

11633/25

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পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

L 672869

12-12-25  
 0243215561/25

Endorsement & Signature Sheet  
 where are parts of document are  
 attached with the deed

Addl. Dist. Sub-Registrar  
 Janai, Hooghly.

12 DEC 2025

### DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this the 12<sup>th</sup> Day of  
 December, 2025 (Two Thousand Twenty-Five).

BETWEEN

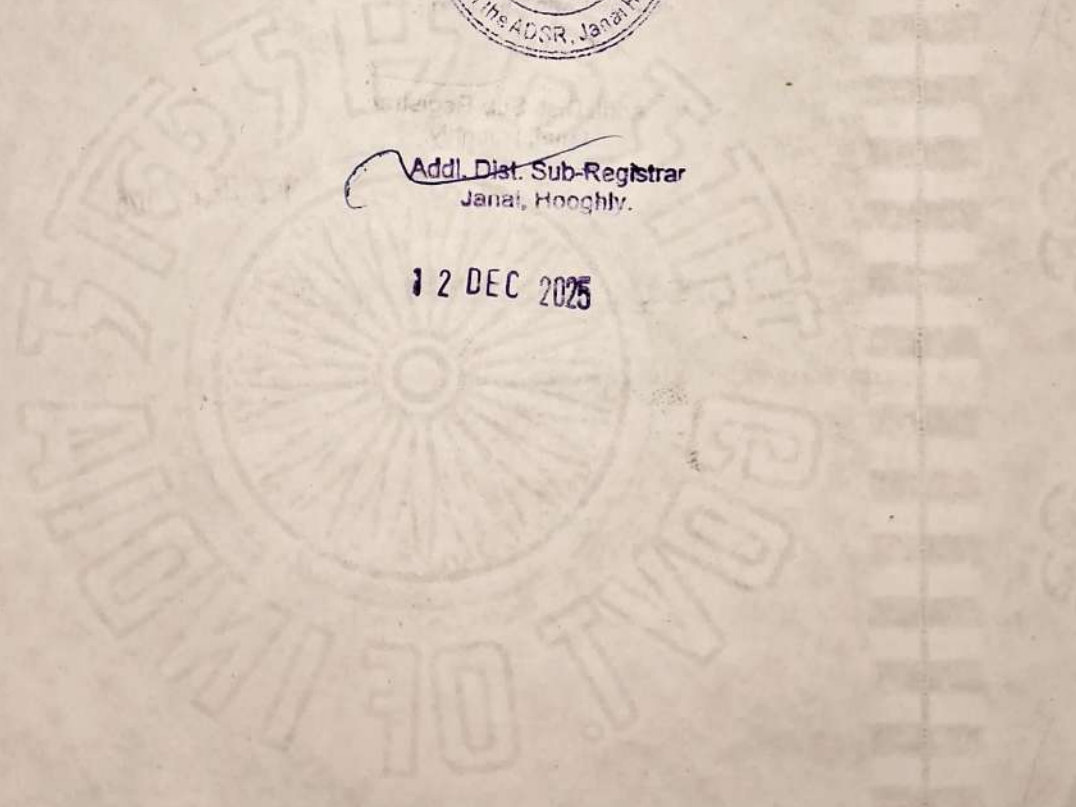
Next Page .....

493      11/12      28  
নং... তারিখ... সাল ২০...  
নাম... NIKHIL BANIK GHOSH  
বাসিন্দা... N.UM Subdy Road  
পাঠ...  
মূল্য...  
স্বাক্ষর...  
স্বাক্ষর : জনাই এ. ডি. সার...  
স্বাক্ষর...



Addl. Dist. Sub-Registrar  
Janai, Hooghly.

12 DEC 2025



**SRI. NIKHIL BANDHU GHOSH**, PAN NO : ADIPG9026F, AADHAAR NO 6553 2964 6278), Nityananda Ghosh, by faith Hindu, Indian Citizen, all occupation Business, all are residing of North Subhas Pally, Ward No. 12, P.O. & Police Station - Dankuni, District- Hooghly, Pin No - 712311, West Bengal, hereinafter collectively referred to and called as the "**FIRST PARTY/OWNER**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, representatives, administrators, successors and assigns) of the **ONE PART**.

**AND**

**"UNIVERSAL TRADERS AND BUILDERS"** (PAN NO. AACFU0279M) a Partnership Firm, having its registered office at T.N. Mukherjee Road, Gadadhar Shopping Complex, Delhi Road, Chowmatha, P.O. & P.S. Dankuni, Dist-Hooghly, Pin No. 712311, state- West Bengal, represented by its Partners namely

1) **SRI NIKHIL BANDHU GHOSH**, PAN: ADIPG9026F, AADHAAR NO. 6553 2964-6278 ), son of Late Nityananda Ghosh, by occupation - Business, by faith Hindu, by Nationality Indian Citizen, residing of 128 North Subhas Pally, Dankuni, Post Office and Police Station - Dankuni, District - Hooghly, Pin - 712311, state- West Bengal.

2) **SRI ASHOKE GHOSH**, PAN: ADSPG3315P, AADHAAR NO. 4963 8049 3867), son of Late Manick Lal Ghosh, by occupation - Business, by faith Hindu, by Nationality - Indian Citizen, residing at 08, Gopal Bag, Post Office & Police Station - Chandannagar, District - Hooghly, Pin - 712136, state- West Bengal.

3) **SRI SWAPAN KUMAR KUNDU**, PAN: AGXPK0633L, AADHAAR NO. 3923 8622 1884), son of Late Chitta Binod Kundu, by occupation - Business, by faith Hindu, by Nationality - Indian Citizen, residing at 213, North Subhas Pally, Dankuni, Post Office and Police Station - Dankuni, District - Hooghly, Pin - 712311, state- West Bengal

4) **SRI RANJAN SETH**, PAN: BHMP8508F, AADHAAR NO. 8725 3087 4112), son of Late Rabindranath Seth, by occupation - Business, by faith Hindu, by Nationality - Indian Citizen, residing at Swarupnagar, Lane No.03, Dankuni Post Office and Police Station - Dankuni, District - Hooghly, Pin - 712311, state- West Bengal.

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**5. SMT. SANJUKTA MITRA**, (PAN: AHUPM2281J, AADHAAR NO. 7050 9546 3313 ), wife of Sri Utpal Mitra, by occupation - Business, by faith Hindu, by Nationality - Indian Citizen, residing at 14/B/2, Raj Mohon Road, Post Office & Police Station - Uttarpara, District - Hooghly, Pin - 712258, state- West Bengal hereinafter called and referred to as the **"DEVELOPERS"** (Which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-in-office/interest, administrators, legal representatives and/or permitted assigns) the **OTHER PART**.

**WHEREAS ALL THAT** piece and parcel of Rayat interested Land measuring an aggregated area (as per deed 17 Decimal) and as per recorded **15 (Fifteen) Decimal** more or less, out of which **(1) Bastu** Land measuring about **12 (Twelve) Decimal** more or less in sixteen annas, comprised in R.S. Dag No. 1702 corresponding L.R. Dag No. 2396. appertaining to L.R. Khatian No. 10281, **(2) Bastu** land measuring about **03 (Three) Decimal** more nor less in Sixteen Annas comprised in R.S. Dag No.1760, corresponding to L.R. Khatian No. 2397 appertaining to L.R. Khatian 10281, lying within **Mouza-Monoharpur**, J.L. No. 98, within **Dankuni Municipality, Ward No. 09** under the Jurisdiction of D.S.R.Office Chinsurah & A.D.S.R Office Janai, within Police Station Dankuni, in the District Hooghly, more fully particulars describe in the schedule hereunder written and hereinafter called referred to as the **"SAID LAND"**.

**AND WHEREAS** the Schedule mentioned property was originally belong to Smt. Laxmi Devi Yadav wife of Kedar Nath Yadav, of 28, Mahashri Debendra Road, Kalakar Street Police Station-Barabazer, Kolkata 700007. She got the said land by way of registered deed of sale, Which was registered at the office of the additional District Sub-Register- Janai, Hooghly and subsequently recorded in their Book No. I, Volume No. 35, Pages from 195-199, Being No, 2946 for the year 1979. Thereafter She used to lawfully owned, sized and peacefully possessed the said land without any interruption by paying the applicable taxes and rents in respect thereof to the competent authority and her name were duly recorded in L.R. Record of Right, Under L.R. Khatian No. 1746/1(In the name of Laxmi Devi Yadav) .

**AND WHEREAS** unfortunately said Smt. Laxmi Devi Yadav (Now Deceased) (Wife of kedar Nath Yadav) Died on 10/10/1996 leaving behind her husband namely Sri kedar Nath Yadav (Now Deceased) Two sons namely Sri Rajendra Kumar Yadav, Sri Ranjit Kumar Yadav and six daughters Namely Smt.Chandrakala Yadav, Smt, Urmila Devi Yadav , Smt. Purnima Devi Chowdhury, Smt

Next Page .....

Annapurna Gope, Smt. Kusum Sil, Smt. Pinki Chowdhuryas her legal heirs and successors according to hindu Succession Act. Be it noted that said kedar nath yadav (Now Deceased) died intestate on 07/12/2002. since the date of demise of said late Laxmi Devi Yadav and Late Kedar Nath Yadav the aboved named Sri Rajendra Kumar Yadav ,Sri Ranjit Kumar Yadav, Smt.Chandrakala Yadav, Smt, Urmila Devi Yadav, Smt. Purnima Devi Chowdhury, Smt Annapurna Gope, Smt. Kusum Sil, Smt. Pinki Chowdhury has been jointly owned, Holding, Possessing and enjoying the said land peacefully without any interruption and paying the applicable taxes and rents in respect thereof to the Competent Concern Authority.

**AND WHEREAS** due to inconvenience to look after, manage , control and sale of the said land, the above named Smt. Chandrakala Yadav in 04<sup>TH</sup> Day Of July 2003, by a General Power of Attorney, registered in Book No. IV, Volume Number 43 , Pages From 245 to 252, Being No. 2491 for the year 2003, Registered at the office of the Additional Registrar Assurance-III - Calcutta, appoint her broth are namely Sri Rajendra Kumar Yadav and Sri Ranjit Kumar Yadav, both are son late Kedar Nath yadav of 28, Mahashri Debendra Road, Kalakar Street Police Station- Barabazer, Kolkata 700007 (West Bengal) as her true and lawful attorney.

**AND WHEREAS** due to inconvenience to look after, manage, control and sale of the said land, the above named Smt. Chandrakala Yadav on 23<sup>rd</sup> day of June 2022, by General Power of Attorney, registered in Book No.I, Volume Number 1901-2022, pages from 321242 to 321263, Being No. 1901-06708 for the year 2022, registered at the office of Additional Registered Assurance -I-Calcutta, appoint her brother namely Sri Rajendra Kumar Yadav and Sri Ranjit Kumar Yadav, Both are son of late Kedar Nath Yadav, of 28, Maharshi Debendra Road, Kalakar Street, Police Station- Barabazar, Kolkata-700007 (West Bengal) as her true and lawful Attorney.

**AND WHEREAS** due to inconvenience to look after, manage, control and sale of the said land, the above named Smt.Purnima Debi Chowdhury on 11<sup>rd</sup> day of October 2002, by General Power of Attorney, registered in Book No.IV, Volume Number 64, pages from 173 to 180, Being No. 3735for the year 2002, registered at the office of Additional Registered Assurance -III- Calcutta, appoint her brother namely Sri Rajendra Kumar Yadav and Sri Ranjit Kumar Yadav, Both are son of late Kedar Nath Yadav, of 28, Maharshi Debendra Road, Kalakar Street, Police Station- Barabazar, Kolkata-700007(West Bengal) as her true and lawful Attorney.

**AND WHEREAS** due to inconvenience to look after, manage, control and sale of the said land, the above named Smt. Annapurna Gope on 25<sup>rd</sup> day of June 2002, by General Power of Attorney,

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registered in Book No.I, Volume Number 1901-2022, pages from 321220 to 321241, Being No. 190106707 for the year 2022, registered at the office of Additional Registered Assurance -I-Calcutta, appoint her brother namely Sri Rajendra Kumar Yadav and Sri Ranjit Kumar Yadav, Both are son of late Kedar Nath Yadav, of 28, Maharshi Debendra Road, Kalakar Street, Police Station- Barabazar, Kolkata-700007(West Bengal) as her true and lawful Attorney.

**AND WHEREAS** due to inconvenience to look after, manage, control and sale of the said land, the above named Smt. Kusum Sil on 23<sup>rd</sup> day of June 2022, by General Power of Attorney, registered in Book No.I, Volume Number 1901-2022, pages from 321198 to 321219, Being No. 190106706 for the year 2022, registered at the office of Additional Registered Assurance -I-Calcutta, appoint her brother namely Sri Rajendra Kumar Yadav and Sri Ranjit Kumar Yadav, both are son of late Kedar Nath Yadav, of 28, Maharshi Debendra Road, Kalakar Street, Police Station- Barabazar, Kolkata-700007(West Bengal) as her true and lawful Attorney.

**AND WHEREAS** due to inconvenience to look after, manage, control and sale of the said land, the above named Smt. Pinky Chowdhury on 19th day of September 2002, by General Power of Attorney, registered in Book No.IV, Volume Number 59, pages from 259 to 265, Being No. 3405, for the year 2002, registered at the office of Additional Registered Assurance -III-Calcutta, appoint her brother namely Sri Rajendra Kumar Yadav and Sri Ranjit Kumar Yadav, Both are son of late Kedar Nath Yadav, of 28, Maharshi Debendra Road, Kalakar Street, Police Station- Barabazar, Kolkata-700007 (West Bengal) as her true and lawful Attorney.

**AND WHEREAS** the above named Sri Rajendra Kumar Yadav Sri Ranjit Kumar Yadav, Smt.Chandrakala Yadav, Smt, Urmila Devi Yadav, Smt. Purnima Debi Chowdhury, Smt Annapurna Gope, Smt. Kusum Sil, Smt. Pinki Chowdhury, by Deed of Sale, Executed on 10th day of August 2022, registered in Book No.I, Volume Number 0602-2022, pages from 126568 to 126597, Being No. 060204592, for the year 2022, registered at the office of District Sub-Registered-III, Hooghly, Sold, Transferred and delivered possession of the said measuring and aggregated area of about 17 (Seventeen) Decimal more or less, out of which (1) Bastu land measuring about 12 (Twelve) Decimal more or less in sixteen annas, comprised in R,.S. Dag No. 1702 corresponding L.R. Dag No. 2396. Appertaining to L.R. Khatian No. 10281, (2) Bastu land measuring about 05 (Five) Decimal more or less in sixteen annas, comprised in R,.S. Dag No. 1760 corresponding L.R. Dag No. 2397,.Appertaining to L.R. Khatian No. 10281, lying within Mouza- Monoharpur, J.L. No. 98,withi the amdit of Dankuni Municipality, Ward No. 09 under the jurisdiction of A.D.S.R. Office

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Janai, within Police Station Dankuni, in District of Hooghly, in favour of Sri Nikhil Bandhu Ghosh. Thereafter said Sri Nikhil Bandhu Ghosh Lawfully Owned, seized and possessed and enjoyed the said land peacefully without any interruption and paying the applicable taxes and rents in respect thereof to the Govt. of West Bengal through the Collector of District Hooghly.

**AND WHEREAS** the above named Sri Rajendra Kumar Yadav, Sri Ranjit Kumar Yadav, Smt. Chandrakala Yadav, Smt. Urmila Devi Yadav, Smt. Purnima Debi Chowdhury, Smt. Annapurna Gope, Smt. Kusum Sil, Smt. Pinki Chowdhury, by Deed of Sale, Executed on 10th day of August 2022, registered in Book No. I, Volume Number 0602-2022, pages from 126598 to 126627, Being No. 060204593, for the year 2022, registered at the office of District Sub-Registered-III, Hooghly, Sold, Transferred and delivered possession of the said measuring and aggregated area of about 17 (Seventeen) Decimal more or less, out of which (1) Bastu land measuring about 12 (Twelve) Decimal more or less in sixteen annas, comprised in R.,S. Dag No. 1702 corresponding L.R. Dag No. 2396. Appertaining to L.R. Khatian No. 10281, (2) Bastu land measuring about 05 (Five) Decimal more or less in sixteen annas, comprised in R.,S. Dag No. 1760 corresponding L.R. Dag No. 2397, appertaining to L.R. Khatian No. 10281, lying within Mouza- Monoharpur, J.L. No. 98, within the admit of Dankuni Municipality, Ward No. 09 under the jurisdiction of A.D.S.R. Office Janai, within Police Station Dankuni, in District of Hooghly, in favour of Sri Nikhil Bandhu Ghosh. Thereafter said Sri Nikhil Bandhu Ghosh Lawfully Owned, seized and possessed and enjoyed the said land peacefully without any interruption and paying the applicable taxes and rents in respect thereof to the Govt. of West Bengal through the Collector of District Hooghly.

**AND WHEREAS** The Owner herein after obtaining the said property by way of two Registered Deed of Sale became the absolute owner of the aforesaid land and took possession of the abovementioned property and he also duly mutated 15 decimal land comprised in (i) Bastu land measuring about 12 (Twelve) Decimal more or less in sixteen annas, comprised in R.,S. Dag No. 1702 corresponding L.R. Dag No. 2396. Appertaining to L.R. Khatian No. 10281, (ii) Bastu land measuring about 03 (Three) Decimal more or less in sixteen annas, comprised in R.,S. Dag No. 1760 corresponding L.R. Dag No. 2397) of his names in the land Reforms Record vide new L.R. Khatian No. 10281 (stands in the name of the Owner herein).

**AND WHEREAS** the Owner herein prepare a (G+4) Building Plan for the construction of the building by the Architect/ Engineer/ L.B.S. and the said plan was sanction or approved by the concern Dankuni Municipality on 24.01.2024, Vide Building Permit Number:

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**SWS-OBPAS/1807/2023/0357** and the Owner herein also getting Conversion Certificate from the concerned B.L. & L.R.O. Office.

**AND WHEREAS** the owner is currently experiencing financial constraints that have limit the ability to independently undertake the construction of the **(G+4)** building as per the sanction plan. In recognition of this situation, the owner has appointed the Developer herein to process with the construction of the said **(G+4)** building, in strict adherence to the sanctioned plan and with the understanding that all term, conditions, and obligations as outlined in this Agreement will be observed by both parties.

**AND WHEREAS** the said firm as developer herein will construct the multi-storied building as per sanction Plan on the "A" schedule mentioned property and after completion of the project of profit or loss whatsoever to be, shall be distribute among the partners @ 20% each x 5 = 100% according to the ratio as mentioned in their Partnership Deed dated 18.07.2006 and the owner here in shall not be entitled to claim in further consideration from the said project as owner of the "A" schedule mentioned property.

### **Revenue Allocation Clauses 1.1 I Owner Allocation :**

#### **1. Owner's Allocation:**

**1.1.** The Owner shall receive a total payment of **Rs. 3,00,000/- (Rupees Three Lakh only)** from the said Developers. The Owner acknowledges that, prior to the execution of this Development Agreement, a sum of **Rs. 3,00,000/- (Rupees Three Lakh only)** has already been received from the Developers.

**1.2.** In addition to the total payment mentioned above, the Owner shall be entitled to receive and retain a **40% share in all sale proceeds** from the sale of flats, shops, garages or other units within the building This allocation shall be made as and when the sale proceed are realized.

**1.3.** The owner confirms and agree that upon receipt of the total payment of **Rs. 3,00,000/- (Rupees Three Lakh only)** and the 40% share from the sale proceeds as outlined in this agreement, no farther claims, financial or otherwise, shall be made against the Developers with respect to the development project or retail properties.

#### **2. Developer's Allocation:**

**2.1.** The Developers shall be entitled to retain **60%** of the sale proceeds from the sale of flats, shops, garages or other units within the said Building without any further obligations to the Owner beyond those stated in this Agreement.

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### 3. Dispute Resolution:

3.1. In the event of any dispute regarding the calculation or distribution of revenue, or any other matter arising from this Agreement, the parties agree to resolve such dispute through arbitration.

**AND WHEREAS** Now the owner and the Developers herein for avoiding all further dispute and for completion of the project to be made on "A" schedule mentioned property peacefully, do hereby agree on the following terms and conditions :-

#### :: TERMS AND CONDITIONS ::

1. That the owner hereby declares that he is the absolute owner of the schedule mentioned property and he have good, saleable and marketable title and the said property is not subject matter of any mortgage, lien, surety, attachment and not involved with any pending litigation and the property or any part of it has not been affected by any acquisition and requisition and the property is free from all encumbrances whatsoever.
2. That the owner has delivered vacant possession of the schedule mentioned property so that the Developers shall start construction within few days from the execution of this Agreement as per sanctioned plan (**Vide Building Permit Number: SWS- \* OBPAS/1807/2023/0357**).
3. That the owner herein bears the entire cost for preparation of site plan and deposited all costs and charges, which was required for the Purpose of getting said sanction of building plan. If any supplementary plan or revised plan will be required in future that costs and charges shall be bear by developer herein.
4. That the owner shall sign in the supplementary plan or revised plan for the construction of proposed building on the schedule mentioned property, in conformity with the sanctioned plan as well as specifications, to be given with good material, fittings and fixtures within **18 (Eighteen)** months from the date of execution of this agreement or from the date of getting vacant possession from the owner which will be later. The owner shall always co-operate with the developers in the matter of getting conversion in respect of the schedule property by putting their signature or by any means. The period may be extended due to unavoidable circumstances, i.e., natural calamity, war, earth-quake etc.
5. That the entire construction of the sanctioned **G+4** Building plan shall be made entirely at the cost of the developers. The said developers shall bear all costs and the developers for the said

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- investment, shall be the exclusive owner of entire constructed area, together with proportionate undivided share of land underneath of the schedule mentioned property.
6. 8 That the owner as a consideration of the schedule mentioned land shall not be entitled to get any extra constructed area or money from the proposed construction of the building to be constructed by the developers on the schedule property, except their share of profit and loss as they are the partners of the developers firm.
  7. That the constructed area for common use and common portion shall be kept common.
  8. That the developers shall have all right to enter into an agreement for sale of total constructed area, i.e., proposed flats, shops etc. to be constructed, together with proportionate share of land, underneath of the schedule to any purchaser. The developers by entering into agreement for sale, has all right to take advance consideration money or entire consideration money from the prospective purchaser and has right to shell, mortgage, any flat, lease-out to any purchaser, person, company, firm and also has full right to give consent to any purchaser for taking loan from any authorize financial authority.
  9. That the developers shall have full power and authority to deliver possession of any flat, shop, garage, space etc. proposed to be constructed, to any prospective purchaser entirely at the risk and responsibility of the developers.
  10. That the developers has all right to execute and register proper instrument of transfer of the proposed flats, shops etc. to be constructed on the schedule land, together with proportionate undivided share of land underneath of the proposed building, in favour of the prospective purchasers, accepting the entire consideration money of the flat, shop, garage etc. to be sold and the owner shall confirm the sale by joining in the proposed conveyance as party and shall sign confirming party on behalf of the developers firm, jointly with other partners.
  11. All previous taxes and up to date B.L.& L.R.O. Khajna and Municipal Tax etc. in respect of the said property, if required, shall be paid by the developers and the owner shall not be liable for that.
  12. That after completion of the building if the developers gets sanction plan for any further floors, in that case, the profit or loss from the proposed constructed area/floor shall be divided according to the ratio mentioned in the partnership Deed.

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13. That the entire liability of the proposed building and all the liability and risk hazards shall be borne upon the developer solely and in that case the owner shall no way responsible for that.
14. That the developers shall give good quality and standard materials of the said building.
- 15.1 That the developers shall do the construction work as per the sanctioned plan of the municipality and they will not do anything apart from the sanctioned plan.
16. That the prospective purchasers of developers shall pay tax to municipality separately, after making mutation of each of their names in respect to each of their purchased flat/shop/garage space etc.
17. That the owner shall always co-operate with the developers or person(s) engage by them in all matters.
18. That the owner shall not be liable to pay for any charges to the of person(s) appointed by the developers for the said construction work on the said plot of land, described under the schedule.
19. That the developers at its own cost and expenses or from advance taken from prospective purchasers shall construct the building by engaging their own men and shall keep and stock building materials at the site of construction of the building and the owner hereby authorize A My Seal for the developers purpose to do all lawful acts, deeds, things which will be necessary of completion of construction work.
20. That the owner shall handover all relevant original documents top developers before starting the construction work.
21. That all definition of land, building plan, common areas, things maintenance shall be according to the provisions laid down in the West Bengal Apartment Ownership Act, 1972.

**:- THE "A" SCHEDULE ABOVE REFERRED TO :-**

**ALL THAT** Piece and parcel of Rayat interested Land measuring an aggregated area of about (as per deed 17 Decimal) and as per recorded **15 (Fifteen) Decimal** more or less, out of which **(1) Bastu** Land measuring about **12 (Twelve) Decimal** more or less in sixteen annas, comprised in R.S. Dag No. 1702 corresponding L.R. Dag No. 2396. appertaining to L.R. Khatian No. 10281, **(2) Bastu** land measuring about **03 (Three) Decimal** more nor less in Sixteen Annas comprised in R.S. Dag No.1760, corresponding to L.R. Khatian No. 2397 appertaining to L.R. Khatian 10281, lying within **Mouza-Monoharpur**, J.L. No. 98, within **Dankuni Municipality, Ward No.09** under the Jurisdiction of A.D.S.R Office Janai, within Police station Dankuni, in the District Hooghly.

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The annual rent of the said property is payable to the Collector of Hooghly, through the B.L. & L.R.O. Chanditala-II, Hooghly, on behalf of the Government of West Bengal.

**The Property is Butted & Bounded By :**

ON THE NORTH : R.S. Dag No. 1659 and 1703.

ON THE SOUTH : R.S. Dag No. 1691 and 1700.

ON THE EAST: Durgapur Expressway Road.

ON THE WEST: R.S. Dag No. 1701.

**IN WITNESS WHEREOF** the land owners & Developers hereunto put their respective signatures on this day, month and year first above written.

SIGNED, SEALED AND DELIVERED

In the presence of :-

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF :-

**Witnesses:**

1. Raja Bhattacharjee  
9-14, Senthya Bhattacharjee  
at Tonai, Chanditala  
Hooghly
2. Anil Kumar Sarkar  
S/o Late Anil Kumar Sarkar  
11- Lalapuri Singar  
Hooghly, 712409

*Nikhil Bandhu Ghosh*

Signature of the Land Owner

*[Signature]*  
For Universal Traders & Builders

*Nikhil Bandhu Ghosh*  
For Universal Traders & Builders

For Universal Traders & Builders  
*Swapan Kumar Kundu*  
Partner

Partner  
*Rangam Saha*  
For Universal Traders & Builders

Partner  
*Sanjukta Mitra*  
For Universal Traders & Builders

Partner

Partner

-----  
Signature of the Developers

**Drafted & Composed by me:**

*Raja Bhattacharjee*  
Sr. Raja Bhattacharjee  
(Advocate.)

Serampore Court  
Serampore, Hooghly.  
Enrol No. F/311/2016

Typed by :-

*Ayanjit Dutta Roy*  
Tonai, Chanditala  
Hooghly, 712304.

**MEMO OF CONSIDERATION**

**RECEIVED** on and from the Developers the within mentioned sum of **Rs. 3,00,000/- (Rupees Three Lakh )** only as per memo below :

By Cheque No.204410, Axis Bank, Dankuni Br. Rs.3,00,000/-

Total Rs.3,00,000/-

**(Rupees Three Lakh only)**

Nikhil Bandhu Ghosh

**WITNESSES :**

1. Raja Bhattachary  
9c Lt Subba, Bhattachary  
at Tamai, Chanditola, Hooghly  
712004
2. Panna Sanku Kumari Sastri  
spo wife Anil Kumar Sastri  
vill-Dalapada, Singur  
Hooghly - 712409

FORM FOR TEN FINGER IMPRESSION

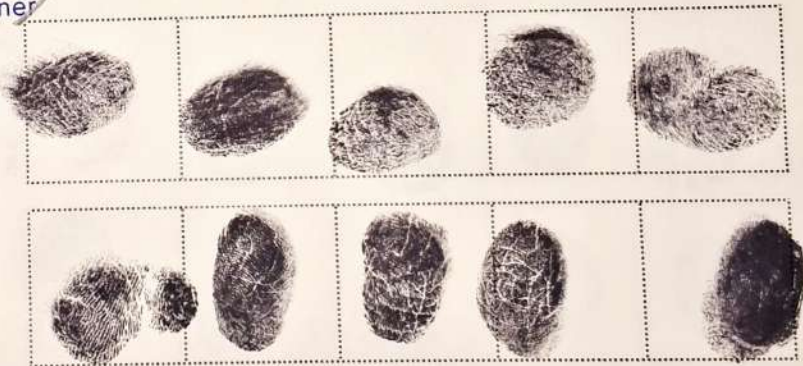
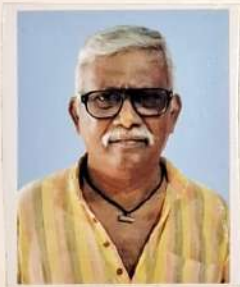


Nikhil Bandaru Ghosh



For Universal Traders & Builders

Nikhil Bandaru Ghosh  
Partner



For Universal Traders & Builders

Anil Kumar  
Partner

FORM FOR TEN FINGER IMPRESSION



For Universal Traders & Builders

*Swapan Kumar Kundu*

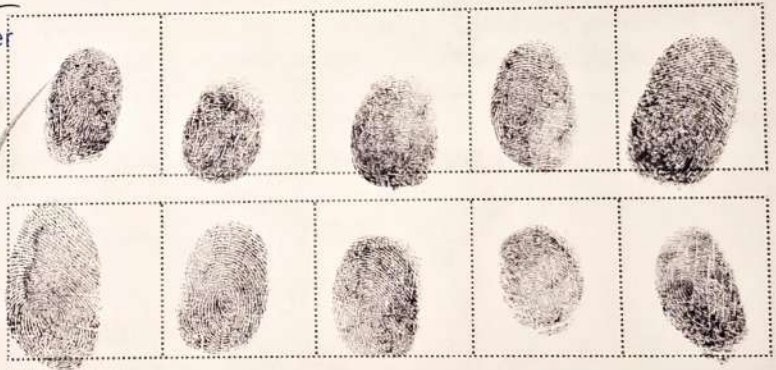
Partner



For Universal Traders & Builders

*Ranjan Sekh*

Partner



For Universal Traders & Builders

*Sanjukta Mitra*

Partner



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



192025260386053918

GRN Details

|                   |                     |                     |   |
|-------------------|---------------------|---------------------|---|
| GRN:              | 192025260386053918  | Payment Mode:       | SBI Epay                                    |
| GRN Date:         | 12/12/2025 12:29:46 | Bank/Gateway:       | SBIePay Payment Gateway                     |
| BRN :             | 0742686458113       | BRN Date:           | 12/12/2025 12:30:10                         |
| Gateway Ref ID:   | IGATOZMZR9          | Method:             | State Bank of India NB                      |
| GRIPS Payment ID: | 121220252038605387  | Payment Init. Date: | 12/12/2025 12:29:46                         |
| Payment Status:   | Successful          | Payment Ref. No:    | 2003215561/7/2025<br>[Query No*/Query Year] |

Depositor Details

|                           |  |
|---------------------------|--|
| Depositor's Name:         | Mr NIKHIL BANDHU GHOSH                       |
| Address:                  | NORTH SUBHAS PALLY, DANKUNI, HOOGHLY, 712311 |
| Mobile:                   | 9674224350                                   |
| Period From (dd/mm/yyyy): | 12/12/2025                                   |
| Period To (dd/mm/yyyy):   | 12/12/2025                                   |
| Payment Ref ID:           | 2003215561/7/2025                            |
| Dept Ref ID/DRN:          | 2003215561/7/2025                            |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                                | Head of A/C        | Amount (₹)  |
|---------|-------------------|--|--------------------|-------------|
| 1       | 2003215561/7/2025 | Property Registration- Stamp duty                      | 0030-02-103-003-02 | 5020        |
| 2       | 2003215561/7/2025 | Property Registration- Registration Fees               | 0030-03-104-001-16 | 600         |
| 3       | 2003215561/7/2025 | Receipts on account of Standard User Charge-Other fees | 0030-02-102-008-16 | 300         |
|         |                   |  | <b>Total</b>       | <b>5920</b> |

IN WORDS: FIVE THOUSAND NINE HUNDRED TWENTY ONLY.

PAID



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



192025260386373208

GRN Details

GRN: 192025260386373208 Payment Mode: SBI Epay  
GRN Date: 12/12/2025 14:04:46 Bank/Gateway: SBIEPay Payment Gateway  
BRN: 7711491172035 BRN Date: 12/12/2025 14:05:08  
Gateway Ref ID: IGATOZUOB9 Method: State Bank of India NB  
GRIPS Payment ID: 121220252038637319 Payment Init. Date: 12/12/2025 14:04:46  
Payment Status: Successful Payment Ref. No: 2003215561/10/2025  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Nikhil Bandhu Ghosh  
Address: North Subhas Pally, Dankuni, Hooghly. 712311  
Mobile: 9674224350  
Period From (dd/mm/yyyy): 12/12/2025  
Period To (dd/mm/yyyy): 12/12/2025  
Payment Ref ID: 2003215561/10/2025  
Dept Ref ID/DRN: 2003215561/10/2025

Payment Details

| Sl. No.      | Payment Ref No     | Head of A/C Description                  | Head of A/C        | Amount (₹)  |
|--------------|--------------------|--|--------------------|-------------|
| 1            | 2003215561/10/2025 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 1           |
| 2            | 2003215561/10/2025 | Property Registration- Registration Fees | 0030-03-104-001-16 | 3000        |
| <b>Total</b> |                    |  |                    | <b>3001</b> |

IN WORDS: THREE THOUSAND ONE ONLY.

PAID

## Banglarbhumi - বাংলার ভূমি

জেলাঃ হুগলী  
ব্লকঃ চণ্ডীতলা - 2  
মৌজাঃ মনোহরপুর

(Live Data As On 22/07/2025,17:41:30)

জে এল নং : 98 থানা : চণ্ডীতলা

|                       |                 |
|-----------------------|-----------------|
| খতিয়ান নং :          | 10281           |
| বস্তুত্বের নাম :      | নিখিল বন্ধু ঘোষ |
| পিতা/স্বামী :         | নিত্যানন্দ      |
| বস্তুত্বের ধরণ :      | ব্যক্তি         |
| ঠিকানা :              | নিজ             |
| জমির পরিমাণ:          | 0.15 একর        |
| দাগের সংখ্যা :        | 2               |
| খতিয়ান তৈরীর তারিখ : | 06/02/2023      |

### অত্রস্বত্বের দাগের বিবরণ ও পরিমাণ:

(অত্রস্বত্বের জমির যথার্থ পরিমাণ, দাগের মধ্যে অত্রস্বত্বের অংশ অনুসারে নির্ধারিত হইবে।)

| দাগ নং | শ্রেণী | অংশ    | অংশ পরিমাণ(একর) | দখলদার | মন্তব্য        |
|--------|--------|--------|-----------------|--------|----------------|
| 2396   | বাস্ত  | 1.0000 | 0.12            | Nil    | Nil<br>Remarks |
| 2397   | বাস্ত  | 1.0000 | 0.03            | Nil    | Nil<br>Remarks |

### Major Information of the Deed



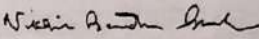
|  |  |                                   |            |
|--|--|-----------------------------------|------------|
| Deed No :  | I-0608-11774/2025  | Date of Registration              | 12/12/2025 |
| Query No / Year  | 0608-2003215561/2025   | Office where deed is registered   |            |
| Query Date   | 28/11/2025 3:25:01 PM  | A.D.S.R. JANAI, District: Hooghly |            |
| Applicant Name, Address & Other Details                      | Ayanjit Dutta Roy<br>Janai, Thana : Chanditala, District : Hooghly, WEST BENGAL, PIN - 712304, Mobile No. : 9883142748, Status :Solicitor firm |                                   |            |
| Transaction  | Additional Transaction   |                                   |            |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]     |                                   |            |
| Set Forth value  | Market Value   |                                   |            |
| Rs. 3,00,000/-   | Rs. 81,81,825/-  |                                   |            |
| Stampduty Paid(SD)   | Registration Fee Paid  |                                   |            |
| Rs. 10,021/- (Article:48(g))                                 | Rs. 3,600/- (Article:E, E, B)  |                                   |            |
| Remarks  | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)   |                                   |            |

### Land Details :

District: Hooghly, P.S:- Dunkuni, Municipality: Dankuni, Road: Durgapur Road, Road Zone : (Ward No 9 -- Ward No 9)  
 , Mouza: Manoharpur, , Ward No: 9 JI No: 98, Pin Code : 712311

| Sch No        | Plot Number             | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details  |
|---------------|-------------------------|----------------|-------------------|---------|--------------|-------------------------|-----------------------|--|
| L1            | LR-2396<br>(RS :-1702 ) | LR-10281       | Bastu             | Bastu   | 12 Dec       | 2,00,000/-              | 65,45,460/-           | Width of Approach Road: 120 Ft., Adjacent to Metal Road, |
| L2            | LR-2397<br>(RS :-1760 ) | LR-10281       | Bastu             | Bastu   | 3 Dec        | 1,00,000/-              | 16,36,365/-           | Width of Approach Road: 120 Ft., Adjacent to Metal Road, |
| TOTAL :       |                         |                |                   |         | 15Dec        | 3,00,000 /-             | 81,81,825 /-          |  |
| Grand Total : |                         |                |                   |         | 15Dec        | 3,00,000 /-             | 81,81,825 /-          |  |



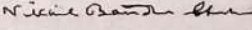
**Land Lord Details :**



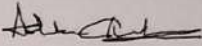


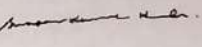


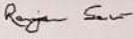


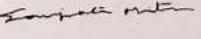
| Sl No  | Name,Address,Photo,Finger print and Signature  |   |   |   |
|--|--|---|---|---|
| 1  | Name   | Photo   | Finger Print  | Signature   |
|  | <b>Shri Nikhil Bandhu Ghosh (Presentant)</b><br>Son of Late Nityananda Ghosh<br>Executed by: Self, Date of Execution: 12/12/2025<br>, Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office |  | <br>Captured |  |
|  |  | 12/12/2025  | LTI<br>12/12/2025   | 12/12/2025  |
| North Subhas Pally, Ward No 12, City:- , P.O:- Dunkuni, P.S:-Dunkuni, District:-Hooghly, West Bengal, India, PIN:- 712311 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: adxxxxxx6f, Aadhaar No: 65xxxxxxxx6278, Status :Individual, Executed by: Self, Date of Execution: 12/12/2025 , Admitted by: Self, Date of Admission: 12/12/2025 ,Place : Office |  |   |   |   |

**Developer Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |  |  |  |
|-------|--|--|--|--|
| 1     | <b>Universal Traders &amp; Builders</b><br>T N Mukherjee Road, Gadadhar Shopping Complex, Delhiroad, Chowmatha, City:- , P.O:- Dunkuni, P.S:-Dunkuni, District:-Hooghly, West Bengal, India, PIN:- 712311 Date of Incorporation:XX-XX-2XX6 , PAN No.:: aaxxxxx9m,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  |
|   | <b>Shri Nikhil Bandhu Ghosh</b><br>Son of Late Nityananda Ghosh<br>Date of Execution - 12/12/2025, , Admitted by: Self, Date of Admission: 12/12/2025, Place of Admission of Execution: Office |  | <br>Captured |  |
|   |  | Dec 12 2025 3:30PM  | LTI<br>12/12/2025   | 12/12/2025   |
| 128 North Subhas Pally, Dankuni, City:- , P.O:- Dunkuni, P.S:-Dunkuni, District:-Hooghly, West Bengal, India, PIN:- 712311, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: adxxxxxx6f, Aadhaar No: 65xxxxxxxx6278 Status : Representative, Representative of : Universal Traders & Builders (as Partner) |  |   |   |  |

| 2 | Name  | Photo   | Finger Print  | Signature  |
|---|---|---|---|--|
|   | <b>Shri Ashoke Ghosh</b><br>Son of Late Manick Lal Ghosh<br>Date of Execution -<br>12/12/2025, , Admitted by:<br>Self, Date of Admission:<br>12/12/2025, Place of<br>Admission of Execution: Office   |    | <br>Captured   |    |
|   |   | Dec 12 2025 3:51PM  | LTI<br>12/12/2025   | 12/12/2025   |
|   | 8, Gopal Bag, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India,<br>PIN:- 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-<br>1XX3 , PAN No.:: adxxxxx5p, Aadhaar No: 49xxxxxxx3867 Status : Representative, Representative of<br>: Universal Traders & Builders (as Partner)            |   |   |  |
| 3 | Name  | Photo   | Finger Print  | Signature  |
|   | <b>Shri Swapan Kumar Kundu</b><br>Son of Late Chitta Binod Kundu<br>Date of Execution -<br>12/12/2025, , Admitted by:<br>Self, Date of Admission:<br>12/12/2025, Place of<br>Admission of Execution: Office   |    | <br>Captured   |    |
|   |   | Dec 12 2025 3:52PM  | LTI<br>12/12/2025   | 12/12/2025   |
|   | 213, North Subhas Pally, Dankuni, City:- , P.O:- Dankuni, P.S:-Dankuni, District:-Hooghly, West Bengal,<br>India, PIN:- 712311, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of<br>Birth:XX-XX-1XX3 , PAN No.:: agxxxxx3l, Aadhaar No: 39xxxxxxxx1884 Status : Representative,<br>Representative of : Universal Traders & Builders (as Partner)  |   |   |  |
| 4 | Name  | Photo   | Finger Print  | Signature  |
|   | <b>Shri Ranjan Seth</b><br>Son of Late Rabindranath Seth<br>Date of Execution -<br>12/12/2025, , Admitted by:<br>Self, Date of Admission:<br>12/12/2025, Place of<br>Admission of Execution: Office   |   | <br>Captured  |     |
|   |   | Dec 12 2025 3:53PM  | LTI<br>12/12/2025   | 12/12/2025   |
|   | Swarnupnagar, Lane No 03, Dankuni, City:- , P.O:- Dankuni, P.S:-Dankuni, District:-Hooghly, West<br>Bengal, India, PIN:- 712311, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date<br>of Birth:XX-XX-1XX2 , PAN No.:: bhxxxxx8p, Aadhaar No: 87xxxxxxxx4112 Status : Representative,<br>Representative of : Universal Traders & Builders (as Partner) |   |   |  |
| 5 | Name  | Photo   | Finger Print  | Signature  |
|   | <b>Smt Sanjukta Mitra</b><br>Wife of Shri Utpal Mitra<br>Date of Execution -<br>12/12/2025, , Admitted by:<br>Self, Date of Admission:<br>12/12/2025, Place of<br>Admission of Execution: Office  |  | <br>Captured |  |
|   |   | Dec 12 2025 3:53PM  | LTI<br>12/12/2025   | 12/12/2025   |
|   | 14/B/2 Raj Mohon Road, City:- , P.O:- Uttarpara, P.S:-Uttarpara, District:-Hooghly, West Bengal, India,<br>PIN:- 712258, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-<br>XX-1XX5 , PAN No.:: ahxxxxx1j, Aadhaar No: 70xxxxxxxx3313 Status : Representative,<br>Representative of : Universal Traders & Builders (as Partner)      |   |   |  |

**Identifier Details :**

| Name   | Photo   | Finger Print  | Signature  |
|--|---|---|--|
| <b>Mr Raja Bhattacharjee</b><br>Son of Late Subhas Bhattacharjee<br>Janai, City:- , P.O:- Janai, P.S:-<br>Chanditala, District:-Hooghly, West<br>Bengal, India, PIN:- 712304 |  | <br>Captured |  |
|  | 12/12/2025  | 12/12/2025  | 12/12/2025   |

Identifier Of Shri Nikhil Bandhu Ghosh, Shri Nikhil Bandhu Ghosh, Shri Ashoke Ghosh, Shri Swapan Kumar Kundu, Shri Ranjan Seth, Smt Sanjukta Mitra

**Transfer of property for L1**

| Sl.No | From                     | To. with area (Name-Area)           |
|-------|--------------------------|-------------------------------------|
| 1     | Shri Nikhil Bandhu Ghosh | Universal Traders & Builders-12 Dec |

**Transfer of property for L2**

| Sl.No | From                     | To. with area (Name-Area)          |
|-------|--------------------------|------------------------------------|
| 1     | Shri Nikhil Bandhu Ghosh | Universal Traders & Builders-3 Dec |

**Land Details as per Land Record**

District: Hooghly, P.S:- Dunkuni, Municipality: Dankuni, Road: Durgapur Road, Road Zone : (Ward No 9 -- Ward No 9)  
, Mouza: Manoharpur, , Ward No: 9 JI No: 98, Pin Code : 712311

| Sch No | Plot & Khatian Number                    | Details Of Land   | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L1     | LR Plot No:- 2396, LR Khatian No:- 10281 | Owner:মিছিল বন্ধু ঘোষ, Gurdian:মিত্যাপন্দ ,<br>Address:মিজ , Classification:বান্দ,<br>Area:0.12000000 Acre, | Shri Nikhil Bandhu Ghosh                       |
| L2     | LR Plot No:- 2397, LR Khatian No:- 10281 | Owner:মিছিল বন্ধু ঘোষ, Gurdian:মিত্যাপন্দ ,<br>Address:মিজ , Classification:বান্দ,<br>Area:0.03000000 Acre, | Shri Nikhil Bandhu Ghosh                       |

**Endorsement For Deed Number : I - 060811774 / 2025**

**On 04-12-2025**

**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 81,81,825/-



**Sovan Mondal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. JANAI**  
**Hooghly, West Bengal**

**On 12-12-2025**

**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 14:10 hrs on 12-12-2025, at the Office of the A.D.S.R. JANAI by Shri Nikhil Bandhu Ghosh ,Executant.

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

Execution is admitted on 12-12-2025 by Shri Nikhil Bandhu Ghosh, Son of Late Nityananda Ghosh, North Subhas Pally, Ward No 12, P.O: Dunkuni, Thana: Dunkuni, Hooghly, WEST BENGAL, India, PIN - 712311, by caste Hindu, by Profession Business

Indetified by Mr Raja Bhattacharjee, , Son of Late Subhas Bhattacharjee, Janai, P.O: Janai, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712304, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-12-2025 by Shri Nikhil Bandhu Ghosh, Partner, Universal Traders & Builders (Partnership Firm), T N Mukherjee Road, Gadadhar Shopping Complex, Delhiroad, Chowmatha, City:- , P.O:- Dunkuni, P.S:- Dunkuni, District:-Hooghly, West Bengal, India, PIN:- 712311

Indetified by Mr Raja Bhattacharjee, , Son of Late Subhas Bhattacharjee, Janai, P.O: Janai, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712304, by caste Hindu, by profession Advocate

Execution is admitted on 12-12-2025 by Shri Ashoke Ghosh, Partner, Universal Traders & Builders (Partnership Firm), T N Mukherjee Road, Gadadhar Shopping Complex, Delhiroad, Chowmatha, City:- , P.O:- Dunkuni, P.S:-Dunkuni, District:-Hooghly, West Bengal, India, PIN:- 712311

Indetified by Mr Raja Bhattacharjee, , Son of Late Subhas Bhattacharjee, Janai, P.O: Janai, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712304, by caste Hindu, by profession Advocate

Execution is admitted on 12-12-2025 by Shri Swapan Kumar Kundu, Partner, Universal Traders & Builders (Partnership Firm), T N Mukherjee Road, Gadadhar Shopping Complex, Delhiroad, Chowmatha, City:- , P.O:- Dunkuni, P.S:-Dunkuni, District:-Hooghly, West Bengal, India, PIN:- 712311

Indetified by Mr Raja Bhattacharjee, , Son of Late Subhas Bhattacharjee, Janai, P.O: Janai, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712304, by caste Hindu, by profession Advocate

Execution is admitted on 12-12-2025 by Shri Ranjan Seth, Partner, Universal Traders & Builders (Partnership Firm), T N Mukherjee Road, Gadadhar Shopping Complex, Delhiroad, Chowmatha, City:- , P.O:- Dunkuni, P.S:-Dunkuni, District:-Hooghly, West Bengal, India, PIN:- 712311

Indetified by Mr Raja Bhattacharjee, , Son of Late Subhas Bhattacharjee, Janai, P.O: Janai, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712304, by caste Hindu, by profession Advocate

Execution is admitted on 12-12-2025 by Smt Sanjukta Mitra, Partner, Universal Traders & Builders (Partnership Firm), T N Mukherjee Road, Gadadhar Shopping Complex, Delhiroad, Chowmatha, City:- , P.O:- Dunkuni, P.S:-Dunkuni, District:-Hooghly, West Bengal, India, PIN:- 712311

Indetified by Mr Raja Bhattacharjee, , Son of Late Subhas Bhattacharjee, Janai, P.O: Janai, Thana: Chanditala, , Hooghly, WEST BENGAL, India, PIN - 712304, by caste Hindu, by profession Advocate

### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,600.00/- ( B = Rs 3,000.00/- , E = Rs 600.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 3,600/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/12/2025 12:30PM with Govt. Ref. No: 192025260386053918 on 12-12-2025, Amount Rs: 600/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 0742686458113 on 12-12-2025, Head of Account 0030-03-104-001-16  
Online on 12/12/2025 2:05PM with Govt. Ref. No: 192025260386373208 on 12-12-2025, Amount Rs: 3,000/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 7711491172035 on 12-12-2025, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,021/- and Stamp Duty paid by , by Stamp Rs 5,000.00/-, by online = Rs 5,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 493, Amount: Rs.5,000.00/-, Date of Purchase: 11/12/2025, Vendor name: S Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/12/2025 12:30PM with Govt. Ref. No: 192025260386053918 on 12-12-2025, Amount Rs: 5,020/-, Bank:  
SBI EPay ( SBlePay), Ref. No. 0742686458113 on 12-12-2025, Head of Account 0030-02-103-003-02  
Online on 12/12/2025 2:05PM with Govt. Ref. No: 192025260386373208 on 12-12-2025, Amount Rs: 1/-, Bank: SBI  
EPay ( SBlePay), Ref. No. 7711491172035 on 12-12-2025, Head of Account 0030-02-103-003-02



Sovan Mondal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. JANAI  
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0608-2025, Page from 219508 to 219530  
being No 060811774 for the year 2025.



*Sovan Mondal*

Digitally signed by SOVAN MONDAL  
Date: 2025.12.19 14:44:58 +05:30  
Reason: Digital Signing of Deed.

(Sovan Mondal) 19/12/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. JANAI  
West Bengal.