabilities upon the Owners.
- (iv) If there is any construction beyond the sanctioned plan, then in that event entire responsibilities of such construction will come upon the Developer and the Developer shall be entitled to such constructed additional area and also shall have right to deal and dispose with the same in any manner whatsoever.
- (v) The Owners and the Developer have entered into this Agreement purely for construction and nothing contained herein shall be deemed to construct as partnership between the Developer and the Owners or as a joint venture between the parties hereto constitute as an Association of persons this arrangement is subject to production of the original Deed of Conveyance as aforesaid.

- (vi) It is understood that from time to time to facilitate 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 Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners hereby undertake to do all such acts, deeds, matters and things and the Owners shall execute a registered Development Power of Attorney and/or authorization as may be required by the Developer for the purpose and the Owners also undertake to sign and execute all such acts, deeds, matters and things if the same do not in any way infringe and/or effect the rights of the Owners in respect of the said Property and/or go against the spirit of this Agreement.
- (vii) Any Notice required to be given by the Developer shall be deemed to have been served on the Owners, if delivered by hand and duly acknowledged or sent by registered post with acknowledgement due and shall likewise be deemed to have

been served on the Developer, if delivered by hand or send by registered post with acknowledgement due to the Developer.

- (viii) The Developer and the Owners with consultation with the other 'Flat-Owners' shall mutually frame Scheme for the management and/or for the administrations of the said Building and/or common parts and facilities thereof.
- (ix) The Owners and the Developer hereby agree by all the rules and regulations of such Management / Society / Association / Organisation and hereby give their consent to abide by the same.

**FORCE MAJEURE :-**

- (i) The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.
- (ii) Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lock-out, order of injunction

and/or any other order of a statutory authority and any other act or commission beyond the control of the parties hereto.

**JURISDICTION :-**

The Courts of South 24 Parganas alone shall have the jurisdiction to entertain and try all action suits and proceedings arising out this Agreement.

**THE FIRST SCHEDULE ABOVE REFERRED TO\**

**ALL THAT** piece and parcel of land measuring an area 2 Cottahs 9 Chittacks 27 Sq. ft. be the same little more or less together with 54 years old partly two storied and partly one storied building standing thereon measuring a built up area 1700 Sq. ft. (1000 Sq. ft. on the Ground Floor and 700 Sq. ft. on the First Floor) by cemented flooring lying and situate at being Premises No. 32D/1B, Gora Chand Bose Road, Police Station - Badtala, Kolkata - 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16, vide Assessee No. 110161100833, in the Town of Kolkata and butted and bounded as follows :-

ON THE NORTH : By Premises No. 32, Gora Chand Bose Road ;  
ON THE EAST : By 32B, Gora Chand Bose Road ;  
ON THE SOUTH : By Gora Chand Bose Road ;

ON THE WEST : By Western portion of the Premises No. 32D,  
Gora Chand Bose Road ;

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(Owner's Allocation)

The Owners will be allocated 50% of the constructed area or 2000 Sq. ft. constructed area whichever is higher of the propose multi-storied building together with proportionate share or interest on the land together with common facilities and amenities attached thereto at Northern portion of Premises No. 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Kolkata – 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16 and such area will be provided to the Owners on mutual understanding.

**THE THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation)

The Developer will be allocated remaining area of the proposed building at Premises No. 32D/1B, Gora Chand Bose Road, Police Station – Badtala, Kolkata – 700 006 within the municipal limits of the Kolkata Municipal Corporation under Ward No. 16.

**THE FOURTH SCHEDULE ABOVE REFERRED TO**

(Common area and facilities)

- a.** Land area.
- b.** Water pump, water tank, water pipes and other common plumbing installations.
- c.** Electrical wiring, meter, fittings, (including those as are installed for any particular unit), pump, pump rooms.
- d.** Boundary walls and main gate.
- e.** Drains and sewerage.
- f.** Common passages, side passages, staircases, staircase landings.
- g.** Ultimate roof of the building.
- h.** Exterior walls, lateral and vertical support of the building.
- i.** Lift and Lift Machine Room.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**

(Common Expenses to be borne by the Flat Owners)

1. Cost and expenses for maintaining, repairing, decorating etc. of the said multi storied building and the said common areas and facilities to be enjoyed and used by the Flat Owners in common with other apartment Owners.
2. Cost of cleaning and lighting of passage, landing, staircase and other parts of the said multi storied building to be enjoyed or used by the Flat Owners in common as aforesaid.
3. Electric Charges for the electric motor pump common lights.
4. Cost of working and maintenance of common service such as line of filtered and unfiltered water (if any) sewerages or drains, rain water and water pipe etc.
5. Cost of consumption of water as may be charged by the Kolkata Municipal Corporation or any other authority.

6. Cost of decoration of the exterior wall of the said four storied building from time to time.
7. Salaries of Durwans, Electrician, Sweepers etc.
8. Taxes and other outgoings.
9. Such other expenses as are necessary or incidental for the maintenance and the service thereof.
10. Common expenses mean expenses for administration, maintenance, repair or replacement of the common areas and facilities and all other sums assessed against such apartment Owners by the Vendor or the said Association as the case may be.

### **SPECIFICATIONS**

(For the Allocation of the said "Owners")

**Foundation Structure** : Building designed on RCC frame structure and foundation and masonry wall provided with

Durgapur TMT (ISI) grand S.E. 450 to 500 steel and Ultratech / Ambuja cement.

**Walls** : 200 mm thick brick work for external wall and 125 / 75 mm thick brick work in wire for internal walls and P.O.P. over cement plastering and Acrylic / Texture paint ICI weather shield / Berger weather coat.

**Windows** : Glazed aluminum sliding windows with Anodized section with M.S. Box Grill of 12 mm Sq. Bar.

**Doors** : Wood frame and wooden flush door at entrance and all the internal will be flush doors and PVC door for bathroom.

**Flooring** : Marble / Tiles at Bed room, Drawing room with 4" inch skirting.

**Kitchen** : Marble / Tiles floor, Marble / Tiles Kitchen counter Top 2'-0" wide with stainless steel sink of reputed make.

**Sanitary Ware** : Standard fittings of white commode and basin of reputed make.

**Bathroom** : Flooring in Marble / Tiles Walls with ceramic tiles up to the height of the door and ISI C.P. fitting of reputed make with hot / cold line, and every flat in respect of the Owners allocation will be consist of two numbers of bath cum privy.

**Electrical Installations** : Concealed copper wiring with wire and Modular switches of standard company and Air condition point in living room and all Bed rooms.

**Water** : Round the Clock running supply.

**Lift** : For four passengers.

***Modern Architectural Elevation***

ALL EXTRA WORK WILL BE DONE BY THE DEVELOPER AT THE COST OF THE RESPECTIVE OCCUPIERS/OWNERS OF THE BUILDING.

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

**SIGNED, SEALED & DELIVERED** by the PARTIES within named at Kolkata in the presence of :-

1.

Rejish Shaw  
32D/15 Gora chand  
Bose Road KOL-6

1. मीरजा लाल साव

2. Balan Kumar Shaw

3. Bimal. kr. Shaw.

4. Sunil. K. Shaw

5. Scentish

6. Anand Jaiswal

7. Uma Shaw

8. Annapurna Jaiswal.

9. Chandrakala Jaiswal.

2. Pratik gupta  
100 mohan chand kerd  
les 1 - 23

10. Singh

11. Narsingh Jaiswal.

12. अशा देवी

13. आशा देवी

14. Kiren Khan

---

Signature of the OWNERS

Sunit Kumar Shaw.

Signature of the DEVELOPER

Drafted by me :

Lalmohan Mitra

**Lalmohan Mitra, Advocate**

Enrolment No. F/44/44/88

Alipore Judges' Court, Kolkata - 700 027

Computer print by : -

Shib Sankar Banerjee

**MITRA XEROX & COMPUTER**

Alipore Judges' Court,

Kolkata- 700 027.

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Name

मदन लाल शर्मा

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Name

Dalai Kumar Choudhary

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Name

Bimal Krishna

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Name

Sunil K. Shukla

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

**SPECIMEN FORM FOR TEN FINGERPRINTS**



Name

*Santosh*

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Anand Jaiswal*

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Name

*Uma Shah*

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*Annapurna Jaiswal*

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

## SPECIMEN FORM FOR TEN FINGERPRINTS



Name  
*Chandrabala Jaiswal*

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



*Prakash*

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Name  
*Narsingh Jaiswal*

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Name  
*अमिता देवी*

Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

## SPECIMEN FORM FOR TEN FINGERPRINTS



Name

आशा देवी

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Name

Kiran Man  
Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Name

Sunil Kumar Shaw  
Signature

	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

<b>PHOTO</b>		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
Name	Right Hand					
Signature						

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

GRN Details

GRN: 192021220075829911  
GRN Date: 10/09/2021 15:04:38  
BRN : CKR3741719  
Payment Status: Successful

Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 10/09/2021 15:09:41  
Payment Ref. No: 2001756474/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: SUMIT KUMAR SHAW  
Address: 19/C MOHAN CHAND ROAD  
Mobile: 9007480836  
Depositor Status: Buyer/Claimants  
Query No: 2001756474  
Applicant's Name: Mr S Chakraborty  
Identification No: 2001756474/2/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001756474/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	19970
2	2001756474/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			<b>Total</b>	<b>19991</b>

IN WORDS: NINETEEN THOUSAND NINE HUNDRED NINETY ONE ONLY.

## Major Information of the Deed

Deed No :	I-1903-08890/2021	Date of Registration	15/09/2021
Deed No / Year	1903-2001756474/2021	Office where deed is registered	
Deed Date	09/09/2021 11:21:49 PM		1903-2001756474/2021
Applicant Name, Address & Other Details	S Chakraborty 374/7, P. K. Guha Road, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 9007480836, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 1,02,52,464/-		
Rs. 20,020/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 25/- (Article:E, E)		
	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gora Chand Bose Road, Premises No: 32D/1B, , Ward No: 016 Pin Code : 700006

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	2 Katha 9 Chatak 27 Sq Ft		95,23,802/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>				<b>4.29Dec</b>	<b>0 /-</b>	<b>95,23,802 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1700 Sq Ft.	0/-	7,28,662/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 54 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 54 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>1700 sq ft</b>	<b>0 /-</b>	<b>7,28,662 /-</b>	

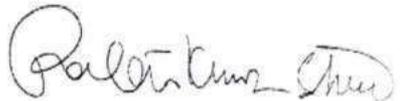
**Lord Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr MADAN LAL SHAW</b> Son of Late BADRI PRASAD SHAW Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021

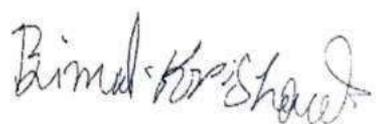
32D/1B, Gora Chand Bose Road, City:- Not Specified, P.O:- RAM MOHAN ROY SARANI, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CUxxxxxx4R, Aadhaar No: 39xxxxxxxx1958, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

2

Name	Photo	Finger Print	Signature
<b>Mr RATAN KUMAR SHAW</b> Son of Late BADRI PRASAD SHAW Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021

32D/1B, Gora Chand Bose Road, City:- Not Specified, P.O:- RAM MOHAN ROY SARANI, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: MNxxxxxx8A, Aadhaar No: 95xxxxxxxx9423, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

3

Name	Photo	Finger Print	Signature
<b>Mr BIMAL KUMAR SHAW</b> Son of Late BADRI PRASAD SHAW Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021

32D/1B, Gora Chand Bose Road, City:- Not Specified, P.O:- RAM MOHAN ROY SARANI, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DTxxxxxx7C, Aadhaar No: 41xxxxxxxx9367, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>SUNIL KUMAR SHAW</b> Son of Late BADRI PRASAD SHAW Executed by: Self, Date of Execution: 15/09/2021 Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			<i>Sunil K. Shaw</i>
15/09/2021	LTI 15/09/2021	15/09/2021	

32D/1B, Gora Chand Bose Road, City:- Not Specified, P.O:- RAM MOHAN ROY SARANI, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4P, Aadhaar No: 67xxxxxxxx8002, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr SANTOSH JAISWAL</b> Son of Late KANAHAIYA LAL JAISWAL Executed by: Self, Date of Execution: 15/09/2021 Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			<i>Santosh</i>
15/09/2021	LTI 15/09/2021	15/09/2021	

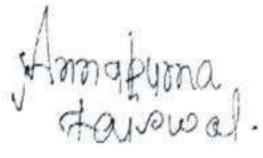
32D/1B, Gora Chand Bose Road, City:- Not Specified, P.O:- RAM MOHAN ROY SARANI, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx6N, Aadhaar No: 58xxxxxxxx7771, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr ANAND JAISWAL</b> Son of Late KANAI LAL JAISWAL Executed by: Self, Date of Execution: 15/09/2021 Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			<i>Anand Jaiswal</i>
15/09/2021	LTI 15/09/2021	15/09/2021	

32D/1B, Gora Chand Bose Road, City:- Not Specified, P.O:- RAM MOHAN ROY SARANI, P.S:- Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx3Q, Aadhaar No: 20xxxxxxxx4099, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mrs UMA SHAW</b> Daughter of Mr MOTILAL JAISWAL Executed by: Self, Date of Execution: 15/09/2021 Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			<i>Uma Shaw</i>
15/09/2021	LTI 15/09/2021	15/09/2021	

A. P. C. Road, City:- Not Specified, P.O:- BEADON STREET, P.S:-Amherst Street, District:-  
 Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife,  
 Citizen of: India, PAN No.:: EWxxxxxx6G, Aadhaar No: 60xxxxxxx5068, Status :Individual,  
 Executed by: Self, Date of Execution: 15/09/2021  
 Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mrs ANNAPURNA JAISWAL</b> Daughter of Mr MOTILAL JAISWAL Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021

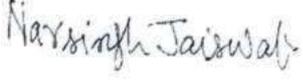
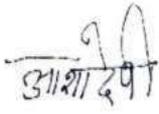
32D/1B, Gora Chand Bose Road, City:- Not Specified, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx1F, Aadhaar No: 96xxxxxxx9873, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

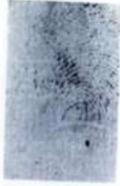
Name	Photo	Finger Print	Signature
<b>Mrs CHANDRAKALA JAISWAL</b> Daughter of Mr MOTILAL JAISWAL Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021

46, Vidyasagar Street, City:- Not Specified, P.O:- RAJA RAMMOHAN ROY SARANI, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AWxxxxxx6C, Aadhaar No: 66xxxxxxx3540, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr SANJAY KUMAR JAISWAL</b> Son of Mr MOTILAL JAISWAL Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021

13, GURU PRASAD CHOWDHURY LANE, City:- Not Specified, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx7K, Aadhaar No: 94xxxxxxx5963, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office

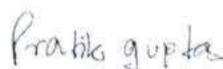
Name	Photo	Finger Print	Signature
<b>MR NARSINGH JAISWAL</b> son of Mr MOTILAL JAISWAL Executed by: Self, Date of Execution: 15/09/2021 Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021
<b>13 GURU PRASAD CHOWDHURY LANE, City:- Not Specified, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BYxxxxxx8P, Aadhaar No: 26xxxxxxxx9166, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office</b>			
Name	Photo	Finger Print	Signature
<b>Mrs USHA DEVI, (Alias: Mrs USHA SHAW)</b> Wife of Mr RAM CHANDRA JAISWAL Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021
<b>62/B/P, J. N. MUKHERJEE ROAD, City:- Not Specified, P.O:- GHUSURI, P.S:-Ghusuri, District:- Howrah, West Bengal, India, PIN:- 711107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx5A, Aadhaar No: 29xxxxxxxx8242, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office</b>			
Name	Photo	Finger Print	Signature
<b>Mrs ASHA DEVI</b> Daughter of Late BADRI PRASAD SHAW Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office	 15/09/2021	 LTI 15/09/2021	 15/09/2021
<b>PREM CHANDRA PASHCHIMI KANDIYA, SAHAGUNJ GUPTA GALI, City:- Not Specified, P.O:- SAHAGUNJ, P.S:-SHAHGANJ, District:-Jaunpur, Uttar Pradesh, India, PIN:- 223101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GFxxxxxx9F, Aadhaar No: 29xxxxxxxx6397, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office</b>			

Name	Photo	Finger Print	Signature
<b>Mrs KIRAN SHAW</b> Wife of Mr SHAMBHU PRASAD SHAW Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			
15/09/2021	LTI 15/09/2021	15/09/2021	
BELURMAT, 4, Jaya Bibi Road, City:- Not Specified, P.O:- BALLY, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx0M, Aadhaar No: 34xxxxxxxx2733, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr SUMIT KUMAR SHAW (Presentant)</b> Son of Mr DILIP KUMAR SHAW Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office			
	15/09/2021	LTI 15/09/2021	15/09/2021	
Son of Mr DILIP KUMAR SHAW 19/C, Mohan Chand Road, City:- Not Specified, P.O:- KIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BYxxxxxx6F, Aadhaar No: 79xxxxxxxx4160, Status :Individual, Executed by: Self, Date of Execution: 15/09/2021 , Admitted by: Self, Date of Admission: 15/09/2021 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRATIK GUPTA</b> Son of Mr ANUP KUMAR GUPTA 19C, Mohan Chand Road, City:- Not Specified, P.O:- KIDDERPORE, P.S:- Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023			
	15/09/2021	15/09/2021	15/09/2021
Identifier Of Mr MADAN LAL SHAW, Mr RATAN KUMAR SHAW, Mr BIMAL KUMAR SHAW, Mr SUNIL KUMAR SHAW, Mr SANTOSH JAISWAL, Mr ANAND JAISWAL, Mrs UMA SHAW, Mrs ANNAPURNA JAISWAL, Mrs CHANDRAKALA JAISWAL, Mr SANJAY KUMAR JAISWAL, Mr NARSINGH JAISWAL, Mrs USHA DEVI, Mrs ASHA DEVI, Mrs KIRAN SHAW, Mr SUMIT KUMAR SHAW			

Transfer of property for L1

	From	To. with area (Name-Area)
1	Mr MADAN LAL SHAW	Mr SUMIT KUMAR SHAW-0.306429 Dec
2	Mr RATAN KUMAR SHAW	Mr SUMIT KUMAR SHAW-0.306429 Dec
3	Mr BIMAL KUMAR SHAW	Mr SUMIT KUMAR SHAW-0.306429 Dec
4	Mr SUNIL KUMAR SHAW	Mr SUMIT KUMAR SHAW-0.306429 Dec
5	Mr SANTOSH JAISWAL	Mr SUMIT KUMAR SHAW-0.306429 Dec
6	Mr ANAND JAISWAL	Mr SUMIT KUMAR SHAW-0.306429 Dec
7	Mrs UMA SHAW	Mr SUMIT KUMAR SHAW-0.306429 Dec
8	Mrs ANNAPURNA JAISWAL	Mr SUMIT KUMAR SHAW-0.306429 Dec
9	Mrs CHANDRAKALA JAISWAL	Mr SUMIT KUMAR SHAW-0.306429 Dec
10	Mr SANJAY KUMAR JAISWAL	Mr SUMIT KUMAR SHAW-0.306429 Dec
11	Mr NARSINGH JAISWAL	Mr SUMIT KUMAR SHAW-0.306429 Dec
12	Mrs USHA DEVI	Mr SUMIT KUMAR SHAW-0.306429 Dec
13	Mrs ASHA DEVI	Mr SUMIT KUMAR SHAW-0.306429 Dec
14	Mrs KIRAN SHAW	Mr SUMIT KUMAR SHAW-0.306429 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MADAN LAL SHAW	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
2	Mr RATAN KUMAR SHAW	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
3	Mr BIMAL KUMAR SHAW	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
4	Mr SUNIL KUMAR SHAW	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
5	Mr SANTOSH JAISWAL	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
6	Mr ANAND JAISWAL	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
7	Mrs UMA SHAW	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
8	Mrs ANNAPURNA JAISWAL	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
9	Mrs CHANDRAKALA JAISWAL	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
10	Mr SANJAY KUMAR JAISWAL	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
11	Mr NARSINGH JAISWAL	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
12	Mrs USHA DEVI	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
13	Mrs ASHA DEVI	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft
14	Mrs KIRAN SHAW	Mr SUMIT KUMAR SHAW-121.42857100 Sq Ft

15-09-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 12:00 hrs on 15-09-2021, at the Office of the A.R.A. - III KOLKATA by Mr SUMIT KUMAR SHAW, Claimant.

**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 1,02,52,464/-

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

Execution is admitted on 15/09/2021 by 1. Mr MADAN LAL SHAW, Son of Late BADRI PRASAD SHAW, 32D/1B, Road: Gora Chand Bose Road, , P.O: RAM MOHAN ROY SARANI, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. Mr RATAN KUMAR SHAW, Son of Late BADRI PRASAD SHAW, 32D/1B, Road: Gora Chand Bose Road, , P.O: RAM MOHAN ROY SARANI, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Mr BIMAL KUMAR SHAW, Son of Late BADRI PRASAD SHAW, 32D/1B, Road: Gora Chand Bose Road, , P.O: RAM MOHAN ROY SARANI, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 4. Mr SUNIL KUMAR SHAW, Son of Late BADRI PRASAD SHAW, 32D/1B, Road: Gora Chand Bose Road, , P.O: RAM MOHAN ROY SARANI, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 5. Mr SANTOSH JAISWAL, Son of Late KANAHAIYA LAL JAISWAL, 32D/1B, Road: Gora Chand Bose Road, , P.O: RAM MOHAN ROY SARANI, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 6. Mr ANAND JAISWAL, Son of Late KANAI LAL JAISWAL, 32D/1B, Road: Gora Chand Bose Road, , P.O: RAM MOHAN ROY SARANI, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 7. Mrs UMA SHAW, Daughter of Mr MOTILAL JAISWAL, 144, Road: A. P. C. Road, , P.O: BEADON STREET, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 8. Mrs ANNAPURNA JAISWAL, Daughter of Mr MOTILAL JAISWAL, 32D/1B, Road: Gora Chand Bose Road, , P.O: BEADON STREET, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 9. Mrs CHANDRAKALA JAISWAL, Daughter of Mr MOTILAL JAISWAL, 46, Road: Vidyasagar Street, , P.O: RAJA RAMMOHAN ROY SARANI, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession House wife, 10. Mr SANJAY KUMAR JAISWAL, Son of Mr MOTILAL JAISWAL, 13, GURU PRASAD CHOWDHURY LANE, P.O: BEADON STREET, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 11. Mr NARSINGH JAISWAL, Son of Mr MOTILAL JAISWAL, 13 GURU PRASAD CHOWDHURY LANE, P.O: BEADON STREET, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 12. Mrs USHA DEVI, Alias Mrs USHA SHAW, Wife of Mr RAM CHANDRA JAISWAL, 62/B/P, J. N. MUKHERJEE ROAD, P.O: GHUSURI, Thana: Ghusuri, , Howrah, WEST BENGAL, India, PIN - 711107, by caste Hindu, by Profession House wife, 13. Mrs ASHA DEVI, Daughter of Late BADRI PRASAD SHAW, PREM CHANDRA PASHCHIMI KANDIYA, SAHAGUNJ GUPTA GALI, P.O: SAHAGUNJ, Thana: SHAHGANJ, , Jaunpur, UTTAR PRADESH, India, PIN - 223101, by caste Hindu, by Profession House wife, 14. Mrs KIRAN SHAW, Wife of Mr SHAMBHU PRASAD SHAW, BELURMAT, 4, Road: Jaya Bibi Road, , P.O: BALLY, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711202, by caste Hindu, by Profession House wife, 15. Mr SUMIT KUMAR SHAW, Son of Mr DILIP KUMAR SHAW, 19/C, Road: Mohan Chand Road, , P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by Profession Business

Indetified by Mr PRATIK GUPTA, , , Son of Mr ANUP KUMAR GUPTA, 19C, Road: Mohan Chand Road, , P.O: KIDDERPORE, Thana: Wattgunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700023, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25/- ( E = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 4/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2021 3:07PM with Govt. Ref. No: 192021220075829911 on 10-09-2021, Amount Rs: 21/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKR3741719 on 10-09-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 50/-, by  
online = Rs 19,970/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2045, Amount: Rs.50/-, Date of Purchase: 26/07/2021, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/09/2021 3:07PM with Govt. Ref. No: 192021220075829911 on 10-09-2021, Amount Rs: 19,970/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. CKR3741719 on 10-09-2021, Head of Account 0030-02-103-003-02



**Probir Kumar Golder**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - III KOLKATA**

**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 397894 to 397989

being No 190308890 for the year 2021.



Digitally signed by PROBIR KUMAR  
GOLDER  
Date: 2021.10.21 12:38:15 +05:30  
Reason: Digital Signing of Deed.

*Probir Kumar Golder*  
(Probir Kumar Golder) 2021/10/21 12:38:15 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)