

3099/2023

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2-2987/23



15149 पश्चिम बंगाल WEST BENGAL

AN 839862

Q. 200 2008712/2023

AGREEMENT FOR DEVELOPMENT

CUM

DEVELOPMENT POWER OF ATTORNEY

THIS AGREEMENT is made this the 7th day of August, Two Thousand and Twenty Three (2023).

BETWEEN

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

Additional Dist. Sub Registrar
Sealdah

7-8-23

Dipal Mitra
Dipal Mitra

Sanyam

127433

S.L. No. Sold To. 31 JUL 2023

Rs. Addrs.

G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87

Issue Date. Sign.

31 JUL 2023

BABLA CHANDRITY
EMC
SEALDAH

1) SHRI DIPAL

son of Late Harasi

Abinash Chan

700010, D

LOCIO



A.D.S.M. SEALDAH
- 7 AUG 2023
Dist. South 24 Parganas

Identified by me :-

Koushik Biswas

Koushik Biswas,
son of Late Ashim Biswas,
Sealdah Civil Court,
Kolkata - 700014,
Enrollment No. F-1636/1576/2015.
Mobile - 8013765457.

1) SHRI DIPAL MITRA, [PAN - AFRPM5577N], [AADHAAR No.7208 1493 8750], son of Late Harasit Kumar Mitra, by faith - hindu, by Nationality - Indian, residing at 69F, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, 2) SHRI INDRANIL MITRA, [OCIC No. A2650674], [Passport PAG779820], son of Late Monaj Kumar Mitra, by faith - Hindu, by occupation Service in abroad, by Nationality - ~~Spanish~~, permanently residing at 69G, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, presently residing at C/Puig Novell 28, B. J. 1, 08221 Terrassa, Spain, hereinafter called and referred to as the OWNERS (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their successors heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

SANTI DEVELOPER [PAN - AHCPD1735G], represented by its Proprietor SRI SWAPAN DAS, [PAN - AHCPD1735G], [AADHAAR NO. 9875 4642 1746] son of Ramesh Chandra Das, residing at 4/F, Rani Rashmoni Garden Lane, Police Station - Tangra, Kolkata - 700015, District 24 Parganas [South], having registered office at 4/F, Rani Rashmoni Garden Lane, Police Station - Tangra, Kolkata - 700015, hereinafter called and referred to as the DEVELOPER (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his successors heirs, executors, administrators, legal representatives and assigns) of the of the SECOND PART.

WHEREAS one Harasit Kumar Mitra, since deceased, son of Late Panchanan Mitra, was the owner of ALL THAT piece and parcel of Bastu Land, measuring about 4 [Four]

Cottahs 12 [Twelve] Chittacks be the same a little more or less along with 2 (Two) Room over the aforesaid land, lying and situated at Premises No. 69, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, under the Jurisdiction of A.D.S.R. Sealdah, and District Registrar at Alipore, by virtue of one Bengali Registered Deed of Saf Bikray Kobala, was duly purchased from the then owner Sri Hem Chandra Naskar, which has been duly registered in the office of Additional District Sub-Registrar at Sealdah, and recorded thereat in Book No. I, Volume No. 43, running Pages from 20 to 23, being Deed No. 1621, for the year 1960.

AND WHEREAS after the aforesaid purchase said Harasit Kumar Mitra, since deceased, was duly enjoying all right, title and possession of the aforesaid Land, free from all encumbrances and without any hindrances from any corner.

AND WHEREAS thereafter due to urgent need of cash money for the need of Marriage ceremony of the Sister of said Harasit Kumar Mitra, since deceased, duly sold and transferred his Northern Sided ALL THAT piece and parcel of Landed property measuring about 1 Cottahs 4 Chittacks be the same a little more or less, lying and situated at Premises No. 69, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India, to one Smt. Shovarani Biswas, and thereafter said Smt. Shovarani Biswas, transferred her said Landed property to her Brother-in-Law

AND WHEREAS after the aforesaid transfer the said Harasit Kumar Mitra, since deceased, became the Owner of ALL THAT piece and parcel of 3 Cottah and 8 Chittacks,

Dipal Mitra
Dipal Mitra

Sanyal

of land, be the same a little more or less, lying and situated at Premises No. 69, Abinash Chandra Banerjee Lane, Post Office & Police Station - Bellaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India, and further for the betterment of enjoyment of the property he constructed a Two Storied Structure, over the aforesaid Land and thereby enjoying the same free from all encumbrances and without and hindrances from any corner, thereafter said Harasit Kumar Mitra, duly mutated his name in the records of Kolkata Municipal Corporation, under Assessee No.11-034-01-0116-9, and thereafter the newly Premises No. has been allotted as 69F, Abinash Chandra Banerjee Lane, Post Office & Police Station - Bellaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India.

AND WHEREAS after the aforesaid Deed, the said Harasit Kumar Mitra, since deceased, during his lifetime executed a Bengali Deed of Paribarik Nirupan Patra ba Byabostha Patra, which is a Family Settlement Deed, which has been duly registered in the office of Additional Sub-Registry Office at Sealdah and recorded thereat in Book No. I, Volume No. 8, running Pages from 36 to 44, being Deed No. 303, for the Year 1993, by virtue of which he clearly mentioned that during his lifetime, he shall be sole and absolute owner of **ALL THAT** piece and parcel of 3 Cottah and 8 Chittacks, of land, alongwith Two storied Structure be the same a little more or less, alongwith Two storied Structure standing thereon, lying and situated at Premises No. 69F, Abinash Chandra Banerjee Lane, Post Office & Police Station - Bellaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, under the Jurisdiction of A.D.S.R. Sealdah, and District Registrar at Alipore, and after the death of said Harasit Kumar Mitra, his wife, daughters and son will

Dipal Mitra
Bayera Das

be the joint beneficiary of the Landed property left by the said deceased Harasit Kumar Mitra, but it was also clearly mentioned in the aforesaid Deed, that if the daughters of said Harasit Kumar Mitra, namely Gopa Mitra and Deepa Mitra, if married then they shall have no right, title and interest over the property of said Harasit Kumar Mitra.

AND WHEREAS thereafter the said Harasit Kumar Mitra, died intestate on 28/02/2004, leaving behind himself his wife namely Puspashree Mitra, and his one Son namely Dipal Mitra, and his two daughters namely Deepa Datta nee Mitra, wife of Mr. Sajal Kumar Datta and Gopa Chowdhury nee Mitra wife of Sri Debasish Chowdhury.

AND WHEREAS thereafter said Puspashree Mitra, wife of Late Harasit Kumar Mitra, also died intestate on 22/04/2021, leaving behind her son Dipal Mitra, and her two daughters namely Deepa Datta nee Mitra, wife of Mr. Sajal Kumar Datta and Gopa Chowdhury nee Mitra wife of Sri Debasish Chowdhury.

AND WHEREAS that during the life time of deceased Harasit Kumar Mitra, he duly gave marriage to his abovenamed two daughters in a well to do family, thus according to the Family Settlement Deed of deceased Harasit Kumar Mitra, said Dipal Mitra, his only son being the authorized heirs and legal representative and became the sole and absolute owner of **ALL THAT** piece and parcel of 3, **Cottah and 8 Chittacks**, of land, be the same a little more or less, alongwith Two storied Structure standing thereon, lying and situated at Premises No. 69F, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, under the Jurisdiction of A.D.S.R. Sealdah, and District Registrar at Alipore, and thereby mutated his name in the records of Kolkata Municipal Corporation dated 21/05/2005 under Assessee

Dipal Mitra
for his wife

Sugam @no.

5. 11-034-01-0116-9, and enjoying the same free from all encumbrances and without any hindrances from any corner.

AND WHEREAS by virtue of another Deed of Conveyance, one Monaj Kumar Mitra, since deceased, duly purchased another plot of Land in the name of his minor son [at the time of Purchase] Indranil Mitra, who become the Owner of **ALL THAT** piece and parcel of **1 Cottah and 4 Chittacks**, of land, be the same a little more or less, alongwith Structure standing thereon, lying and situated at Premises No. 69G, Abinash Chandra Banerjee Lane, Post Office & Police Station – Beliaghata, Kolkata – 700010, District – 24 Parganas (South), State - West Bengal, Country – India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, under the Jurisdiction of A.D.S.R. Sealdah, and District Registrar at Alipore, by virtue of registered deed of Conveyance from the then Vendor Sri Samarendra Nath Sikdar, which has been duly registered in the office of District Registrar at Alipore, and the same is recorded in Book No. I, Volume No. 339, running Pages from 90 to 101, being Deed No. 10172 for the Year 1981, and enjoying the said property free from all encumbrances after mutating his name in the records of the Kolkata Municipal Corporation under Assessee No. 11-034-01-0150-9, and thereby enjoying the same without any hindrances from any corner.

AND WHEREAS the First parties herein executed and registered one Amalgamation Deed on dated 7th day of August, 2023, to amalgamate the abovesaid two premises jointly into one premises and the said Deed of Amalgamation registered in the office of the Additional District Sub-Registrar at Sealdah and recorded thereat in Book No. I, Volume No. 1606-2023, Being Deed No. 02981 for the Year 2023.

AND WHEREAS the Owners herein having urgent need of their residential accommodation to make a new constructed building with the Second Party for the development of the Schedule "A" as part I and Part II, below amalgamated property according to building plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS the Parties of the First Part herein is made contact with the part of the Second Part herein for the purpose of construction of the new building as per building plan sanction by the Kolkata Municipal Corporation on and requested the Developer to accept the proposal. And considering the said proposal the Parties of the First Part have agreed to appoint the Party of the Second Part herein as Developer/Contractor/Promoter to develop the said under Schedule Property with the certain terms and agreement are agreed and settled by both the parties. The amalgamated total property will be renumbered and the Assessee no. will be provided by the Kolkata Municipal Corporation and the said amalgamated premises and the Assessee no. will be treated as the property to be developed by this Agreement and the Development Power of Attorney will be applicable for the amalgamated property.

ARTICLE - I : DEFINITION AND CLASSIFICATION

1. PREMISES shall mean the ALL THAT piece and parcel of 3 Cottah and 8 Chittacks, of land, be the same a little more or less, alongwith Two storied Structure standing thereon, lying and situated at Premises No. 69F, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, under Assessee No. 11-034-01-0116-9, under the Jurisdiction of A.D.S.R. Sealdah, and District

Dipal Mitra
Dipal Mitra
Dipal Mitra

Registrar at Alipore. Mentioned in the Schedule A (Part I) hereunder written, and further **ALL THAT** piece and parcel of **1Cottah and 4 Chittacks**, of land, be the same a little more or less, alongwith Structure standing thereon, lying and situated at Premises No. 69G, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, being Assessee No. **11-034-01-0150-9**, under the Jurisdiction of A.D.S.R. Sealdah, and District Registrar at Alipore, Mentioned in the Schedule A (Part II) hereunder written and both the premises jointly will be treated as amalgamated property ,

2. **LAND** shall mean the entire area of land of the said premises measuring 4 [Four] Cottahs 12 [Twelve] Chittacksof Landmore or less.
3. **OWNERS** shall mean and their respective heirs **1) SHRI DIPAL MITRA**, [PAN - AFRPM5577N], [AADHAAR No. 7208 1493 8750], son of Late Harasit Kumar Mitra, by faith - hindu, by Nationality - Indian, by Occupation - Retired Person, residing at 69F, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, **2) SHRI INDRANIL MITRA**, [OCIC No. A2650674], [Passport PAG779820], son of Late Monaj Kumar Mitra, by faith -Hindu, by occupation - Service in abroad, Nationality - ^{Spanish} ~~Indian~~, permanently residing at 69G, Abinash Chandra Banerjee Road, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, presently residing at C/Puig Novell 28, B. J. 1, 08221 Terrassa, Spain.

Dipal Mitra
his heirs

Banerjee Das-

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NEW BUILDING shall mean building to be constructed over the amalgamated premises of the joint Premises No. 69F and 69G, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, under the Jurisdiction of A.D.S.R. Sealdah, and District Registrar at Alipore, State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, being Assessee No. 11-034-01-0116-9, and 110340101509 under the Jurisdiction of A.D.S.R. Sealdah, and District Registrar at Alipore, whereon multi storied building to be constructed.

5. **DEVELOPERS/CONTRACTORS/PROMOTERS** shall mean **SANTI DEVELOPER** [PAN - AHCPD1735G], represented by its Proprietor **SRI SWAPAN DAS**, [PANAHCPCD1735G], [AADHAAR NO. 9875 4642 1746] son of Ramesh Chandra Das, residing at 4/F, Rani Rashmoni Garden Lane, Police Station - Tangra, Kolkata - 700015, District 24 Parganas [South], both by occupation - Business, by faith - Hindu, by nationality - Indian, hereinafter called and referred to as the **DEVELOPER/CONTRACTOR/PROMOTER**.
6. **COMMON FACILITIES AND AMENITIES** shall mean and include land corridors, stairs and staircases, passages, paths, pump room water reservoir, overhead tank, water pump, water main plumbing and electric line, water line, sewerage line and drainage line other common and open spaces, ultimate roof right of the main building and other common facilities and amenities which will be available therein the said building including common maintenance and management.

Dipak Mitra
Santi Developer
Swapan Das

SUPER BUILT-UP AREA shall mean and include multi storied building covered area plus proportionate common areas, common spaces, stairs, staircases open space, lobbies and other areas of common enjoyment in the said project or proposed building which will be added as rational basis proportionately.

8. Dinalak
OWNER'S ALLOCATION shall mean Owner will get 50% constructed area of the

Ground Floor, 50% of the First Floor, entire Third Floor and further 375 Sq.ft. *Three hundred*

Seventy five on the Fourth Floor belongs to the Owner's Allocation, out of the Total construction area to be constructed by the Developer in his own fund to be provided by the Developer.

Dipal Mitra
Pradip Kumar
9. **DEVELOPER'S/CONTRACTOR'S/PROMOTER'S ALLOCATION** shall mean remaining constructed area i.e. 50% constructed area of the Ground Floor, 50% of the First Floor, entire Second Floor, and further Entire Fourth Floor apart from the Owner's Allocation of 375 Sq.ft., to be constructed by the Developer with his own fund after deduction of the Owner's Allocation which is mentioned in the Schedule "B" hereunder written.

Savayam Dev.
10. **TRANSFeree** shall mean and person or persons from Association of persons to whom any flat or flats, garage or garages to be sold, conveyed and transferred for residential & garage purposes by the Developer through the Owner.

11. **ARCHITECT** shall mean and include the Architect or Engineer to be appointed by the Developer at his own cost for the purpose of construction of the new building till completion of the same.

The developer shall provide 2 No. of Shifting out of which One 3BHK Flat for the Owner, Dipal Mitra and another 2BHK Flat for the Indranil Mitra, and bear all shifting charges during the period of construction of the new building, till its repossession of the Building.

ARTICLE - II : TITLE INDEMNIFY AND DECLARATION

1. The Owners hereby declare that they have a good rights and marketable titles and absolute right, title and interest in the said amalgamated premises of the joint Premises No. 69F and 69G, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, under the Jurisdiction of A.D.S.R. Sealdah, and District Registrar at Alipore, State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, being Assessee No. 11-034-01-0116-9, and 110340101509 under the Jurisdiction of A.D.S.R. Sealdah, without any claim, demand or interest of any person or persons claiming under or in trust for the Owner and the Owner have good and marketable title and legal right to enter into this Agreement with the Developers/Contractors/Promoters and the Owner hereby undertake to indemnify and keeps the Developers/Contractors/Promoters indemnified against any and every part of claim, action and demand whatsoever that may arise in respect of title of the Owner relating to the said premises. The Owner also state that they must clear all disputes and differences regarding the title if any within a short period not more than exceeding six months from the date of signing this Agreement.

Dipal Mitra
Indranil Mitra
Savayam Das

2. The Owners also declare and undertake to sign all papers applications plans and other necessary papers and documents as and when it will be required and to submit all documents deeds and connecting papers to the authority concerned in respect of the said proposed project.
3. The Developer/Contractor/Promoter hereby undertakes to construct **Multi Storied Building** and to complete the proposed project or residential complex strictly in accordance with the sanctioned Building plan within $24 + 6 = 30$ (Twenty Four + Six = Thirty) months from the date of the sanctioned plan subject to peaceful vacant possession by the Owner in favour of the Developer/Contractor/Promoter herein and the Developer/Contractor/Promoter further undertakes to indemnify and keep the Owner's indemnified against all losses, damages, costs, charges and expenses to be incurred as a result of any breach of this undertaking.
4. The Developer/Contractor/Promoter shall deliver the Owner's allocation to the Owners in complete condition as per specification to their Owners within the above stated stipulated period.

ARTICLE - III : EXPLOITATIONS AND DEVELOPMENT RIGHTS

1. Developer/Contractor/Promoter at its own fund/cost and expenses shall construct the proposed building as per building plan which to be sanctioned by the Kolkata Municipal Corporation.
2. The Developers/Contractors/Promoters shall be liable exclusively to bear all costs, expenses, damages, losses for any legal or illegal problem or obstruction and accident, casualty be happened during the period of new construction or proposed

Dipal Mitra
Swayam Das

project either wilful or accidental in any manner whatsoever and the Owners shall not be liable for the same.

ARTICLE - IV : BUILDING

1. The Developer/Contractor/Promoter at his own costs and expenses make the new building as per building plan which to be sanctioned from the Kolkata Municipal Corporation and to construct the same with good standard materials having ISI marks fittings and fixtures as per specification of works schedule as per approval of the appointed Architect will be liable and responsibility by Developer/Contractor/Promoter for future.
2. The Owners hereby give to the Developer/Contractor/Promoter exclusive right for construction of the proposed new building as per proposed building plan which is to be sanctioned by the Kolkata Municipal Corporation.
3. The Developer/Contractor/Promoter shall have the liberty to make Agreement for Sale of Flat or Flats in the said proposed project with the intending purchaser or purchasers from the Developer/Contractor/Promoter's allocation and the Developer/Contractor/Promoter shall be at liberty to receive earnest money for the same without any further consent of the Owners except the Owner's allocation and without creating any liability upon the Owners towards the refund thereof.
4. That if any extra construction may be done by the Developer, then the ratio shall 50 : 50 % for the Owners and Developer/Contractor/Promoter.

Dipal Mitra
Savarna Das.

That the Developer/Contractor/Promoter shall give CC [Completion Certificate] to the Owners after completion of entire construction of the proposed Building Plan.

6. The developer has the right for amalgamation of the two adjoining properties at his own costs.

ARTICLE - V : CONSIDERATION AND OBLIGATION

1. The Owners must not disturb to enjoy common right of user of stairs and staircases, pump room, water tank, water reservoir, open and other common spaces and landings passages path and roof of the main building with other occupiers of the said building togetherwith right of enjoyment of other common facilities and amenities available therein in the said building.

ARTICLE - VI : RIGHT OF THE

DEVELOPER/CONTRACTOR/PROMOTER

1. That during the period of construction on the Developer/Contractor/Promoter shall appoint his own Architect or Engineer for supervision of the proposed project without the consent of the Owners.
2. The Developer/Contractor/Promoter shall complete the project in all respect and shall be entitled to make Agreement for Sale with the intending buyer or buyers for selling any flat or flats from the Developer/Contractor/Promoter's allocation and to receive earnest money for the same without any further permission of the Owners and without creating any liability towards upon the Owners towards the refund thereof.

Dipal Mitra
for Dipal Mitra

Swayam Das

The Developer/Contractor/Promoter shall be entitled to represent the Owners everywhere in respect of that project.

4. That the Developer/Contractor/Promoter shall be at liberty to engage any other firm or firms for completion of any particular job in connection with the said project according to the Developer/Contractor/Promoter own risk and expenses.

ARTICLE - VII : MISCELLANEOUS

1. The Developer/Contractor/Promoter as the case may be shall not be considered to be in breach of any obligation hereunder to the extent that the performance of the relative obligation is prevented by the existence of a force majeure. Force majeure shall mean flood, earth quake, riot, war storm, tempest, Civil Commotion, strike, lockout and/or any other act or omission beyond the control the part affected thereby.

2. It is understood that from time to time enable the construction of the building by the Developer/Contractor/Promoter various acts, deeds, things and matters not herein specifically referred to may be required to be done by the Developer/Contractor/Promoter which may required authority of the Owners of various applications and other documents may be required to be signed or made by the Owners relating to which no specific provisions have been made herein the Owners hereby authorised the Developers/Contractors/Promoters to do all such acts deeds things and matters and undertakes forthwith upon being required by the Developer/Contractor/Promoter in this behalf or execute such additional Power of Attorney and/or other authorities as may be required by the

Dipal Mitra
K. D. Mitra
Suryam Chandra

Developer/Contractor/Promoter for the purpose of providing all those acts deeds things and matters are to be done and all the cost must be borne by said Developer/Contractor/Promoter .

3. The Developer/Contractor/Promoter shall bear all the Municipal taxes and other outgoing since the date of possession of the said property, till the date of allocation and/or transfer of possession of the constructed flats to the respective transferees. And after the said transfer the transferees or the Allottee togetherwith the Owners shall pay taxes and other outgoings for his respective flat or flats proportionately till separate the assessment be made.
4. Nothing in these presents shall be constructed as demise or assignment or conveyance in respect of the said Premises or any portion thereof of the Developer/Contractor/Promoter or creating any right title and interest in respect thereof in favour of the Developer/Contractor/Promoter other than an exclusive licence to the Developer/Contractor/Promoter to commercially utilities the same as per the building plan to be sanctioned by the Kolkata Municipal Corporation as stated above.
6. The Owners shall be liable to pay and bear proportionate taxes payable in respect of the said Owner's allocation from the date of the Owner's take delivery of Possession thereof in the said proposed building otherwise the Developer/Contractor/Promoter shall not be responsible for all taxes and outgoings.

Dipal Mitra

Suryam Das.

ARTICLE - VIII

Civil Court of Sealdah, District - 24 Parganas (South) and Judges Court at Alipore, South 24-Parganas and Calcutta High Court, shall have the jurisdiction to try and entertain all actions, suits and proceedings out of these agreement.

THE SCHEDULE "A" ABOVE REFERRED TO

DESCRIPTION OF THE ENTIRE PROPEORTY .

PART - I

Dipal Mitra
Secretary
ALL THAT piece and parcel of 3 Cottah and 8 Chittacks, of land, be the same a little more or less, alongwith Two storied Structure standing thereon, lying and situated at Premises No. 69F, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, under the Jurisdiction of A.D.S.R. Sealdah, and District Registrar at Alipore, under Assessee No. 11-034-01-0116-9, Which is butted and bounded as follows :-

ON THE NORTH :- House of Indranil Mitra ;
ON THE SOUTH :- Deshbandhu Girls High School ;
ON THE EAST :- 20 Ft. wide Abinash Chandra Banerjee Lane;
ON THE WEST :- Drain of Kolkata Municipal Corporation.

[Zone - Beliaghata Main Road (ward -34) - Hem Ch. Naskar Road]

PART - II

ALL THAT piece and parcel of 1Cottah and 4 Chittacks, of land, be the same a little more or less, alongwith Structure standing thereon, lying and situated at Premises No.

G, Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Pargannas (South), State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, being Assessecc No. 11-034-01-0150-9, under the Jurisdiction of A.D.S.R. Scaldah, and District Registrar at Alipore, Which is butted and bounded as follows :-

ON THE NORTH :- Corporation Drain of K. M. C.

ON THE SOUTH :- House of Dipal Mitra ;

ON THE EAST :- House of Manindra Nath Roy Chowdhury ;

ON THE WEST :- Vacant Land and Safety Tank.

[Zone - Beliaghata Main Road (ward -34) - Hem Ch. Naskar Road]

PART III

(Description of the Amalgamated Plot)

ALL THAT piece and parcel of 4 Cottah and 12 Chittacks, of land, be the same a little more or less, alongwith Two storied Structure standing thereon, lying and situated at Premises No. 69F & 69G, (amalgamated Premises No. which will determine later) at Abinash Chandra Banerjee Lane, Post Office & Police Station - Beliaghata, Kolkata - 700010, District - 24 Parganas (South), State - West Bengal, Country - India, within the limits of Kolkata Municipal Corporation, being Ward No. 034, under the Jurisdiction of A.D.S.R. Scaldah, and District Registrar at Alipore, Which is butted and bounded as follows :-

ON THE NORTH :- House of Indranil Mitra ;

ON THE SOUTH :- Deshbandhu Girls High School ;

Dipal Mitra
Swapan Das

ON THE EAST :-

20 Ft. wide Abinash Chandra Banerjee Lane;

ON THE WEST :-

Drain of Kolkata Municipal Corporation.

[Zone - Beliaghata Main Road (ward -34) - Hem Ch. Naskar Road]

THE SCHEDULE "B" ABOVE REFERRED TO

(DESCRIPTION OF OWNER'S AND DEVELOPERS ALLOCATION'S)

OWNER'S ALLOCATION shall mean Owner will get 50% constructed area of the Ground Floor, 50% of the First Floor, entire Third Floor and further 375 Sq.ft. on the Fourth Floor belongs to the Owner's Allocation, out of the Total constructed area to be constructed by the Developer with his own fund to be provides by the Developer.

DEVELOPER'S/CONTRACTOR'S/PROMOTER'S ALLOCATION shall mean the remaining constructed area i.e. 50% constructed area of the Ground Floor, 50% of the First Floor, entire Second Floor, and further Entire Fourth Floor apart from the Owner's Allocation of 375 Sq.ft., to be constructed by the Developer in his own fund after deduction of the Owner's Allocation.

THE SCHEDULE "C" ABOVE REFERRED TO

(Description of common space, open space and common facilities and amenities in the said new building to be constructed)

ALL THAT the stairs and staircases of the building including lobbies, water reservoir, over head tank, other common spaces and open spaces of the said premises including main sanitary line, water line, sewerage line, drainage line, outside wall of the main building, main electric line, electric meter from pump room and other common facilities and amenities available therein in the said building together with other common

Dipal Mitra
Sanyal

right of easement available therein and for enjoyment of the same with other occupiers of the said building.

THE SCHEDULE "D" ABOVE REFERRED TO

(SPECIFICATION OF WORKS SCHEDULE)

AMENITIES TO BE PROVIDED

Amenities to be provided in the area to be allocated to the First Parties.

- a) **Structure** : The building will be of R.C.C. structure as per design.
- b) **Wall** : Out side wall 10 inches thick brick, inside wall 5" inches thick brick and Toilets bathrooms wall 3 inches thick with sand and cement.
- c) **Plaster** : Both external and internal walls will be plastered on both sides with sand and cement. Outside and Common Passage Colour will be done by the Developer.
- d) **Floor finish** : 1) Bedroom, living & dining room, kitchen, bathrooms & toilets will be finished with marble/tiles with 4 inches skirting.
- 2) Oven slab will be made with Black Stone.

Dipal Mitra
Swayam Ono

- Colour** : Inside Plaster and outside plaster with colour.
- f) **Door** : Main door frame will be made by Sal wood and Segun wood Palla (6' x 3') height and breath as per Plan and other door Flash Door bathrooms & toilets doors will be flash type P.V.C. (single leaf).
- g) **Window** : Box Type Grill window with Aluminium Sliding with Glass Fitted.
- h) **Electrical Point and fittings** : All electrical wiring will be concealed P.V.C. according to the drawing of the sanction plan conducts and very good quality copper wire such as follows :-
- i) **Plumbing** : 1) Toilet, Kitchen, water line fittings.
2) Outside water line - Supreme pipe.
3) Inside water line - Supreme Pipe.
4) Inside water line will be concealed.
5) All sanitary fittings of Hindware/Parryware.
- j) **Sanitary Work** : 1) Sanitary main line Supreme pipe.
2) All Taps will be of EESCO/JAGUAR.
- k) **Water tank** : Water tank must be made of Dhalai tank.

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Sagunam

- l) **Water pump** : One ISI Mark pump provided.
- m) **Teak Treatment** : inside will be done by the Developer.
- m) **Lift** : One Four-person capacity limited ISI branded

Domestical Lift shall be provided.

THE DEVELOPEMENT POWER OF ATTORNEY IS HEREBY ALSO GIVEN AS FOLLOWS:-

The owners hereby empowers the developer to act as their constituted attorney for development of the above property as follows:-

1. To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and on connection with the said premises on behalf of the appointments.
2. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.
3. To pay all outgoings, including Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith attributable to the Developer's allocation only.
4. To sign, execute and submit all papers, documents, statements, affidavits, forms, undertakings, declarations, and plans as be required for having such plans sanctioned, modified and/or altered by the Kolkata Municipal Corporation.

Dipal Mitra
Swagun Das

5. To pay fees, obtain sanction and such other orders or permissions from the necessary authorities as be expedient for modification and/or alteration of plans concerning the Said Premises and other documents as may be required by the necessary authorities to this effect.

6. To commence, prosecute, enforce, defend, answer and oppose all actions and/or other legal proceedings, including any Suit or Arbitration proceedings and demands touching any of the matters relating to the Said Premises or any part thereof and to compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceedings aforesaid before any Civil or Criminal Court.

7. To sign, verify, declare and/or affirm, plaints, written statements, petitions, affidavits, verifications, objections, cross objections, counter claims, application for execution, revision, review, new trial or stay or of whatsoever nature, Memorandum of Appeal, Swear Affidavits and to do generally all other acts, deeds and things as the Said Attorney in its discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the Said Premises.

8. To warn off and prohibit, and, if necessary, proceed in due form of law against all or any tenants/occupiers/trespassers in the Said Premises or any parts thereof and to take appropriate steps by legal actions and to abate all nuisances.

9. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.

Dipal Mitra

Savarn Das

10. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, CESC Limited and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by my Said Attorney to this effect.

11. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale, transfer and/or leasing out the flats in the proposed Building/s and to sign and execute and deliver such agreements for sale/transfer of land thereof or any other agreement for holding/delivering possession of the flat/s in the proposed building/s at the Said Properties relating to the developer's allocated portion (other than our allocated portion).

12. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance consideration money to give valid receipts and discharge for the same relating to the Developer's Allocation

13. To sign and execute proper deed or deeds of conveyance/ conveyances in respect of the sale and/or transfer of all that undivided proportionate share or interest of land with building as standing thereon either in part or in full the particulars of such property more fully described in the Schedule hereto in favour of the purchaser or purchasers and to present for registration of the same and to admit execute of the same and to do all necessary acts and deeds required for the purpose of registration of the said document in respect of the schedule property hereunder written and to give valid discharge thereof and

Dipal Mitra
Banyan Bay

to do all acts deeds and things for registration of the deeds of transfer relating to the Developer's Allocation in respect of the schedule property hereunder written.

14. To cancel any agreement and forfeit any money advanced by the prospective purchasers for reason of their committing default and/or file Suit for Specific Performance and to realize or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the flats together with the undivided proportionate share in the land and to enter into all sorts of documents in commitments understanding etc. relating to the Developer allocation only.

15. To sign and execute and deliver Deed/s of Conveyance or Sale and all other instruments of transfer, undertakings, declarations, confirmations and to present the same whether executed by me or by our Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public in respect of the flats and the undivided proportionate share of land relating to the developer's allocated portion.

16. To give inspection of the original title deeds and other related papers before the Kolkata Municipal Corporation or to any recognized financial institution enabling the prospective purchaser/purchasers to avail housing finance from any Bank or recognized financial institution and to sign and execute all such related papers to complete the formalities in favour of the prospective purchaser/ purchasers to avail the housing loan.

Dipal Mitra.

Swapan Das

17. To sign, execute and register any Deed of Mortgage relating to any part or portion or saleable space or spaces of the developer's allocated portion in the proposed building to facilitate any prospective purchaser/purchasers to avail housing loan or housing financial from any Bank or recognized financial corporation without creating any liability upon me towards the repayment thereof and perform all such formalities to that effect.

18. To deliver possession and/or make over the portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale. To receive all moneys, advances and also the balance of the purchase amount from the Purchaser/s and grant proper receipts in respect of the amounts to be received on sale and disposal of portions, etc. and/or otherwise in connection with the flats/apartments/spaces/portions/car parking spaces in the Said Building relating to the Developer's Allocation.


AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which we ourselves, could have done lawfully under our own hand and seal if personally present AND We do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

Dipal Mitra

Swayam Das

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

WITNESSES :

1) Signature :- 
Address :- 16A, Baran Roy Lane Kol-10



1) Shri Dipal Mitra,

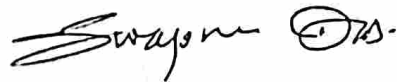


2) Shri Indranil Mitra

Signature of the Owners

2) Signature :- Mita Mitra
Address :- 69A, Abirash Chandra
Banerjee Lane,
Kolkata - 700010

SANTI DEVELOPER














PROPRIETOR

Signature of the Developers/
Contractors/Promoters

Drafted by :-














[Koushik Biswas]
Advocate,
Sealdah Civil Court,
Kolkata - 700014,
Enrollment No. F/1636/1576/2015.

	L E F T	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
	R I G H T					












Name: DIPAL MITRA

Signature: Dipal Mitra

	L E F T	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
	R I G H T					

Name: INDRANIL MITRA

Signature: Indranil Mitra

	L E F T	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						
	R I G H T					

Name: SWAPAN DAS

Signature: Swapna Das



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



070820232015954705

GRIPS Payment Detail

GRIPS Payment ID:	070820232015954705	Payment Init. Date:	07/08/2023 14:59:30
Total Amount:	39941	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3393293710230	BRN Date:	07/08/2023 15:00:02
Payment Status:	Successful	Payment Init. From:	Department Portal

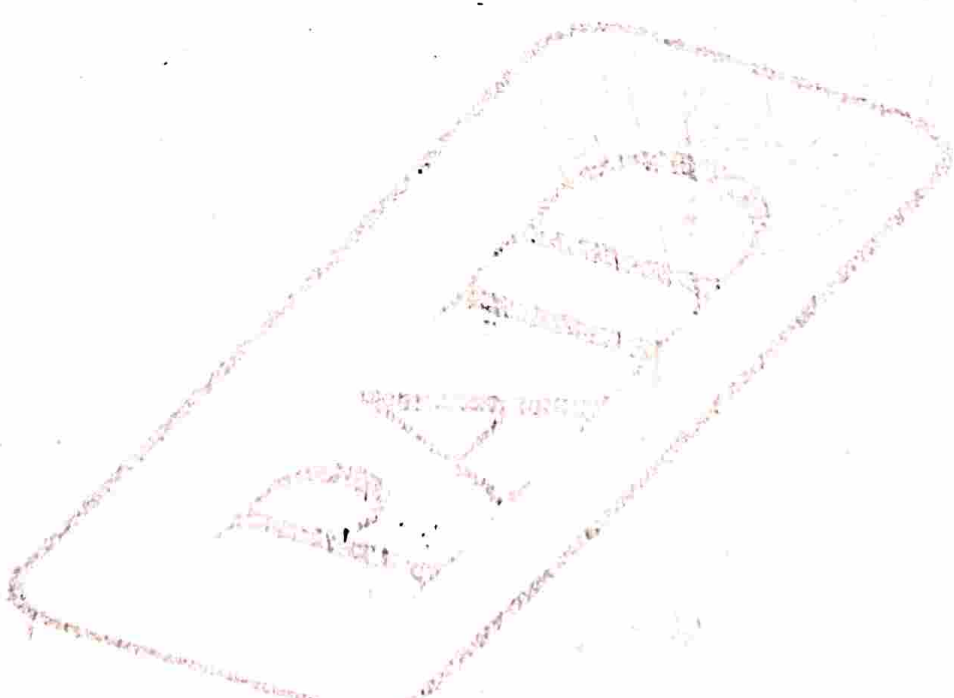
Depositor Details

Depositor's Name:	Mr Koushik Biswas
Mobile:	8013765457

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240159547068	Directorate of Registration & Stamp Revenue	39941
		Total	39941

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FORTY ONE ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



GRN Details

GRN:	192023240159547068	Payment Mode:	SBI Epay
GRN Date:	07/08/2023 14:59:30	Bank/Gateway:	SBIcPay Payment Gateway
BRN :	3393293710230	BRN Date:	07/08/2023 15:00:02
Gateway Ref ID:	321953451176	Method:	State Bank of India UPI
GRIPS Payment ID:	070820232015954705	Payment Init. Date:	07/08/2023 14:59:30
Payment Status:	Successful	Payment Ref. No:	2002008912/1/2023

[Query Now * Query Year]

Depositor Details

Depositor's Name:	Mr Koushik Biswas
Address:	210, Goraksha Basi Road Flat 4A, Aditi Apartment
Mobile:	8013765457
E-Mail:	kshkbsws516@gmail.com
Period From (dd/mm/yyyy):	07/08/2023
Period To (dd/mm/yyyy):	07/08/2023
Payment Ref ID:	2002008912/1/2023
Dept Ref ID/DRN:	2002008912/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002008912/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	39920
2	2002008912/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				39941

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

Major Information of the Deed

Deed No :	I-1606-02987/2023	Date of Registration	07/08/2023
Query No / Year	1606-2002008912/2023	Office where deed is registered	
Query Date	07/08/2023 8:38:02 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Koushik Biswas 210, Gorakshabasi Road, Kol 28, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 8013765457, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,84,16,247/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






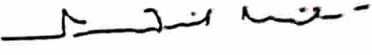
District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Abinash Ch Banerjee Lane, Road Zone : (Beliaghata Main Road (Ward-34) – Hem ch Naskar Road) , , Premises No: 69F, , Ward No: 034 Pin Code : 700010

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	4 Katha 12 Chatak	1/-	1,70,99,997/-	Property is on Road
				7.8375Dec	1 /-	170,99,997 /-	
Grand Total :							

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	13,16,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	2000 sq ft	1 /-	13,16,250 /-	




and Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Dipal Mitra Son of Late Harasit Kumar Mitra Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	Photo  07/08/2023	Finger Print  LTI 07/08/2023	Signature  07/08/2023
69F, Abinash Chandra Banerjee Lane, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AFxxxxxx7N, Aadhaar No: 72xxxxxxxx8750, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				
2	Name Shri Indranil Mitra Son of Late Monaj Kumar Mitra Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office	Photo  07/08/2023	Finger Print  LTI 07/08/2023	Signature  07/08/2023
69F, Abinash Chandra Banerjee Lane, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/08/2023 , Admitted by: Self, Date of Admission: 07/08/2023 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Santi Developer 4/F. Rani Rashmoni Garden Lane,, City:- Not Specified, P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 , PAN No.: ahxxxxxx5g,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Swapan Das (Presentant) Son of Late Ramesh Chandra Das Date of Execution - 07/08/2023, , Admitted by: Self, Date of Admission: 07/08/2023, Place of Admission of Execution: Office			
	Aug 7 2023 4:04PM		LTI 07/08/2023	07/08/2023
4/F, Rani Rashmoni Garden Lane, City:- Not Specified, P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ahxxxxxx5g, Aadhaar No: 98xxxxxxxx1746 Status : Representative, Representative of : Santi Developer (as sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Koushik Biswas Son of Late Ashim Biswas Sealdah Civil Court, City:- Not Specified, P.O:- Entally, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014			
	07/08/2023	07/08/2023	07/08/2023
Identifier Of Shri Dipal Mitra, Shri Indranil Mitra, Shri Swapan Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Dipal Mitra	Santi Developer-3.91875 Dec
2	Shri Indranil Mitra	Santi Developer-3.91875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Dipal Mitra	Santi Developer-1000.00000000 Sq Ft
2	Shri Indranil Mitra	Santi Developer-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 160602987 / 2023

On 07-08-2023

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 15:49 hrs on 07-08-2023, at the Office of the A.D.S.R. SEALDAH by Shri Swapan Das .

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 1,84,16,247/-

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

Execution is admitted on 07/08/2023 by 1. Shri Dipal Mitra, Son of Late Harasit Kumar Mitra, 69F, Abinash Chandra Banerjee Lane, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Retired Person, 2. Shri Indranil Mitra, Son of Late Monaj Kumar Mitra, 69F, Abinash Chandra Banerjee Lane, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Retired Person

Indetified by Mr Koushik Biswas, , Son of Late Ashim Biswas, Sealdah Civil Court, P.O: Entally, Thana: Entally, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-08-2023 by Shri Swapan Das, sole proprietor, Santi Developer (Sole Proprietorship), 4/F, Rani Rashmoni Garden Lane,, City:- Not Specified, P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Indetified by Mr Koushik Biswas, , Son of Late Ashim Biswas, Sealdah Civil Court, P.O: Entally, Thana: Entally, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2023 3:00PM with Govt. Ref. No: 192023240159547068 on 07-08-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 3393293710230 on 07-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 39,920/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 127433, Amount: Rs.100.00/-, Date of Purchase: 31/07/2023, Vendor name: G C SAHA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/08/2023 3:00PM with Govt. Ref. No: 192023240159547068 on 07-08-2023, Amount Rs: 39,920/-, Bank: SBI EPay (SBlePay), Ref. No. 3393293710230 on 07-08-2023, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 80708 to 80744
being No 160602987 for the year 2023.



Digitally signed by AMITAVA GHOSAL
Date: 2023.08.09 12:14:46 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2023/08/09 12:14:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)
