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पश्चिम बंगाल WEST BENGAL

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

District Sub-Registrar-Y  
 Alipore, South 24 Parganas

19 MAY 2025

**"AMENDMENT OF JOINT VENTURE DEVELOPMENT AGREEMENT"**

**THIS AMENDMENT OF DEVELOPMENT AGREEMENT** is made on this **19<sup>th</sup>** day of May, 2025.

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14 FEB 2025

No..... ₹10/- Date.....

AYAN CHAKRABORTY

Name :..... Advocate

Alipore Criminal Court  
Kolkata - 700027

Address :.....

Vendor :.....

Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOI-27

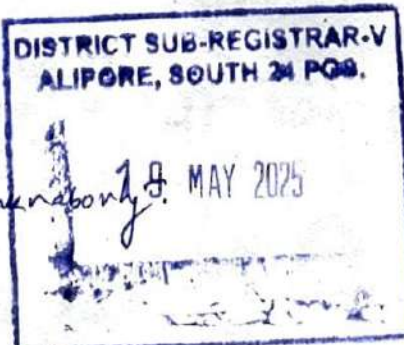
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Identified by me,

Ayan Chakraborty  
Advocate

S/O Late Anil Kumar Chakraborty  
Alipore Criminal Court  
Kolkata - 700027.



**BETWEEN**

**(1) SMT. TANUSHREE SENGUPTA (PAN NO. - AVTPS3903J) (AADHAAR NO. 620530544517) (DOB - 18/02/1964)(Mobile No. 9830056809)**, wife of Late Sanjay Sengupta, by nationality - Indian, by faith - Hindu, by occupation - Housewife, residing at P-15, Central Park, P.O. - Jadavpur University, P.S.- Jadavpur, Kolkata - 700 032; **(2) DWAIPAYAN SENGUPTA (PAN NO. - KINPS6199M) (AADHAAR NO. 676085873538) (DOB - 13/11/1996)(Mobile No. 9051459990)**, son of Late Sanjay Sengupta, by nationality - Indian, by faith - Hindu, by occupation - Service, both are resident of P-15, Central Park, P.O. - Jadavpur University, P.S. - Jadavpur, Kolkata -700032; hereinafter referred to as the **"OWNERS"** (which expression shall, unless excluded by or repugnant to the context, be deemed to include their respective heirs, successors, legal representatives, administrators, executors and assigns) of the **ONE PART/FIRST PARTY**.

**AND**

**SHRI GAURAV KUMAR DUTTA, (PAN NO. - BPMPD9697G) (AADHAAR NO. 965376832183) (DOB - 19/11/1988) (Mobile No. 9836360550)**, son of Shri Ashok Dutta, resident of 20/3A, Central Park, P.O. - Jadavpur University, P.S. - Jadavpur, Kolkata - 700032; hereinafter referred to as the **DEVELOPER** (which term or expression shall, unless excluded by or repugnant to the context, be deemed to include successor-in-office, administrators, executors, legal representatives and assigns) of the **OTHER PART/SECOND PARTY**.

**WHEREAS** the Governor of West Bengal on behalf of the Government of West Bengal acquired some bastu landed properties situated at Mouza - Rajapur, J.L. No. 23 and Mouza - Jadavpur, J.L. No.35, under Police Station - Tollygunge now Jadavpur, District - 24 Parganas now South 24 Parganas, under the provisions of the **"WEST BENGAL LAND DEVELOPMENT AND PLANNING ACT, 1948"** on 16<sup>th</sup> day of October for the year 1950, for the purpose of betterment for habitation of the people.

AND WHEREAS  
Governor en  
LAND  
S



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

**AND WHEREAS** as per provision of Section 10 of the above-mentioned Act the Governor entered into an agreement with a Society, named "THE CENTRAL LAND AND BUILDING SOCIETY LTD" (having its registered office at 2/2, Southern Avenue) with the object to prepare a Scheme Plan and transfer the Scheme Plots in favour of intending purchasers and to realize the compensation costs of the above-mentioned acquired land.

**AND WHEREAS** one Smt. Prity Sengupta, daughter of Late Jageswar Sengupta, purchased a plot of land from The Central Land and Building Society Limited and such plot of land measuring about 04 cottah more or less lying and situated in Mouza - Rajapur, J.L. No. 23 and Mouza - Jadavpur, J.L. No. 35, Rajapur Development Scheme plot no. 15, P.S. - Tollygunge (now Jadavpur), District - 24 Parganas [now 24 Parganas (South)] and by virtue of an Indenture of Transfer/Sale dated 10/07/1985 in the office of District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 160, Pages from 244 to 252, Deed No. being 9493 for the year 1985, Smt. Prity Sengupta became the owner of the the bastu landed property mentioned herein above. The above-mentioned land which is described in the "SCHEDULE - A" and hereunder written and referred to as the "SAID LAND".

**AND WHEREAS** since then Smt. Prity Sengupta became absolute owner of the above-mentioned property and has exercised all his rights of ownership and possession over the said plot of land and constructed a three storied building thereon as per sanctioned building plan and started living with her full family at the above-mentioned property and also paid taxes (The above mentioned land and structure more fully described in the "SCHEDULE - A" hereunder written and referred to as the "SAID PROPERTY").

**AND WHEREAS** Smt. Prity Sengupta died on 29<sup>th</sup> day of December, 1998 and as per the last will and/or Testament of Late Prity Sengupta (dated 06/06/1990 which was registered in the office of the Additional District Sub-Registrar, Alipore and recorded therein in Book No. - III, Volume No. - 05, Pages from 78 to 81, Deed No. Being 118 for the year 1990), the "SAID PROPERTY" devolved on

her nephew Shri Sanjay Sengupta, son of Shri Sudhir Kumar Sengupta [the executor of the will was also Shri Sanjay Sengupta who filed an application under Act 39 Case No. 220 of 2002 before the Court of Ld. District Delegate for the prayer of granting Probate and on 12/09/2003 the Court of Ld. District Delegate, Alipore, District - South 24-Parganas, granted Probate in favour of Shri Sanjay Sengupta].

**AND WHEREAS** being the absolute owner of the "SAID PROPERTY" Shri Sanjay Sengupta mutated his name in the records of the Kolkata Municipal Corporation as the rightful owner and continued living with his full family at the above-mentioned property and also paid taxes.

**AND WHEREAS** said Shri Sanjay Sengupta died intestate on 03<sup>rd</sup> day of May, 2021. After the death of Shri Sanjay Sengupta, the 'SAID PROPERTY' devolved on the legal heirs of Late Sanjay Sengupta and WE, Smt. Tanushree Sengupta (wife of Late Sanjay Sengupta) and Shri Dwaipayan Sengupta (son of Late Sanjay Sengupta) became the joint owners of the 'SAID PROPERTY'.

**AND WHEREAS** being the joint owners of the "SAID PROPERTY" [ALL THAT piece and parcel of Bastu landed property measuring an area about 04 cottah (be the same a little more or less) together with a three storied building standing thereon, having its total covered area of 1500 Sq. Ft. i.e. each floor measuring about 500 Sq. Ft., being Plot No. - 15, Premises No. 121, Central Park (postal address being P-15, Central Park), Mouzã - Rajapur, J.L. No. 23 and Mouza - Jadavpur, J.L. No. 35, P.O. - Jadavpur University, P.S. - Jadavpur, Sub-Registry Office - Alipore (now under the jurisdiction of A.D.S.R., Alipore), District - South 24-Parganas, (Assessee No. 31-102-05-0121-6) within the local limits of Ward No. - 102 of The Kolkata Municipal Corporation, Pin Code - 700 032], they mutated their names in the records of the Kolkata Municipal Corporation as the rightful owners.

**AND WHEREAS** the OWNERS/FIRST PARTY intended to demolish the existing structures and to get constructed multi-storied buildings on the said piece and parcel of land and approached the DEVELOPER for that purpose.

**AND WHEREAS** the DEVELOPER/SECOND PARTY agreed to the proposal of the OWNERS/FIRST PARTY to construct multistoried buildings consisting of several shops, commercial spaces, self contained residential flats and car parking space at his own cost and expenses.

**AND WHEREAS** to avoid future misunderstanding and for better uses the parties herein decided to record their understanding in the form of this written agreement. Both the parties have already entered into a **'JOINT VENTURE DEVELOPMENT AGREEMENT'** dated 22/09/2023, which was duly registered on the even date, in the office of the **District Sub-Registrar - V, Alipore** and recorded therein in **Book No. - I, Volume No. - 1630-2023, Pages from 83858 to 83884, Deed No. Being 2946 for the year 2023**, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said **'JOINT VENTURE DEVELOPMENT AGREEMENT'**. But after measuring the land with the help of the surveyors and after some discussion between the parties herein, they wanted to modify some of the terms and conditions of the above mentioned 'Joint Venture Development Agreement' including 'Measurement of the Land', 'Owner's Allocation', 'Developer's Allocation', 'Common Usage Right' and 'Amount of Forfeit Money' etc. and to avoid future misunderstanding and for better uses the parties herein decided to record their understanding in the form of this 'Amendment of Agreement'. The terms and conditions mentioned herein shall stand final and will have binding effect on both the parties herein and as well as have binding effect on the future Purchasers/Owners of the commercial space/ shop, flats, car parking spaces in the 'SAID PROPERTY'.

**NOW THIS AGREEMENT WITNESSES AND THE PARTIES HERETO AGREE as follows:**

1. The DEVELOPER hereby agrees and undertakes to obtain necessary sanctions and permissions for constructing multi-storied buildings on the piece of land after demolishing the existing structures.
2. The DEVELOPER undertake to procure separate accommodation for the OWNERS/FIRST PARTY after obtaining sanction plan from Municipality and during the period of construction and the OWNERS/FIRST PARTY shall not have to pay any rents for the same.
3. That the DEVELOPER will allot the OWNERS/FIRST PARTY, 50% (Fifty Percent) share of the First Floor (a residential flat on the southern side of the first floor), entire Second Floor and 01 (One) car parking space on the northern side of the ground floor, as per the sanctioned building plan or modified sanctioned building plan which includes commercial space/shop, self contained residential flats and car parking spaces which is more fully and particularly described in the "SCHEDULE - B" written hereunder, hereinafter called and referred to as the "Owners Allocation".
4. That other than 'Owners Allocation', 50% (Fifty Percent) share of the First Floor (a residential flat on the northern side of the first floor), entire Third Floor, entire Fourth Floor, rest of the car parking spaces on the ground floor, a commercial space/shop space on the south-eastern side of the ground floor (entire space in front of or adjacent to care taker's room), as per sanctioned building plan or modified sanctioned building plan (other than 'Owners Allocation') which includes commercial spaces, self contained residential flats and car parking space. Other than this the DEVELOPER shall have 'Exclusive Usage Right' (No Permanent Construction Right) on the 50% (Fifty Percent) share (Northern Side of the Roof) of the entire roof and DEVELOPER also shall have 'Exclusive Usage Right' (No Permanent Construction Right) on the 'Entire Rear Space' at the Southern Side of the Ground Floor (beside the commercial

space/shop space on the south-eastern side of the ground floor) which is more fully and particularly described in the "SCHEDULE - C" written hereunder, hereinafter called and referred to as the "Developer's Allocation".

5. That at the time of signing the 'JOINT VENTURE DEVELOPMENT AGREEMENT' dated 22/09/2023 it was decided that the DEVELOPER would pay the OWNERS a total sum of Rs. 20,00,000/- (Rupees Twenty Lakh) only, as 'Forfeit Money' of which DEVELOPER already paid Rs. 1,00,000/- (Rupees One Lakh) only, at the time of signing the said 'Joint Venture Development Agreement' and due to the fact of change in the terms and conditions between the parties herein, now it is also agreed between the parties herein that the DEVELOPER shall pay the OWNERS an additional sum of Rs. 55,00,000/- (Rupees Fifty Five Lakh) only and in aggregate the DEVELOPER shall pay a total sum of Rs. 75,00,000/- (Rupees Seventy Five Lakh) as 'Forfeit Money' of which DEVELOPER already paid Rs. 1,00,000/- (Rupees One Lakh) only and shall pay Rs. 40,00,000/- (Rupees Forty Lakh) only, within the month of September, 2025 and shall pay the rest of the amount i.e. Rs. 34,00,000/- (Rupees Thirty Four Lakh) only, at the time or before the time of handing over the possession of the 'Owners Allocation'. Payment Terms of the 'Forfeit Money' has been mentioned in the "SCHEDULE - F" (Payment Schedule) written hereunder.

6. That it is mutually agreed between the parties to this agreement that save and except the "Owner's Allocation" as referred above and also fully described in the "SCHEDULE - B", other remaining commercial space/shop, flats and car parking spaces shall be kept or sold by the DEVELOPER for incurring the construction cost and for his sole benefit and same more fully and particularly described in the "SCHEDULE - C" written hereunder and hereinafter called and referred to as the "Developer's Allocation".

7. That all the common areas shall be common in nature and every flat/shop/car parking space owner shall have specific common right over those common areas, except some areas on which the DEVELOPER shall have exclusive right [DEVELOPER's 'Exclusive Usage Right' (No Permanent Construction Right) on the 50% (Fifty Percent) share (Northern Side of the Roof) of the entire roof and DEVELOPER's 'Exclusive Usage Right' (No Permanent Construction Right) on the 'Entire Rear Space' at the Southern Side of the Ground Floor (beside the commercial space/shop space on the south-eastern side of the ground floor)]. The description of common areas for all the flat owners are described in the "SCHEDULE - D" written hereunder.
8. That regarding collection of fund the DEVELOPER shall have every right to enter into agreement with the intending purchaser/purchasers of the commercial space/ shop, flats, car parking spaces amongst the "Developers Allocation" for booking of the commercial space/ shop, flats, car parking spaces and to receive booking amount or earnest money in advance as per such agreement/agreements from such intending purchaser or purchasers without making the OWNERS liable in any manner.
9. That the DEVELOPER in no way sell or offer to sell the "Owners allocations" to any purchaser or purchasers and shall have no right to take any earnest money for the same. On the other hand the OWNERS shall not be entitled to negotiate with any intending purchaser or purchasers for any commercial space/ shop, flats, car parking spaces out of "Developers Allocation", but the OWNERS have every right to sell the flats, car parking spaces allotted to them as referred in "SCHEDULE - B".
10. That the development work shall be done according to the plan to be sanctioned and according to the "General Specifications of Construction" as mentioned in "SCHEDULE - E" written hereunder.

11. That the DEVELOPER shall complete the work of construction and development work within 24 (twenty four) months from the date of obtaining the sanctioned building plan from K.M.C. and delivery of vacant possession of the building by the OWNERS. In case of any reasonable difficulties and circumstances beyond control which may arise due to any reason beyond the control of the DEVELOPER, in such case/event the time for completion of the construction work may be extended as mutually between the parties hereto, but in no event the said extended period shall not exceed beyond 06 (six) months and in the case of extending the period of construction the DEVELOPER is bound to inform the OWNERS within stipulated period of 01 (one) month from such decision of extension is being made. Time will be the essence of this Agreement.
12. That the OWNERS hereby given permission to the DEVELOPER to enter upon the scheduled properties for the purpose of development, demolition of the existing structures and construction of the multi-storied building, subject to the provision of an alternative accommodation for the OWNERS.
13. That the OWNERS agree to execute a separate 'Development Power of Attorney' authorizing the DEVELOPER to do all such acts and things those are necessary for the proposed development, and to obtain advance booking for transfer of the Commercial Space/Shop/Flats/Car Parking Space to be sold/conveyed after completion of construction work.
14. That the OWNERS agree to sign and execute from time to time plans, applications for lay-outs, subdivisions and construction of the building and other applications that may be necessary to be submitted to the relevant authorities, at the request and cost of the DEVELOPER.
15. That the DEVELOPER shall have right to engage engineer, architects, masons, men, darwan, electrician, plumber and so on for the purpose of construction and completion of the proposed multi-storied building on

the "SCHEDULE - A" property at the costs and expenses or liabilities of the DEVELOPER only.

16. That the DEVELOPERS will construct/complete the proposed multi storied building according to the plan sanctioned by The Kolkata Municipal Corporation and handover the vacant possession of the 'Owners Allocation' as per "SCHEDULE - B" of this agreement within stipulated period mentioned in this agreement.
17. That the DEVELOPER shall have every right to fix sign board on the scheduled property of the OWNERS or make publicity of the proposed project in the news paper, T. V., radio at his own cost and expenses.
18. That at the time of said construction of the building the OWNERS shall render all necessary help to the DEVELOPERS, if any when required.
19. That the DEVELOPER shall have every right to represent the OWNERS before all concerned offices for the purpose of said construction and all its affairs by virtue of 'Development Power of Attorney' and 'General Power of Attorney' to be executed by the OWNERS in favour of the DEVELOPER in connection with this agreement.
20. That any kind of delay due to natural calamity or delay due to force majeure like inter alia include non availability or irregular availability of essential inputs, strike by contactors/ construction agencies employed / to be employed, acts of God, spread of diseases/pandemic, lockdown and such other reasons beyond the control of the DEVELOPER herein, for which the OWNERS on the basis of mutual understanding with the DEVELOPER shall extend the time of this agreement for the completion of construction work.
21. That if any dispute or difference arise between the parties to this agreement shall be sorted out mutually and if it is not been sorted out the parties can appoint arbitrators (one from each side) and decision of such

arbitrators shall be final and both the parties shall be bound to give respect to the decision taken by such arbitrators.

22. That the profit out of the sale proceeds of the Commercial Spaces/Shops/Flats/Car Parking Space under "Developers Allocation" shall go to the DEVELOPER only and any loss as the case may be accruing out of whole construction work and any expense or liability accruing due to material and disbursement of all pertaining of the said project shall exclusively be borne by the DEVELOPER.
23. That the OWNERS shall remain indemnified against any actions, fines, penalties, costs or expenses caused by any violation of any statutory provision relating to the development, demolition and construction in pursuance of this Agreement.
24. That the OWNERS shall not object to any construction or laying of sewers, drains, water pipes, cables or other provisions made in accordance with the law and the scheme of construction of the buildings.
25. That after completion of the construction the parties shall be at liberty to transfer in any manner the Commercial Spaces/Shop/Flats/Car Parking Spaces under their respective allocations, subject to the reservations on the common portions and facilities of the premises. The OWNERS will execute all necessary documents for the DEVELOPER to execute as 'Confirming Party' of the OWNERS to execute all the 'Deeds of Conveyance' and such other deeds and documents as may be necessary for effecting such transfers. Such deeds and other documents shall be prepared by the Lawyer/Advocate on behalf of the DEVELOPER. The cost of preparing such deeds and documents, registration fees and the stamp duties, GST, any other govt. duty and lawyer's fees shall be borne by the prospective purchasers/transferees.

26. That on and from the date of execution of these presents, the DEVELOPER shall pay and discharge all taxes, outgoings, rates, cess, costs and expenses levied by the Municipal Corporation or other statutory authorities, in relation to the scheduled properties, the proposed demolition, construction and development, and in relation to the allotment and transfer of possession and/or title of Commercial Space/Shop/Flats/Car Parking Spaces or other portions in the building to be constructed till the date of handing over possession of the Commercial Space/Shop/Flats/Car Parking Space to the respective owners. But before the date of signing this agreement or handing over possession of the "SCHEDULE - A" property (whichever is later) all taxes, outgoings, rates, cess, costs and expenses levied by the Municipal Corporation or other statutory authorities and charges of mutation, amalgamation, conversion shall be borne by the OWNERS jointly and exclusively.
27. That the DEVELOPERS shall deliver the OWNER possession of his respective allocation soon after completion of entire construction work as per sanctioned plan and provide them 'Letter of Possession'.
28. The OWNERS hereby declare that the piece of land described in "Schedule - A" written hereunder is free from all sorts of encumbrances, charges, liens, lis pendens and claims. In case any encumbrances, charges, liens, lis pendens or any sort of adverse claim against or over the property of the OWNERS, as described in 'SCHEDULE - A' hereunder, are subsequently discovered, resulting in stoppage and/or termination of work under this Agreement, the OWNERS will be liable, to pay all the costs, expenses and losses incurred by the DEVELOPER till then and also to compensate the loss to be suffered by the DEVELOPER owing to such stoppage and/or termination.
29. That any dispute which may arise between the parties hereto during the continuance of the period of proposed project mentioned herein or thereafter shall be decided mutually by the parties hereto or shall be

determined by the Decision of Arbitrators to be appointed by both the parties to this agreement according to 'Arbitration and Conciliation Act, 1996' and as per the amendments made up to the date.

The jurisdiction of the Courts shall be the Court within District of South 24-Parganas at Alipore and the High Court at Calcutta shall have the jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of any of these presents between the parties hereto.

30. That the Commercial Space/Shop/Flats/Car Parking Space owners together shall form "Owners Association" and shall be bound to pay common expenses as per size of their respective allocation and their property for the maintenance of the buildings, payment of tax for common areas, payment of salary of the caretaker, maintenance of the lift etc. and maintenance of all other common areas and payment of all other common expenses.

31. That during the stipulated period if any one of the owners dies his/her legal heirs shall have to abide by all the terms and conditions as mentioned herein, without raising any objection and if required a fresh 'Development Power of Attorney' with construction right shall have to be executed by the legal heirs of the present owners in favour of the Developer, as and when it is being informed. On the contrary if the Developer dies during the stipulated period as mentioned, the legal heirs of the Developer shall remain liable to complete the proposed construction and shall also abide by the terms and conditions of this agreement.

The measurements and allocations are subject to sanctioning of Plan by the Kolkata Municipal Corporation and changes/alterations in the same in accordance with the changes in the relevant statutory rules. The allocations as

mentioned herein shall be strictly adhered to if the sanctioned plan permits the same and the existing rules of the Municipality prevail.

**RECITALS (Definitions):**

In this indenture unless it be contrary or repugnant to the context:

- i) OWNERS: Shall mean parties to the first part of this agreement.
- ii) DEVELOPER: Shall mean party to the second part of this agreement.
- iii) PREMISES: Shall mean the premises fully described in "SCHEDULE - A" hereunder written;
- iv) OWNER'S ALLOCATION: As specified in "SCHEDULE - B";
- v) DEVELOPERS ALLOCATION: As specified in "SCHEDULE - C";
- vi) COMMON PORTIONS: Shall be the common portions fully described in the "SCHEDULE - D" hereunder written;
- vii) COMMON EXPENSES: Shall be common expenses incurred from contribution of common maintenance paid by all the owners of separate unit/units to the 'Owners Association' after completion of construction and formation of 'Owner's Association' of the proposed buildings and fully described in the "SCHEDULE - G" hereunder written;
- viii) BUILDING: Shall mean the proposed G+IV storied building to be constructed as per building plan to be sanctioned by the Kolkata Municipal Corporation in respect of the property mentioned in "SCHEDULE - A";
- ix) UNIT: Shall mean any commercial space/shop, flat, other covered area or covered car parking space in the proposed building, which is capable of being exclusively owned, used and/or enjoyed by any Unit Owners and those are not part of common portions/areas.

- x) UNIT OWNERS: Shall mean any purchaser/purchasers who acquire, hold and/or own any unit in the said building and shall include the OWNERS herein and the DEVELOPER for the respective unit/units held by them from time to time;
- xi) TRANSFER: Shall mean and include giving possession as per the terms of an agreement/conveyance or part performance of a contract and by any other means according to "Transfer of Property Act, 1882";
- xii) TRANSFeree: Shall mean any person, firm, company, association or body of individuals to whom any space in the proposed project is/has been transferred;
- xiii) UNDIVIDED SHARE: Shall mean undivided share in the land comprised of this premises/holding numbers;
- xiv) PROPORTIONATE UNDIVIDED SHARE: Shall mean the proportion in which the undivided share in the proportion be held by the co-owners and/or the purchaser, according to the measurement of the flat/unit to be purchased by the respective flat/shop/car parking space owner and shall include the OWNERS herein and the DEVELOPER for the respective unit/units held by them from time to time;
- xv) BUILT UP AREA: Shall mean the sum of areas of an unit/flat, i.e. the multiplication of length and breadth, which shall be measured from wall to wall externally in both length and breadth of the unit/flat;
- xvi) SUPER BUILT UP AREA: Shall mean an additional 27% (twenty seven percent) area to be calculated with the 'Carpet Area';
- xvii) CO-OWNERS: Shall mean all persons who shall agree to purchase a flat/shop/car parking space in the said building and shall include the OWNER herein and the DEVELOPER for the respective unit/units held by them from time to time;

- xviii) ASSOCIATION: Shall mean the 'Owner's Association' to be formed by the co-owners for proper management of the building;
- xix) ADVOCATES : Shall mean such other Advocate/Advocates whom the DEVELOPER may, from time to time, appoint as Advocate/Advocates for the purpose of this project;
- xx) ARCHITECT/LBS : Shall mean such Architect/LBS or firm of Architects shall be appointed by the DEVELOPER from time to time for the said project;
- xxi) PLAN: Shall mean the plan of the proposed buildings to be constructed on the said land and such plan, drawings, designs, elevations and specifications as are prepared by the Architects/LBS to be appointed by the DEVELOPER and sanctioned by Kolkata Municipal Corporation;
- xxii) PROJECT & PROJECT NAME: Shall mean the work of development undertaken to be done by the DEVELOPER in pursuance hereof, till completion of the work of development of the proposed buildings to be completed and possession of the completed Units be handed over to the OWNERS as per the terms of this agreement and proposed 'Supplementary Agreement'.
- xxiii) SUBMISSION OF THE DOCUMENTS : At the time of signing the agreement all the original deeds, tax receipts, document, legal heir certificate and all other related documents in original shall be submitted by the Owners to the Developer and against this submission, the Developer shall issue a proper receipt to the land owners related to the submission of those documents. All those documents in original shall be handed over by the Developer to the 'Owners' after completion of the proposed project and after completion of sale of all the flats, car parking spaces and commercial spaces/Shops related to 'Developer's Allocation'.

Save and except what are hereinabove provided the rights and liabilities of the parties shall be governed by the law in force between the OWNERS and the DEVELOPER.

**"SCHEDULE - A"**

**(Description of the Land and Premises)**

**ALL THAT** piece and parcel of Bastu landed property measuring an area about 04 cottah (be the same a little more or less) together with a three storied building standing thereon, having its total covered area of 1500 Sq. Ft. i.e. each floor measuring about 500 Sq. Ft., being Plot No. - 15, Premises No. 121, Central Park (postal address being P-15, Central Park), Mouza - Rajapur, J.L. No. 23 and Mouza - Jadavpur, J.L. No. 35, P.O. - Jadavpur University, P.S. - Jadavpur, Sub-Registry Office - Alipore (now under the jurisdiction of A.D.S.R., Alipore), District - South 24-Parganas, (Assessee No. 31-102-05-0121-6) within the local limits of Ward No. - 102 of The Kolkata Municipal Corporation, Pin Code - 700 032; **TOGETHER WITH** all usual easement rights, title, interest, profits, privileges, appurtenances, appendages and all other rights arising there from and the said property is shown in the map and plan annexed hereto and marked with Red Borders and it is butted and bounded by:

**On the North:** by 25 feet wide Central Park Road;

**On the South:** by 13, Central Park;

**On the East:** by 25 feet wide Central Park Road;

**On the West:** by 15/1, Central Park.

**"SCHEDULE - B (OWNER'S ALLOCATION)"**

**ALL THAT 50% (Fifty Percent) share of the First Floor** (a residential flat on the southern side of the first floor), **entire Second Floor** and **01 (One) car parking space** on the northern side of the ground floor, as per sanctioned building plan or modified sanctioned building plan which includes commercial spaces/shop, self contained residential flats and car parking spaces; **TOGETHER WITH** all the undivided common areas of Premises No. 121, Central Park (postal address being P-15, Central Park), P.O. - Jadavpur University, P.S. - Jadavpur, District - South 24-Parganas, (Assessee No. 31-102-05-0121-6) within the local

limits of Ward No. – 102 of The Kolkata Municipal Corporation, Pin Code – 700 032; **TOGETHER WITH** all easement rights and other usual rights over the common areas, passages, lift, terrace, roof, etc. including other installations and constructions to be made for common uses and purposes. The DEVELOPER shall also pay the OWNERS a total sum of **Rs. 75,00,000/- (Rupees Seventy Five Lakh)** as **'Forfeit Money'** [at the time of signing the 'JOINT VENTURE DEVELOPMENT AGREEMENT' dated 22/09/2023, the DEVELOPER decided to pay the OWNERS a sum of Rs. 20,00,000/- (Rupees Twenty Lakh) only and now the DEVELOPER decided to pay the OWNERS an additional sum of Rs. 55,00,000/- (Rupees Fifty Five Lakh) only] which is descriptively mentioned in the "SCHEDULE – F" (Payment Schedule) written hereunder.

**"SCHEDULE – C (DEVELOPERS ALLOCATION)"**

**ALL THAT 50% (Fifty Percent) share of the First Floor** (a residential flat on the northern side of the first floor), **entire Third Floor, entire Fourth Floor, rest of the car parking spaces** on the ground floor (other than Owner's parking space), **a commercial space/shop space** on the south-eastern side of the ground floor (entire space in front of or adjacent to care taker's room), as per sanctioned building plan or modified sanctioned building plan (other than 'Owners Allocation') which includes commercial spaces/shops, self contained residential flats and car parking space. The DEVELOPER shall also have **'Exclusive Usage Right' (No Permanent Construction Right) on the 50% (Fifty Percent) share (Northern Side of the Roof) of the entire roof** and DEVELOPER also shall have **'Exclusive Usage Right' (No Permanent Construction Right) on the 'Entire Rear Space' at the Southern Side of the Ground Floor** (beside the commercial space/shop space on the south-eastern side of the ground floor); **TOGETHER WITH** all the undivided common areas of the Premises No. 121, Central Park (postal address being P-15, Central Park), P.O. – Jadavpur University, P.S. - Jadavpur, District - South 24-Parganas, (Assessee No. 31-102-05-0121-6) within the local limits of Ward No. – 102 of The Kolkata Municipal Corporation, Pin Code – 700 032; **TOGETHER WITH** all easement

rights and other usual rights over the common areas including other installations and constructions to be made for common uses and purposes.

**"SCHEDULE - D"**

**[Description of the common areas, common facilities including all easements, appurtenances and rights of common user]**

1. Proportionate undivided share in the land underneath the proposed buildings, whether improved or unimproved.
2. Electric meter, all wirings, fittings and accessories for lighting of staircase, lobby, common passage [excluding Developer's Usage Right' on the Southern Rear Space as mentioned in the 'Schedule -C'], pump room, main entrance, water pumps.
3. Drains, rain-water pipes, service pipes, sewers and gutters in the said building.
4. Staircases, landings, lobbies, roof [excluding Developer's Usage Right' on the Northern Side of the Roof as mentioned in the 'Schedule -C'], paths, passages, driveways, boundary wall and main entrance.
5. Water reservoir, overhead water tank, water pipes (save those inside any flat), water pump and other common plumbing installations.
6. Lateral, vertical, overhead and underneath supporting beams, columns, rafters, plinth and roof fixtures in and upon all the main load bearing, separating and common walls in the said building including those inside the said flat hereby conveyed.
7. Caretaker's or gatekeeper's room/quarters.
8. Area of lift and lift room. Every commercial space/shop or flat owner shall have the right to use the lift.
9. The proportionate undivided share and interest in all the fittings, fixtures, sanitary fittings, electrical wirings and common walls starting from the

main entrance up to the roof, together with the undivided proportionate interest in all the equipments in the common areas for common facilities in the said building including the water supplied by the Municipality, and the same interest in all ancient or other rights, liberties, easements, privileges, advantages, appendages and appurtenances, whatsoever in nature, attached to the said land and building.

**"SCHEDULE - E (General Specification of Construction)"**

**Construction** : The building is designed on a R.C.C. Frame Structure as per the plan to be sanctioned by the Municipal Corporation. Branded Cement shall be used and TMT bar shall be used ('ISI' branded TMT bar).

**Walls** : All the external walls brick-built/AAC block built walls with cement plasters. All internal walls of the building shall be brick-built/AAC block built walls and all the internal walls of the flat shall be brick-built/AAC block built walls.

**Doors** : Main Door - Designed Laminated Door with Latch lock of Godrej make, Internal Doors - Flush door with colour finish.

**Windows** : Aluminium Sliding Window of 1.2 mm thick with 04 mm thick non transparent glass.

**Grill, Railing**: Grill of the windows, railings of stairs and balcony shall be made of square hollow iron bars.

**Floors and walls** : Bedrooms and Living/Dining cum Kitchen - Vitrified Tiles, Toilets - Anti Skid Tiles.

**Internal Finish** : All internal walls and ceilings shall have Putty finish.

**Kitchen** : Wall tiles up to 03 feet above Granite Counter with stainless Steel Sink, Electrical points for Chimney, Water Purifier and Micro oven.

**Toilets** : Sanitary ware of Hindware/Parryware/Equivalent make, CP fittings of Hindware/ Parryware/ Equivalent make, Geyser point in one toilet. Wall Tiles up to 06 feet above floor level. Wash basin shall be fitted in one toilet/dining room.

**Electrical wiring and meters** : Concealed copper wiring with modular switches, AC point in one bed room, Cable-TV point in drawing room. 03 (Three) phase Main meter shall be brought by the DEVELOPER and the expense shall be distributed among all the commercial space/shop and flat owners including the 'First Party' herein. For each flat, separate meter shall be obtained from the CESC at the cost and expenses of the Owner / Purchaser of the flat/shop/commercial space.

**Water supply** : The flat will be provided with 24 hour water supply line from R.C.C. overhead tank, which will be filled with water pumped up from the underground reservoir which will store water supplied by the Municipality.

**Lift** : Manual Door/Collapsible Door Lift of Reputed Company.

**Staircase** : Kota Stone/ Duro Stone.

**Exterior Colour** : Weather Coat/ Exterior Emulsion (Barger/Asian Paints).

**"SCHEDULE - F"**  
**(Payment Schedule)**

At the time of signing the 'JOINT VENTURE DEVELOPMENT AGREEMENT' dated 22/09/2023, the DEVELOPER decided, to pay the OWNERS a sum of Rs. 20,00,000/- (Rupees Twenty Lakh) only and now the DEVELOPER decided to pay the OWNERS an additional sum of Rs. 55,00,000/- (Rupees Fifty Five Lakh) only. The DEVELOPER now shall pay the OWNERS a total sum of Rs. 75,00,000/- (Rupees Seventy Five Lakh) as 'Forfeit Money' in the following manner:

- (i) Rs. 1,00,000/- (Rupees One Lakh) only, paid (vide Cheque No. 024938, ICICI Bank, Ballygunge Circular Road, Kolkata) at the time of signing the 'Joint Venture Development Agreement' dated 22/09/2023.

- (ii) Rs. 40,00,000/- (Rupees Forty Lakh) only, will be paid within the month of September, 2025.
- (iii) Rs. 34,00,000/- (Rupees Thirty Four Lakh) only, will be paid at the time or before the time of handing over the possession of the 'Owners Allocation'.

**"SCHEDULE - G"**

**(Common Expenses to be incurred from contribution of common maintenance paid by all the owners of separate unit/units after completion of construction and formation of 'Owner's Association' of the proposed buildings)**

1. Proportionate all costs of maintenance, operating, replacing, repairing, whitewashing, painting, decorating, rebuilding, reconstructing, lighting the common portions in the building including their outer walls.
2. Proportionate salary of all persons employed for the common purposes including caretaker or gatekeeper, sweeper, plumber, electrician etc.
3. All charges and deposits for common utilities enjoyed by the co-owners in common.
4. Municipal tax, water tax and other levies in respect of the premises and the building save those separately assessed on the purchasers.
5. Cost of formation and operation of association.
6. Cost of running maintenance, repairs of pumps and other common installations including their license fees, taxes and other levies (if any).
7. Electricity charges for the electrical energy consumed for operation of the common services.
8. All litigation expenses incurred for the common purpose relating to common use and enjoyment of the common portions or building or land.
9. All other expenses, taxes, rates and other levies etc. as are deemed necessary or liable to be paid by the Co-owner in common including such amount as be fixed for creating a fund for replacement, painting and/or periodic repairing of the common portions.
10. Along with all the common expenses, all the unit owners from the date of possession of respective shares shall bear and pay all kinds of taxes,

electricity charges proportionately to the DEVELOPER till separately assessed and installed. The electric meter for the separate units shall be installed by the respective OWNER in his/her own name and at his/her own cost.

11. Along with all the common expenses, the owners or purchasers from the date of possession or from the date of registering the "Deed of Sale/Conveyance" (whichever is earlier) of the respective unit shall bear and pay all kinds of taxes, electricity charges proportionately to the DEVELOPER till separately assessed and installed. The electric meter for the separate units shall be installed by the respective Purchaser in his/her own name and at his/her/their own cost.

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

**SIGNED, SEALED AND DELIVERED**  
**BY THE OWNERS IN PRESENCE OF:**

1. Sonayna Kanjwal  
D/o Subrata Kanjwal  
8, Gousanga Mandir Road  
Akash Kusum Apt Kolkata - 70086

Tanushree Sen Gupta.

2. Ritupalna Nath  
470 Ganbar Kumar Datta  
35D/1 Middle Road,  
Santoshpura, Kolkata - 700075

Dwaipayan Sengupta.

\_\_\_\_\_  
Signature of the OWNERS

**SIGNED, SEALED AND DELIVERED**  
**BY THE DEVELOPER IN PRESENCE OF:**

1. Sonayna Kanjwal
2. Ritupalna Nath

\_\_\_\_\_  
Signature of the DEVELOPER

Drafted by:

Ayan Chakraborty.

AYAN CHAKRABORTY

Advocate

Alipore Criminal Court

Kolkata - 700 027

Enrollment No. - WB/300/2006

OWNER:-



Tanushree Sengupta

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

Name : TANUSHREE SENGUPTA.

Signature: Tanushree Sengupta

OWNER:-



Dwaipayan

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

Name : DWAIPAYAN SENGUPTA.

Signature: Dwaipayan Sengupta

DEVELOPER:-



Gaurav Kumar

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

Name : GAURAV KUMAR DUTTA.

Signature: Gaurav Kumar



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



170520252006791010

GRIPS Payment Detail

GRIPS Payment ID: 170520252006791010 Payment Init. Date: 17/05/2025 11:18:05  
Total Amount: 75042 No of GRN: 1  
Bank/Gateway: SBI EPay Payment Mode: SBI Epay  
BRN: 1624660375035 BRN Date: 17/05/2025 11:18:57  
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

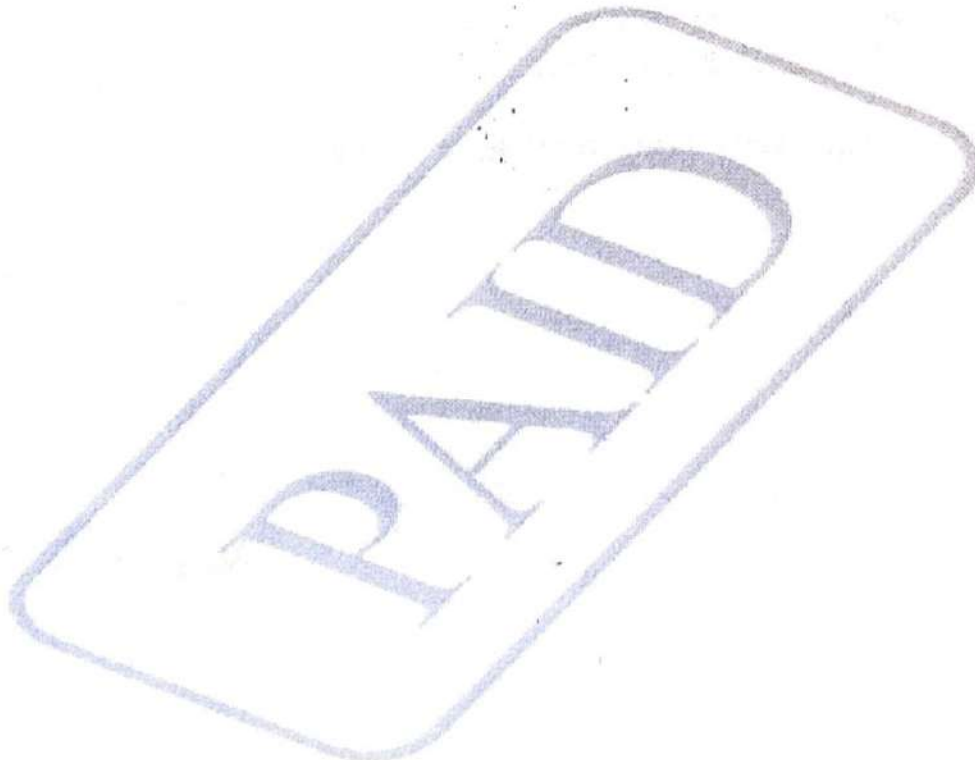
Depositor's Name: Mr Gaurav Kumar Dutta  
Mobile: 9836360550

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260067910148	Directorate of Registration & Stamp Revenue	75042
<b>Total</b>			<b>75042</b>

IN WORDS: SEVENTY FIVE THOUSAND FORTY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192025260067910148

GRN Details

GRN: 192025260067910148 Payment Mode: SBI Epay  
GRN Date: 17/05/2025 11:18:05 Bank/Gateway: SBIEPay Payment Gateway  
BRN : 1624660375035 BRN Date: 17/05/2025 11:18:57  
Gateway Ref ID: CHT4472236 Method: State Bank of India NB  
GRIPS Payment ID: 170520252006791010 Payment Init. Date: 17/05/2025 11:18:05  
Payment Status: Successful Payment Ref. No: 2001339872/3/2025  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr Gaurav Kumar Dutta  
Address: 20/3A, Central Park, Kolkata - 700032  
Mobile: 9836360550  
Period From (dd/mm/yyyy): 17/05/2025  
Period To (dd/mm/yyyy): 17/05/2025  
Payment Ref ID: 2001339872/3/2025  
Dept Ref ID/DRN: 2001339872/3/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001339872/3/2025	Property Registration- Stamp duty	0030-02-103-003-02	20021
2	2001339872/3/2025	Property Registration- Registration Fees	0030-03-104-001-16	55021
			<b>Total</b>	<b>75042</b>

IN WORDS: SEVENTY FIVE THOUSAND FORTY TWO ONLY.

PAID

### Major Information of the Deed

Deed No :	I-1630-03795/2025	Date of Registration	19/05/2025
Query No / Year	1630-2001339872/2025	Office where deed is registered	
Query Date	15/05/2025 5:09:30 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Ayan Chakraborty Alipore Criminal Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8017060115, Status :Advocate		
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 : 55,00,000/-]		
Set Forth value	Market Value		
Rs. 55,00,000/-	Rs. 1,39,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,031/- (Article:48(g))	Rs. 55,053/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



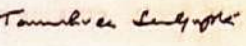


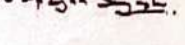
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Central Park, , Premises No: 121, , Ward No: 102 Pin Code : 700032

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	47,00,000/-	1,28,00,000/-	Width of Approach Road: 25 Ft.,
<b>Grand Total :</b>				6.6Dec	47,00,000 /-	128,00,000 /-	



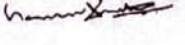
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	8,00,000/-	11,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		1500 sq ft	8,00,000 /-	11,25,000 /-	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Tanushree Sengupta</b> Wife of Late Sanjay Sengupta Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office	 19/05/2025	 LTI 19/05/2025 Captured	 19/05/2025
P-15 , Central Park, City:- Kolkata, P.O:- Jadavpur Univesity, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: avxxxxxx3j, Aadhaar No: 62xxxxxxx4517, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Mr Dwaipayan Sengupta (Presentant)</b> Son of Late Sanjay Sengupta Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office	 19/05/2025	 LTI 19/05/2025 Captured	 19/05/2025
P-15 , Central Park, City:- Kolkata, P.O:- Jadavpur Univesity, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: kixxxxxx9m, Aadhaar No: 67xxxxxxx3538, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Gaurav Kumar Dutta</b> Son of Mr Ashok Dutta Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office	 19/05/2025	 LTI 19/05/2025 Captured	 19/05/2025
Son of Mr Ashok Dutta 20/3A , Central Park, City:- Kolkata, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: bpxxxxxx7g, Aadhaar No: 96xxxxxxx2183, Status :Individual, Executed by: Self, Date of Execution: 19/05/2025 , Admitted by: Self, Date of Admission: 19/05/2025 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ayan Chakraborty</b> Son of Late Anil Kumar Chakraborty Alipore Criminal Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	19/05/2025	19/05/2025	19/05/2025

Identifier Of Smt Tanushree Sengupta, Mr Dwaipayan Sengupta, Mr Gaurav Kumar Dutta

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Smt Tanushree Sengupta	Mr Gaurav Kumar Dutta-3.3 Dec
2	Mr Dwaipayan Sengupta	Mr Gaurav Kumar Dutta-3.3 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Smt Tanushree Sengupta	Mr Gaurav Kumar Dutta-750.00000000 Sq Ft
2	Mr Dwaipayan Sengupta	Mr Gaurav Kumar Dutta-750.00000000 Sq Ft

**Endorsement For Deed Number : I - 163003795 / 2025**

**On 19-05-2025**

**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 11:02 hrs on 19-05-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Dwaipayan Sengupta , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,39,25,000/-

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

Execution is admitted on 19/05/2025 by 1. Smt Tanushree Sengupta, Wife of Late Sanjay Sengupta, P-15 , Central Park, P.O: Jadavpur Univesity, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mr Dwaipayan Sengupta, Son of Late Sanjay Sengupta, P-15 , Central Park, P.O: Jadavpur Univesity, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Mr Gaurav Kumar Dutta, Son of Mr Ashok Dutta, 20/3A, Central Park, P.O: Jadavpur University, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr Ayan Chakraborty, , , Son of Late Anil Kumar Chakraborty, Alipore Criminal Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 55,053.00/- ( B = Rs 55,000.00/- ,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 55,021/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2025 11:18AM with Govt. Ref. No: 192025260067910148 on 17-05-2025, Amount Rs: 55,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 1624660375035 on 17-05-2025, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 20,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 18262, Amount: Rs.10.00/-, Date of Purchase: 14/02/2025, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2025 11:18AM with Govt. Ref. No: 192025260067910148 on 17-05-2025, Amount Rs: 20,021/-, Bank: SBI EPay ( SBlePay), Ref. No. 1624660375035 on 17-05-2025, Head of Account 0030-02-103-003-02

  
**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 93829 to 93861  
being No 163003795 for the year 2025.**



*Amondal*

Digitally signed by DILIP KUMAR MONDAL  
Date: 2025.05.22 18:00:16 +05:30  
Reason: Digital Signing of Deed.

**(Dilip Kumar Mondal) 22/05/2025**

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**