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Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with document are the part of this document.

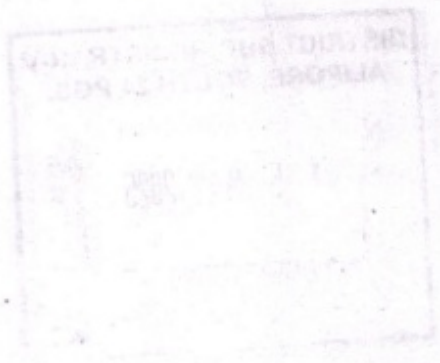
District Sub-Registrar-V
Kolkata, South 24 Parganas



5 MAY 2025

DEVELOPMENT AGREEMENT:

THIS AGREEMENT is made this 5th day of MAY, TWO THOUSAND TWENTY FIVE, Anno Domini,



Handwritten notes and signatures at the bottom right of the page.

24 APR 2025



No. 12682 Date
Sold to
of
Rupees 5000

SUDIPTA CHAKRABORTY
Advocate, Alipore Judges Court,
Kolkata-27

Das
Samir Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

12682 @ 5000/- (in fine dimensions only)



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
5 MAY 2025

Under Headed
to Ad file Club Bmt
Kof-70070.

BETWEEN

(1) SRI KISHORE CHAKRABORTY, Son of Late Kalipada Chakraborty, By Faith Hindu, By Occupation-Business, PAN - AJJPC7569E, Date of birth -07/08/1963, Aadhaar No.448452593419, residing at 53, Bansdrani Place, Police Station-Bansdrani, Kolkata-700070, (2) SMT. SMRITI REKHA CHAKRABORTY, Wife of Late Umapada Chakraborty, PAN-APLPC4505J, Date of birth-16/09/1967, Aadhaar No.780290098770, By Faith Hindu, By Occupation-Housewife, residing at 53, Bansdrani Place, Police Station-Bansdrani, Kolkata-700070, (3) SMT. MONTI CHAKRABORTY, Daughter of Late Umapada Chakraborty, PAN-ATCPC6670P, Date of birth-04/08/1984, Aadhaar No.235476503189, By Faith Hindu, By Occupation-Housewife, residing at 53, Bansdrani Place, Police Station-Bansdrani, Kolkata-700070, hereinafter called and referred to as the "OWNERS OF THE PROPERTY" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heir/heirs, successor/successors, executor/ executors, administrator/ administrators, legal representative/representatives and person/persons, deriving title under him} of the FIRST PART.

:AND:

"ORCHID ENTERPRISE", a Partnership Firm, PAN - AAJFO4530G, date of incorporation 28/01/2025, having its office at 16/2, M.N. Sen Lane, Kolkata-700040, represented by its Partners (1) SRI KHOKAN MONDAL, son of Biswanath Mondal, PAN-AMYPM9960H, Date of birth-01/01/1980, Aadhaar No.760275830185, By Faith Hindu, By Occupation-Business, residing at 48A, Chandi Ghosh Road, Post Office and Police Station - Regent Park, Kolkata-700040, (2) SRI BISWAJIT KAR, son of Late Bijoy Kar, PAN - ASWPK1921A, Date of birth - 18/04/1984, Aadhaar No.469745313353, By Faith Hindu, By Occupation-Business, residing at 1/26B, Ashoke Nagar, Post Office and Police

Station - Regent Park, Kolkata-700040, (3) SRI SUJIT BANIK, son of Late Prohlad Chandra Banik, PAN - BCPPB4371K, Date of birth - 01/01/1975, Aadhaar No.263685938014, By Faith Hindu, By Occupation-Business, residing at 2/83, Santigarh Colony, Post Office and Police Station-Regent Park, Kolkata-700040, the hereinafter called and referred to as the "DEVELOPERS/ BUILDERS" {which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their its heir/heirs, successor/successors, executor/executors, administrator/administrators, legal representative/ representatives and assign/assigns} of the SECOND PART.

WHEREAS in this Agreement unless it be contrary or repugnant to the context the following words or terms shall have the following meaning :-

I} The "FIRST PARTY" shall mean and include the OWNERS of the Property of the Premises and their heirs and successors, representatives, executors.

II} The "SECOND PARTY" shall mean and include the "BUILDERS/ DEVELOPERS" and their heirs, successors, representatives, executors.

III} The said "PROPERTY OR LAND" shall mean ALL THAT piece or parcel of land measuring 4 Cottahs 12 Chittaks more or less, together with 960 Square Feet more or less Structure thereon, in Mouza - Bansdroni, J.L. No.45, Khatian No.134, Dag No.610, Touzi No.14, Pargana - Magura, now within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.53, Bansdroni Place, WARD NO.113, Assessee No.311130700530, Police Station- previously Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, is in the possession of the First Party/Owners particularly described in the FIRST SCHEDULE hereunder written.

IV) "OWNERS' ALLOCATION" shall mean the Owners will be provided One 2BHK flat on the First floor, South-Eastern Side, measuring 658 Square Feet Built up area more or less, and Two 1BHK flat on the Second floor, South-Eastern Side, one measuring 343 Square Feet Built up area more or less and another measuring 315 Square Feet Built up area more or less, both in favour of Sri Kishore Chakraborty and One 2BHK flat on the Ground floor, South-Eastern Side, measuring 658 Square Feet Built up area more or less, in favour of Smt. Smriti Rekha Chakraborty & Smt. Monti Chakraborty and One 1BHK flat on the Ground floor, Western Side, measuring 307 Square Feet Built up area more or less, jointly in favour of Sri Kishore Chakraborty, Smt. Smriti Rekha Chakraborty & Smt. Monti Chakraborty out of the entire Sanction plan to be sanctioned by the KMC authority, together with common areas and facilities and undivided indivisible proportionate share of land under the said building and ultimate common roof right and a liquidated amount of Rs.15,00,000=00 (Rupees Fifteen Lakh) only (forfeit money) will be payable to Smt. Smriti Rekha Chakraborty & Smt. Monti Chakraborty, out of which Rs.1,50,000=00 (Rupees One Lakh Fifty Thousand) only will be payable on the date of execution of this registered Development Agreement, Rs.1,50,000=00 (Rupees One Lakh Fifty Thousand) only will be payable at the time of BL & LRO Mutation, and subsequently Rs.4,00,000=00 (Rupees Two lakh) only will be payable after obtaining the sanction plan and remaining Rs.8,00,000=00 (Rupees Eight Lakh) only will be payable at the time of top floor roof casting.

V) "DEVELOPERS' ALLOCATION" shall mean save and except the owners allocation will be of Developer's allocation, i.e. One flat on the first floor, Eastern Side and One flat on the first floor, Western Side and One flat on the second floor, Eastern Side and One flat on the Second floor, Western Side, One 2BHK Flat on the Ground floor, Eastern Side, One 1BHK Flat on the Ground floor, Western Side, together with common areas and facilities and undivided indivisible proportionate share of land under the said building and ultimate common roof right with the right to sale their allocated Flats to the different intending purchases without any interference of the owners subject to handing over or

delivery of possession of owners allocation as per attached drawing and demarcation out of the total sanction plan.

VI) "PRINCIPAL'S ACCOUNT" shall mean and as referred to in "GENERAL POWER OF ATTORNEY" shall mean the Developers' Account who will bear the total expenses for construction of Building thereon in the said Property at their own liability and responsibility.

VII) "COMMON PARTS, USERS AND FACILITIES" shall mean and include common passage, common users, staircase-cum-landing, equipments and accessories, common use and enjoyment of roof.

VIII) "PROPORTIONATE SHARE" means the share which is agreed to be fixed Owners' and Developers' shares respectively in the Land see the plan attached herewith showing both owners and developers demarcated area.

W H E R E A S on 09/11/1956, one Smt. Rani Bala Dasi and Subal Chandra Naskar, jointly sold, conveyed and transferred the land measuring 4 Cottahs 12 Chittaks more or less in Mouza - Bansdroni, J.L. No.45, Khatian No.134, Dag No.610, Touzi No.14, Pargana - Magura, now within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.53, Bansdroni Place, WARD NO.113, Assessee No.311130700530, Police Station-previously Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas to Kalipada Chakraborty, Batakrishna Chakraborty, Uma Pada Chakraborty, Sati Pada Chakraborty, all are son of Mati Lal Chakraborty, by way of registered Deed, which was registered at Sub-Registered Alipore Sadar, recorded in Book No.I, Volume No.131, pages 77 to 81, being No.7980, for the year 1956.

A N D W H E R E A S on 21st November, 1987, said Batakrishna Chakraborty, Sati Pada Chakraborty, jointly gifted their undivided ½ (half) share of property measuring 2 Cottahs 6 Chittaks more or less out of 4 Cottahs 12 Chittaks more or less in favour of their brother Uma Pada Chakraborty, by way of registered Bengali Dan Patra (Gift Deed), which was registered at ADSR, Alipore,

recorded in Book No.I, Volume No.48, pages 165 to 170, Deed No.2024, for the year 1987 and after Gift Deed said Uma Pada Chakraborty became the owner of undivided $3/4^{\text{th}}$ share of property i.e. $1/4^{\text{th}}$ share by way of purchase and $2/4^{\text{th}}$ share by way of Gift Deed and Kalipada Chakraborty, now deceased, was the owner of undivided $1/4^{\text{th}}$ share of property by way of purchase.

A N D W H E R E A S subsequently said Uma Pada Chakraborty, died intestate, leaving behind his Wife and only daughter namely (1) SMT. SMRITI REKHA CHAKRABORTY, (2) SMT. MONTI CHAKRABORTY, the and the said undivided $3/4^{\text{th}}$ share of property devolved on them by way of INHERITANCE.

A N D W H E R E A S after that (1) Smt. Smriti Rekha Chakraborty, (2) Smt. Monti Chakraborty & (3) Kalipada Chakraborty mutated their names in the record of the Kolkata Municipal Corporation and paying regular taxes thereon against the Premises No.53, Bansdroni Place, WARD NO.113, Assessee No.311130700530, Police Station-previously Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas and enjoying the said property by various acts of possession thereon, free from all encumbrances.

A N D W H E R E A S subsequently said Kalipada Chakraborty, died intestate on 06/10/2002, and his wife Sabita Chakraborty died intestate on 18/08/2022, leaving behind his three sons and four daughters namely (1) SRI NIRMAL KUMAR CHAKRABORTY, (2) SMT. ANIMA GOSWAMI, (3) SMT. SIKHA CHAKRABORTY, (4) SRI ASHOKE KUMAR CHAKRABORTY, (5) SMT. DEBI CHAKRABORTY, (6) SMT. BABLI CHAKRABORTY, and (7) SRI KISHORE CHAKRABORTY, the and the said undivided $1/4^{\text{th}}$ share of property devolved on them by way of INHERITANCE.

AND WHEREAS on 04/04/2025 said (1) SRI NIRMAL KUMAR CHAKRABORTY, (2) SMT. ANIMA GOSWAMI, (3) SMT. SIKHA CHAKRABORTY, (4) SRI ASHOKE KUMAR CHAKRABORTY, (5) SMT. DEBI CHAKRABORTY, and (6) SMT. BABLI CHAKRABORTY, gifted their undivided 6/28th share out of the total property to their brother SRI KISHORE CHAKRABORTY, by way of registered Gift Deed, which was registered at DSR-IV, Alipore, recorded in Book No.I, Volume No.1604-2025, pages 85465 to 85489, Deed No.160403188, for the year 2025.

AND WHEREAS the First Party herein have been in possession and enjoyment of the same.

AND WHEREAS the First Party herein as Owners of the said Property after consulting with confirming party have decided to "Exploit" through residential by raising new proposed Building Straight Three storied and/or as per Sanction Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION on the said Property more fully and particularly described in the FIRST SCHEDULE below and the Second Party having sound knowledge and financial ability approached the First Party with the terms, conditions and covenants herein below appearing and the First Party herein allowed the Second Party herein to raise such construction at their own cost and/or at the cost of their nominees on the FIRST SCHEDULE Property as per the Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION for the benefit of the parties to this AGREEMENT.

AND WHEREAS the Second Party hereinafter considering the proposal of the First Party herein have agreed to raise Building as per Sanctioned Plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION, at their own cost and/or their nominees' cost as described in the FIRST SCHEDULE below on certain terms and conditions to which the FIRST PARTY agreed and Second Party confirmed.

AND WHEREAS to avoid future complication, the parties execute this Registered Agreement at this day by incorporating the said terms and conditions as FOLLOWS :-

: TERMS & CONDITIONS :

- 1) That the First Party herein will hand over clear vacant peaceful Possession of the schedule property described in the FIRST SCHEDULE below to the Second Party developers herein on the date of execution of this Agreement and the second party received today the vacant possession of the said premises.
- 2) That the SECOND PARTY herein on receiving vacant Possession of the property described in the FIRST SCHEDULE below will start the demolition, physical measurement, boundary walls and the construction after obtaining the Sanction Plan to be sanctioned by the KOLKATA MUNICIPAL CORPORATION (KMC).
- 3) That the Second Party shall pay Corporation Taxes, electric bill and any dues bills for the FIRST SCHEDULE Property upto the date of AGREEMENT and prior to give vacant Possession of the said Property and shall be liable to pay Corporation Taxes of the FIRST SCHEDULE Property proportionately. In exchange of Owners' Property mentioned in the FIRST SCHEDULE the "OWNERS' ALLOCATION" as mentioned above.
- 4) That the First Party herein shall allow the Second Party to erect said Building construction as per Sanctioned Plan to be sanctioned by the KOLKATA MUNICIPAL CORPORATION at their nominees' cost in the land described in the FIRST SCHEDULE below.
- 5) That the Second Party herein at their own cost and initiative will make the said Plan to be Sanctioned to the alteration/modification, if necessary, in the name of the First Party from the KOLKATA MUNICIPAL CORPORATION

and the First Party shall assist/co-operate in all respect in obtaining the sanctioned, modification/alteration of Plan by the KOLKATA MUNICIPAL CORPORATION for construction wherein the First Party will not make any hindrances or obstructions.

6) That the First Party shall allow the Second Party to stock all Building materials within the said Premises after demolishing and dispose of the realize the sale proceed by the Second Party shall take all steps for protection of the same including Building/renovating of existing boundary walls on or about the said FIRST SCHEDULE Property and to appoint darowan/darowans and/or their own men and to keep them posted at site and providing them temporary facilities within the said premises for security purpose.

7) That the First Party shall execute POWER OF ATTORNEY in favour of the SECOND PARTY empowering and/or authorizing the Second Party to negotiate act and do all things necessary for and on behalf of the First Party for more fully and effectually in respects as they could do the same themselves with regard to obtaining the necessary, sanction, permits, quotas etc. from the KOLKATA MUNICIPAL CORPORATION and Government and/or Semi Government Institution including Police Authorities of the First Party, if necessary, and also the powers empowered to him with the clauses as mentioned and to be mentioned in the Power of Attorneys which will be treated as part of this Agreement being coupled of interest involves herein save and except the power of sale of the vacant land or unconstructed scheduled property.

8) That the First Party shall further authorize the Second Party to act on their behalf by incorporating the following acts and deeds in the aforesaid POWER OF ATTORNEYS.

9) To advertise, negotiate, execute by signing and registering, transfer document or documents of Agreement and to receive Booking money advance or

earnest money and consideration money and to allow the Intending Purchasers to take loan from any Authority or Body or Bodies or even documents relating to the said transfer in the proposed Building for and on behalf of the First Party in the capacity of the Owners in addition to the capacity of the Second Party for more fully assuring and/or securing the right, title and interest of the Intending Purchaser or Purchasers of the aforesaid proposed constructed area with proportionate share in the said land in respect of Developers' allocation, any type of Registration or absolute transfer shall be made after handing over the owners' allocation. (Excluding the agreement for sale).

10) That the First Party shall have no claim on the sale proceeds of the said constructed areas other than the Owners' Allocation described in the SECOND SCHEDULE which shall rightfully belong to the Second Party in consideration of their investment and endeavour in erecting the aforesaid Building on the land described in the FIRST SCHEDULE below. If any of the owner intend to dispose of his/her allocation then in that case all the owners shall bound to execute in the said Deed as necessary party.

11) That the First Party shall have no right of objection on to the price to be claimed by the Second Party from their Intending Purchaser or Purchasers in respect of the said constructed area other than the First Parties allocation money as mentioned in the SECOND SCHEDULE below.

12) That the First Party shall have "NO OBJECTION" of being treated as Owners of the Flats to the Intending Purchasers to be constructed even under the WEST BENGAL APARTMENT OWNERSHIP ACT XVI OF 1972, subject to all subsequent amendments and/or the Second Party taking all necessary steps towards registering the aforesaid construction comprising several self-contained spaces/flats under the WEST BENGAL APARTMENT (REGULATION OF CONSTRUCTION AND TRANSFER) ACT, XVIII OF 1979.

13) That the First Party shall execute at the option of the Second Party the necessary documents in favour of the Second Party or their nominee or nominees including the Intending Purchaser or Purchasers of the said constructed areas which includes the spaces/flats with proportionate undivided share attributable to the land underneath the building or do such other things as would be deemed necessary for more fully assuring the right, title and ownership of the Second Party or their nominee or nominees including the Intending Purchaser/Purchasers in respect of the Flats and with proportionate undivided share in the land as stated above subject to get delivery of possession of their respective share and allocation.

14) That the Second Party shall complete the Flats in the said premises in all respect including completion of electrical fittings and fixtures fixing up flush door and windows, plumbing work, plaster of Paris for internal walls and cement base Colour in external walls within 24 Months from the date of obtaining the sanction plan. However, the period may be extended further 6 (Six) Months. If for any legal complication and/or for delay of delivery of Sanction Plan from the KOLKATA MUNICIPAL CORPORATION for any reasons whatsoever and in that case further 6 (Six) Months will be extended. The construction of the building shall be done as per proposed sanctioned plan & shall be regularized a deviation is made in the time of construction with the consultation with the 1st party.

15) That the Second Party shall complete the construction within 24 Months from the date of obtaining the sanction plan from the K.M.C but will not stand the above conditions, if not be restrained for unavoidable reasons or force-majeure.

16) That the Second Party shall complete the construction of the said new proposed building or as per Sanction Plan on land described in the FIRST SCHEDULE below within 24 Months from the date of obtaining the sanction plan to be Sanctioned by the KOLKATA MUNICIPAL CORPORATION, That if due to

unavoidable circumstances sanction force Majure, which is beyond the control of the Second Party herein the said construction shall not be completed within the stipulated time, then the time for completion of the said construction shall be extended as mutually agreed upon.

17) That each terms of this Agreement is the consideration for the other and failure to comply with the terms and conditions of this Agreement by either of the Parties shall be a cause of action as mentioned below.

18) This Agreement will not be treated as a Partnership between the First Party and Second Party or an Agreement for sale of the said property by the First Party to the Second Party. The Second Party is giving only right to develop the said Property as aforesaid and the First Party's Allocation is in lieu of this land.

19) The Building will be constructed for Residential purposes only.

20) The Second Party declared that they have entered into this Agreement after fully satisfying about the title of the FIRST PARTY. Save and except any material defect of title and the Property being encumbered.

21) All out of pocket expenses of and incidental to this Agreement and the transactions in pursuance thereof including the Deed/Deeds of Conveyance/ Conveyances and other assurance in respect thereof in connection with the Proposed Building including Stamp Duty and Registration charges shall be borne and paid by the Second Party and/or their nominees alone.

22) The Second Party shall indemnify and keep indemnified the First Party against all losses, damages, costs, charges, expenses that will be incurred or suffered by the First Party on account of arising out of any breach of any of these terms or any law, rules or regulations or due to accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however.

- 23) The First Party shall indemnify and keep indemnified the Second Party against all losses, damages, expenses that will be incurred for suffered by the Second Party on account of arising out of any breach of any those terms or any law or otherwise however.
- 24) The Second Party/Developers will be solely liable if the Building be demolished or fall down during the tenure of the construction or later on the First Party will not in any way either Criminally or in Civil be liable in whatsoever manner.
- 25) In case of any dispute or differences or questions concerning the time period completion of period of work and Payment of consideration to the Owners the same shall be referred the Arbitration wherein the each party will appoint one Arbitrator and in case of differences the opinion both the Arbitrator the decision of the Umpire to be appointed by both the Arbitrator will be final, under the provision of INDIAN ARBITRATION ACT, 1946, and/or any other statutory modification and/or enactment.
- 26) The Jurisdiction of the Court will be at ALIPORE & under Hon'ble Calcutta High Court.
- 27) After execution of this agreement the second party herein will prepare a building sketch plan as soon as possible and first party and approve the same before submitting the Sanction Plan.
- 28) The first party will hand over the original deeds at the time of execution of this agreement due to sanction plan and other purpose, mutation, and other works and during the construction period Smriti Rekha Chakraborty will be provided Rs.2,500/- per month as temporary accommodation charges till handing over the owners' allocation. Be it noted that the square feet will be mentioned by executing a supplementary agreement.

: THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land measuring 4 Cottahs 12 Chittaks more or less, together with 960 Square Feet more or less Structure thereon i.e. 800 Square Feet pucca and 160 Square Feet Tiles shed, in Mouza - Bansdroni, J.L. No.45, Khatian No.134, Dag No.610, Touzi No.14, Pargana - Magura, now within the Limits of KOLKATA MUNICIPAL CORPORATION, being Premises No.53, Bansdroni Place, WARD NO.113, Assessee No.311130700530, Police Station- previously Regent Park now Bansdroni, Kolkata-700070, District South 24- Parganas and butted and bounded by :-

<u>ON THE NORTH</u>	:	6' feet wide Road.
<u>ON THE EAST</u>	:	12'-6" feet wide Road.
<u>ON THE SOUTH</u>	:	Plot No.B.
<u>ON THE WEST</u>	:	Land of Jamuna Bala Dasi.

: THE SECOND SCHEDULE ABOVE REFERRED TO :
"OWNERS' ALLOCATION"

"OWNERS' ALLOCATION" shall mean the Owners will be provided One 2BHK flat on the First floor, South-Eastern Side, measuring 658 Square Feet Built up area more or less, and Two 1BHK flat on the Second floor, South-Eastern Side, one measuring 343 Square Feet Built up area more or less and another measuring 315 Square Feet Built up area more or less, and One 2BHK flat on the Ground floor, South-Eastern Side, measuring 658 Square Feet Built up area more or less, and One 1BHK flat on the Ground floor, Western Side, measuring 307 Square Feet Built up area more or less, out of the entire Sanction plan to be sanctioned by the KMC authority, together with common areas and facilities and undivided indivisible proportionate share of land under the said building and ultimate common roof right and a liquidated amount of Rs.15,00,000=00 (Rupees Fifteen Lakh) only (forfeit money) will be payable to Smt. Smriti Rekha Chakraborty & Smt. Monti Chakraborty, out of which Rs.1,50,000=00 (Rupees One Lakh Fifty Thousand) only will be payable on the date of execution of this registered Development Agreement, Rs.1,50,000=00 (Rupees One Lakh Fifty Thousand) only will be payable at the time of BL & LRO Mutation, and subsequently

Rs.4,00,000=00 (Rupees Two lakh) only will be payable after obtaining the sanction plan and remaining Rs.8,00,000=00 (Rupees Eight Lakh) only will be payable at the time of top floor roof casting.

"DEVELOPERS' ALLOCATION"

"DEVELOPERS' ALLOCATION" shall mean save and except the owners allocation out of the entire Sanction plan to be sanctioned by the KMC authority, will be of Developer's allocation i.e. i.e. One flat on the first floor, Eastern Side and One flat on the first floor, Western Side and One flat on the second floor, Eastern Side and One flat on the Second floor, Western Side, One 2BHK Flat on the Ground floor, Eastern Side, One 1BHK Flat on the Ground floor, Western Side, together with common areas and facilities and undivided indivisible proportionate share of land under the said building and ultimate common roof right.

: SPECIFICATION OF THE FLAT :

TYPE OF STRUCTURE :

R.C.C. Foundation and footing in the concrete proportionate of 3:2:1 cement ratio after adequate soil treatment and consolidation.

SUPER - STRUCTURES :

R.C.C. frame work, column, beams, slabs, lintels, chajja etc. in the concrete proportion of 3:2:1 ratio with 200mm thickness brick work on outside walls with 1st Class kiln burnt bricks in cement mortar ratio 5:1 proportion and 75mm thick inside Partition walls and 125mm thick Partition wall between the Flat will done by 1st Class Kiln burnt bricks in cement mortar ratio 1:4 proportion.

FLOORING :

Entire Flooring will be Marble/Tiles finish.

DOORS :

All doors will be Flash Doors, bath room doors are PVC.

WINDOWS :

Aluminum sliding cover with grill.

KITCHEN :

Granite Cooking Platform with stainless steel sink and 1 No. Water tap will be provided. Basin of suitable size be fixed.

TOILET :

- (a)... Concealed internal and Hot and cold water lines within HDPE Pipes and fittings geyser point should be given.
- (b)... Porcelain pan European.
- (c)... 1 Shower, 2 Taps with necessary C.P. Fittings or other standard quality.
- (d)... Porcelain hand wash basin with pillar cock.

PLUMBING & DRAINAGE :

- A)... Necessary drain sewer lines, inspection pits and necessary duly connected to the septic tank.
- B)... Submersible Water pump will be installed in underground water reservoir.
- C)... PVC rain water pipes for roof under disposal.
- D)... Total standard quality fittings.

PAINING :

- A)... Water proof exterior based paint will be used on outside walls and inside walls will be finished with wall putty.
- B)... Wooden Primer will be on all wooden doors enamel paints on outside window grill.

ELECTRIFICATION :

- A)... Concealed wiring with copper cable of reputed brand built in switch board with modulated switches will be provided.
- B)... 2 Light Points, 1 Fan Point and 2 Plug Point & One AC point in each Bed Room.
- C)... 3 Light Points, 2 Fan Points, 1 Power Point and two Plug Points in each Living-cum-Dining Room and one AC Point.
- D)... 1 Light Point, 1 Exhaust Fan Point and 2 Power Points in each Kitchen.
- E)... 1 Light Point, 1 Exhaust Fan Point, 1 geyser point in each Toilet.

ELECTRIC METER :

Procurement of electric meter for individual flats (owner's allocation) from Competent Authority will be borne by the Owner and installation of Transformer/Common Meter/Mother Meter and service charges, cost of the mother meter shall be on account of the Owner and other respective Flat Purchaser proportionately.

ROOF FLOORING :

Cement concrete/Petistone Dhalai.

WATER SUPPLY :

Water will be provided through K.M.C. water supply.

IN WITNESSES WHEREOF, the PARTIES have set and subscribed their respective hands and seal by the day, month and year first above written.

SIGNED SEALED AND DELIVERED BY THE OWNERS AT KOLKATA IN THE PRESENCE OF :

1. Subha Mondal
220, Aflac Club Road
K.P. - 700070.
2. Ranjan Kumar Saha
Vill. - Bantowai, P.O. - Nabatajpe
Dist. - Purba Medinipur
P.M. - 721601

Kishore Chakraborty

Smriti Rekha Chakraborty

Mouli Chakraborty

SIGNATURE OF THE OWNERS.

SIGNED SEALED AND DELIVERED BY THE DEVELOPERS AT KOLKATA IN THE PRESENCE OF :

1. Subha Mondal
2. Ranjan Kumar Saha

Orchid Enterprise
Khokan Mondal
Partner

Orchid Enterprise
Biswajit K
Partner

Orchid Enterprise
Sudipta Chakraborty

SIGNATURE OF THE DEVELOPERS.

DRAFTED AND PREPARED BY ME.

Sudipta Chakraborty
(ADVOCATE)
ALIPORE JUDGES' COURT, KOL-27.

(SUDIPTA CHAKRABORTY)

WB/1056/1999

TYPED BY ME.

Somen Mondal
(TYPIST)

: MEMO OF CONSIDERATION :

RECEIVED from the within-named DEVELOPER the said sum of Rs.1,50,000=00 (Rupees One Lakh Fifty Thousand) only out of Rs.15,00,000=00 (Rupees Fifteen Lakh) only as per Memo below.

: M E M O :

1. By Cheque, Vide No.000003,
dated 05/05/2025, Bandhan Bank,
Tollygunge Branch, Kolkata

Rs.1,50,000=00

=====
Total Rs.1,50,000=00
=====

Total Rupees One Lakh Fifty Thousand only

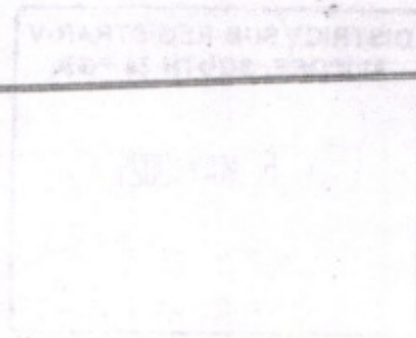


- *Kishore Chakraborty*
- *Smriti Debra Chakraborty*
- *Moumi Chakraborty*

SIGNATURE OF THE OWNER.

WITNESSES :

- 1) *Subha Haldar*
- 2) *Ranjan Kumar Saha*




Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name KHOKAN MONDAL

Signature Khokan mondal












Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name BISWAJIT KAR

Signature Biswajit Kar

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name SUJIT BANIK

Signature Sujit Banik

Thumb

1st finger

middle finger

ring finger

small finger

	Left Hand					
	Right Hand					

Name KISHORE CHAKRABORTY

Signature *Kishore Chakraborty*

Thumb

1st finger

middle finger

ring finger

small finger

	Left Hand					
	Right Hand					

Name SHRITI REKHA CHAKRABORTY

Signature *Shriti Rekha Chakraborty*

Thumb

1st finger

middle finger

ring finger

small finger

	Left Hand					
	Right Hand					

Name MONTI CHAKRABORTY

Signature *Monti Chakraborty*



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



192025260048193771

GRN Details

GRN:	192025260048193771	Payment Mode:	Online Payment
GRN Date:	05/05/2025 08:56:28	Bank/Gateway:	State Bank of India
BRN :	IK0DFOMAA9	BRN Date:	05/05/2025 08:57:25
GRIPS Payment ID:	050520252004819376	Payment Init. Date:	05/05/2025 08:56:28
Payment Status:	Successful	Payment Ref. No:	2001126470/5/2025

[Query No*/Query Year]

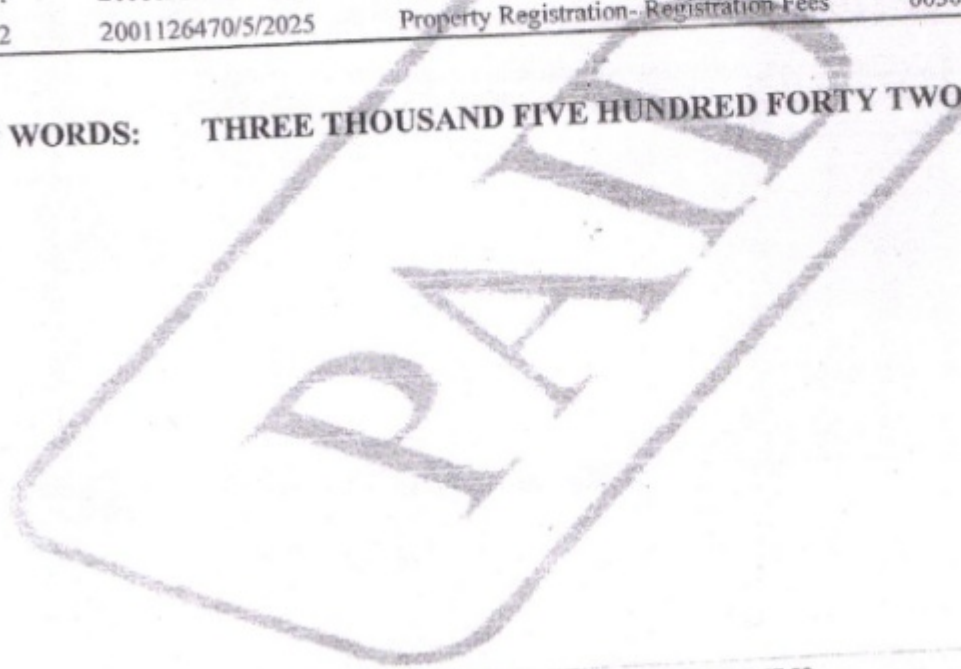
Depositor Details

Depositor's Name: SUDIPTA CHAKRABORTY
Address: Alipore Judges Court Kolkata, West Bengal, 700027
Mobile: 9831036678
Email: sudiptachakroborty@ymail.com
Depositor Status: Advocate
Query No: 2001126470
Applicant's Name: Mr SUDIPTA CHAKRABORTY
Identification No: 2001126470/5/2025
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 05/05/2025
Period To (dd/mm/yyyy): 05/05/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001126470/5/2025	Property Registration- Stamp duty	0030-02-103-003-02	2021
2	2001126470/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	1521
			Total	3542

IN WORDS: THREE THOUSAND FIVE HUNDRED FORTY TWO ONLY.



Major Information of the Deed

Deed No :	I-1630-03347/2025	Date of Registration	05/05/2025
Query No / Year	1630-2001126470/2025	Office where deed is registered	
Query Date	25/04/2025 8:38:15 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDIPTA CHAKRABORTY Calcutta High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9163407529, Status :Advocate		
Transaction	Additional Transaction :		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]		
Set Forth value :-	Market Value		
	Rs. 47,09,251/-		
Stamp duty Paid (SD)	Registration Fee / Paid		
Rs. 7,021/- (Article:48(g))	Rs. 1,553/- (Article.E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bansdroni Place, , Premises No: 53, , Ward No: 113 Pin Code : 700070

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		40,61,251/-	Width of Approach Road: 13 Ft., Adjacent to Metal Road,
Grand Total :				7.8375Dec	0 /-	40,61,251 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	0/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	160 Sq Ft.	0/-	48,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 160 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		960 sq ft	0 /-	6,48,000 /-	



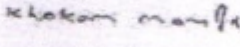


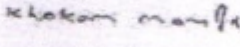


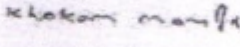


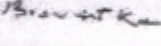


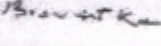


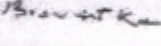


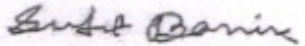


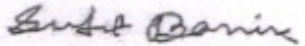


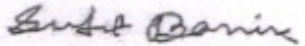
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr KISHORE CHAKRABORTY Son of Late Kalipada Chakraborty Executed by: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office</p>   <p>05/05/2025 LTI 05/05/2025 05/05/2025</p> <p>53, Bansdroni Place, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AJxxxxxx9E, Aadhaar No: 44xxxxxxxx3419, Status :Individual, Executed by: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office</p>
2	<p>Mrs SMRITI REKHA CHAKRABORTY Wife of Late Umapada Chakraborty Executed by: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office</p>   <p>05/05/2025 LTI 05/05/2025 05/05/2025</p> <p>53, Bansdroni Place, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: APxxxxxx5J, Aadhaar No: 78xxxxxxxx8770, Status :Individual, Executed by: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office</p>
3	<p>Mrs MONTI CHAKRABORTY Daughter of Late Umapada Chakraborty Executed by: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office</p>   <p>05/05/2025 LTI 05/05/2025 05/05/2025</p> <p>56, Bansdroni Place, City:- Kolkata, P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ATxxxxxx0P, Aadhaar No: 23xxxxxxxx3189, Status :Individual, Executed by: Self, Date of Execution: 05/05/2025 , Admitted by: Self, Date of Admission: 05/05/2025 ,Place : Office</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ORCHID ENTERPRISE 16/2, M.N. Sen Lane, City:- Kolkata, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr KHOKAN MONDAL (Presentant) Son of Mr Biswanath Mondal Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td>May 5 2025 1:17PM</td> <td>LTI 05/05/2025</td> <td>05/05/2025</td> <td></td> </tr> </tbody> </table> <p>48A, Chandi Ghosh Road, City:- Kolkata, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: amxxxxxx0h, Aadhaar No: 76xxxxxxxx0185 Status : Representative, Representative of : ORCHID ENTERPRISE (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr KHOKAN MONDAL (Presentant) Son of Mr Biswanath Mondal Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office		 Captured		May 5 2025 1:17PM	LTI 05/05/2025	05/05/2025	
Name	Photo	Finger Print	Signature										
Mr KHOKAN MONDAL (Presentant) Son of Mr Biswanath Mondal Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office		 Captured											
May 5 2025 1:17PM	LTI 05/05/2025	05/05/2025											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BISWAJIT KAR Son of Late Bijoy Kar Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td>May 5 2025 1:18PM</td> <td>LTI 05/05/2025</td> <td>05/05/2025</td> <td></td> </tr> </tbody> </table> <p>1/26B, Ashoke Nagar, City:- , P.O:- Banskroni, P.S:-Banskroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ASxxxxxx1A, Aadhaar No: 46xxxxxxxx3353 Status : Representative, Representative of : ORCHID ENTERPRISE (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr BISWAJIT KAR Son of Late Bijoy Kar Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office		 Captured		May 5 2025 1:18PM	LTI 05/05/2025	05/05/2025	
Name	Photo	Finger Print	Signature										
Mr BISWAJIT KAR Son of Late Bijoy Kar Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office		 Captured											
May 5 2025 1:18PM	LTI 05/05/2025	05/05/2025											
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUJIT BANIK Son of Late Prohlab Chandra Banik Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office </td> <td></td> <td> Captured</td> <td></td> </tr> <tr> <td>May 5 2025 1:18PM</td> <td>LTI 05/05/2025</td> <td>05/05/2025</td> <td></td> </tr> </tbody> </table> <p>2/83, Santigarh Colony, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: bcxxxxxx1k, Aadhaar No: 26xxxxxxxx8014 Status : Representative, Representative of : ORCHID ENTERPRISE (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr SUJIT BANIK Son of Late Prohlab Chandra Banik Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office		 Captured		May 5 2025 1:18PM	LTI 05/05/2025	05/05/2025	
Name	Photo	Finger Print	Signature										
Mr SUJIT BANIK Son of Late Prohlab Chandra Banik Date of Execution - 05/05/2025, , Admitted by: Self, Date of Admission: 05/05/2025, Place of Admission of Execution: Office		 Captured											
May 5 2025 1:18PM	LTI 05/05/2025	05/05/2025											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHA MONDAL Son of Mr Sashi Ondal B/95, Satyajit Park, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070		 Captured	
	05/05/2025	05/05/2025	05/05/2025

Identifier Of Mr KISHORE CHAKRABORTY, Mrs SMRITI REKHA CHAKRABORTY, Mrs MONTI CHAKRABORTY, Mr KHOKAN MONDAL, Mr BISWAJIT KAR, Mr SUJIT BANIK

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KISHORE CHAKRABORTY	ORCHID ENTERPRISE-2.6125 Dec
2	Mrs SMRITI REKHA CHAKRABORTY	ORCHID ENTERPRISE-2.6125 Dec
3	Mrs MONTI CHAKRABORTY	ORCHID ENTERPRISE-2.6125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr KISHORE CHAKRABORTY	ORCHID ENTERPRISE-266.66666700 Sq Ft
2	Mrs SMRITI REKHA CHAKRABORTY	ORCHID ENTERPRISE-266.66666700 Sq Ft
3	Mrs MONTI CHAKRABORTY	ORCHID ENTERPRISE-266.66666700 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr KISHORE CHAKRABORTY	ORCHID ENTERPRISE-53.33333300 Sq Ft
2	Mrs SMRITI REKHA CHAKRABORTY	ORCHID ENTERPRISE-53.33333300 Sq Ft
3	Mrs MONTI CHAKRABORTY	ORCHID ENTERPRISE-53.33333300 Sq Ft

Endorsement For Deed Number : I - 163003347 / 2025

On 05-05-2025

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 11:44 hrs on 05-05-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr KHOKAN MONDAL ..

Certificate of Market Value(WB PUVA rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 47,09,251/-

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

Execution is admitted on 05/05/2025 by 1. Mr KISHORE CHAKRABORTY, Son of Late Kalipada Chakraborty, 53, Bansdrani Place, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Mrs SMRITI REKHA CHAKRABORTY, Wife of Late Umapada Chakraborty, 53, Bansdrani Place, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 3. Mrs MONTI CHAKRABORTY, Daughter of Late Umapada Chakraborty, 56, Bansdrani Place, P.O: Bansdrani, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Identified by Mr SUBHA MONDAL, , , Son of Mr Sashi Ondal, B/95, Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 05-05-2025 by Mr BISWAJIT KAR, Partner, ORCHID ENTERPRISE (Partnership Firm), 16/2, M.N. Sen Lane, City:- Kolkata, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr SUBHA MONDAL, , , Son of Mr Sashi Ondal, B/95, Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

Execution is admitted on 05-05-2025 by Mr SUJIT BANIK, Partner, ORCHID ENTERPRISE (Partnership Firm), 16/2, M.N. Sen Lane, City:- Kolkata, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr SUBHA MONDAL, , , Son of Mr Sashi Ondal, B/95, Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

Execution is admitted on 05-05-2025 by Mr KHOKAN MONDAL, Partner, ORCHID ENTERPRISE (Partnership Firm), 16/2, M.N. Sen Lane, City:- Kolkata, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr SUBHA MONDAL, , , Son of Mr Sashi Ondal, B/95, Satyajit Park, P.O: Bansdrani, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,553.00/- (B = Rs 1,500.00/- , E = Rs 21.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,521/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/05/2025 8:57AM with Govt. Ref. No: 192025280048193771 on 05-05-2025, Amount Rs: 1,521/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DFOMAA9 on 05-05-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12682, Amount: Rs.5,000.00/-, Date of Purchase: 24/04/2025, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/05/2025 8:57AM with Govt. Ref. No: 192025260048193771 on 05-05-2025, Amount Rs: 2,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DFOMAA9 on 05-05-2025, Head of Account 0030-02-103-003-02

Dilip Kumar Mondal

**Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2025, Page from 83257 to 83286

being No 163003347 for the year 2025.



Mondal

Digitally signed by DILIP KUMAR MONDAL
Date: 2025.05.13 19:08:58 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 13/05/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.