

5221/2023

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

W 689122

2002223066/2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made this 14th day of December,

Two Thousand and Twenty Three (2023).

BETWEEN

Certified that this document is
admitted to Registration. The
signature of the Sub Registrar
document is a part of this document.

Additional Dist. Sub Registrar
Sealdah
14-12-23

1. **SRI SUJIT KUMAR DAS** (PAN: ANOPD7046C) (Aadhaar no: 869670047297), 2. **SRI SAMAR KUMAR DAS** (PAN: CJGPD5162D) (Aadhaar no: 329927331287); 3. **SRI SUSHANTA DAS** (PAN: DDCPD9570G) (Aadhaar no: 309601299797), 4. **SRI SANJIB KUMAR DAS** (PAN: ANAPD3376K) (Aadhaar no: 686440953843), 5. **SMT RITA SARKAR** (PAN: HAOPS9748Q) (Aadhaar no: 612625949874), W/o Sri Paritosh Sarkar, all sons and daughters of Late Fatick Chandra Das(Porey), all are by faith- Hindu, by Nationality- Indian, by Occupation- no: 1-service, no:2 to 4 – business and no:5- House wife, no:1 to 4 are residing at 98 S, Suren Sarkar Road, P.S. & P.O. Belegghata, Kolkata – 700010 and no:5 residing at 10A/5, C.I.T. Building old, P.S. & P.O. Beliaghata, Kolkata – 700010, 6. **SRI SISIR DAS** (PAN:CFFPD1695L) (Aadhaar no: 983362289047) and 7. **SRI BISWANATH DAS** (PAN: ACMPD9058K) (Aadhaar no: 981636606963) both sons of Late Anil Chandra Das (Porey) both are by faith – Hindu, by Nationality – Indian, by Occupation – business, residing at 98/H/1, Suren Sarkar Road, P.S. & P.O. Beliaghata, Kolkata 700010, 8. **SRI SOURAV CHAKRABORTY** (PAN: BUOPC9081Q) (Aadhaar no: 605172047270), S/o Ajit Chakraborty, by occupation – business, 9.**SMT RAMA MONDAL**(PAN: AYDPM4533B) (Aadhaar no: 895059371637), 10.**SMT SIMA PRAMANIK** (PAN: BAPPP7367B) (Aadhaar no: 947577790117), 11.**SMT RINA CHAKRABORTY**(PAN:AGQPC3815M) (Aadhaar no: 876919097377),12. **SMT TAPASI DAS** (PAN:CJKPD5979A) (Aadhaar no: 284720912038), W/o Late Shyamal Das, AND 13.**SMT RITWIK DAS** (PAN:CJEPD2626N) (Aadhaar707434197830), D/o Late Shyamal Das, and no: 9 to 13 daughters of Late Panchanan Das, all are by faith- Hindu, by Nationality- Indian, by occupation - house wives , all are residing at 98Q,

Suren Sarkar Road, P.S. & P.O. Beliaghata, Kolkata – 700010, hereinafter referred to and jointly called as **"OWNERS"** (which term expression shall unless repugnant or contrary to the context shall mean and include their heirs, assign, administrators, legal, representatives and executors) of the **FIRST PARTY / FIRST PART.**

AND

SRI GOUTAM CHOWDHURY, S/O Sri Ashoke Chowdhury, (PAN:ARUPC1282H) (Aadhaar no: 274449693821) by caste Hindu, by nationality Indian, by Occupation - Business, residing at 96/H/9, Suren Sarkar Road, P.S. & P.O. Belegghata – Kolkata – 700010, herein after referred to and called as **DEVELOPER** (which term expression shall unless repugnant or contrary to the context shall mean and include his heirs, assign, administrators, legal, representatives and executors) of the **SECOND PARTY /SECOND PART.**

WHEREAS during life time of Fatick ch. Das(Porey), Anil Ch. Das (Porey) and Panchanan Das (Porey) all sons of Late Mohendra Nath Poery became joint owners in respect of a plot of land with structure measuring 4(four)cottahs 8(eight)chittacks more or less together with structure standing thereon appurtenant to and comprised being premises no: 98A/H/1, Suren Sarkar Road, P.S. Belegghata, Kolkata – 700010 by virtue of a Deed of conveyance dated 23.05.1975.

AND WHEREAS due to amicable settlement in between the Fatick ch. Das(Porey), Anil Ch. Das (Porey) and Panchanan Das (Porey) made a Deed of Settlement dated 23.06.1975 and the same was registered before the office of A.D.S.R. Sealdah and recorded in Book no:1, volume no:30, Pages from 227 to 231, Deed no: 1266 for the year 1975.

AND WHEREAS as per said Deed of Partition/settlement dated 23.06.1975, Fatick Ch. Das(Porey) as first Party therein obtained the land as "LOT-A" area 1(one)cottah 7(seven)chittacks 19(nineteen)sq.ft. or 1054sq.ft. more or less and common passage together with R.T. shed structure standing thereon out of aforesaid property.

AND WHEREAS said Fatick Ch. Das died intestate on 09.04.2005 leaving behind his four sons and one daughter namely Sri Sujit Kr. Das, Sri Samar Kr. Das, Sri Sushanta Das, Sri Sanjib Kumar Das and Smt Rita Sarkar (nee Das) as legal heirs & successors of Fatick Ch. Das since deceased and they inherited the aforesaid property from said Fatick Ch. Das since deceased and they mutated their names before the K.M.C. as premises no: 98S, Suren Sarkar Road, P.S. Belegkata, Kolkata – 700010, assessee no. 110332204920.

AND WHEREAS as per said Deed of Partition dated 23.06.1975 Anil Ch. Das(porey) as second part therein obtained the land as" LOT-B" measuring 1(one)cottah 5(five)chittacks 36(thirty six)sq.ft. or 981sq.ft. more or less and common passage together with R.T. shed structure standing thereon out of afore said property.

AND WHEREAS said Anil Ch. Das died intestate on 13.03.2018 leaving behind his two sons namely Sri Biswanath Das and Sri Sisir Das as legal heirs & successors of Anil Ch. Das since deceased and they inherited the afore said property from their deceased father and they mutated their names before K.M.C. as recorded as premises no. 98Q, Suren Sarkar Road, P.S. Belegkata, Kolkata – 700010, assessee no. 110332204294.

AND WHEREAS as per said Deed of Partition said Panchanan Das obtained a plot of Land as "LOT-C" measuring 1(one)cottah 7(seven)chittacks 15(fifteen)sq.ft. or 1050 sq.ft. more or less and common passage in respect of aforesaid property.

AND WHEREAS said Panchanan Das died intestate on 11.07.1996 leaving behind his wife Latika Das who also died on 12.06.2011 and his one son Shyamal Das and four daughters namely 1. SMT ANIMA CHAKRABORTY 2.SMT RAMA MONDAL, 3.SMT SIMA PRAMANIK, 4.SMT RINA CHAKRABORTY as legal heirs and successors of Panchanan Das since deceased and they inherited the aforesaid property by law of inheritance and mutated their names before the record of K.M.C. as premises no: 98Q, Suren Sarkar Road, P.S. Belegkata, Kolkata – 700010 under K.M.C. in ward no:33, Assessee no: 110332205778.

AND WHEREAS said Shyamal Das died intestate on 04.10.2008 leaving behind his wife Smt Tapasi Das and sole daughter Miss Ritwika Das as legal heirs and successors of Shyamal Das since deceased, as such SMT ANIMA CHAKRABORTY, SMT RAMA MONDAL, SMT SIMA PRAMANIK, SMT RINA CHAKRABORTY, SMT TAPASI DAS and

SMT RITWIKAS are the joint owners of land measuring 1050sq.ft. more or less in respect of aforesaid property.

AND WHEREAS SRI SUJIT KUMAR DAS, SRI SAMAR KUMAR DAS, SRI SUSHANTA DAS, SRI SANJIB KUMAR DAS, SMT RITA SARKAR as first part therein and SRI SISIR DAS & SRI BISWANATH DAS as second part therein made a Deed of Exchange dated 20.01.2023 in respect of their respective property mentioned therein and the same was registered before the office of A.D.S.R. Sealdah and recorded in Book no.I, Deed no.160600226 for the Year 2023.

AND WHEREAS as per said Deed of Exchange the afore said **SRI SUJIT KUMAR DAS, SRI SAMAR KUMAR DAS, SRI SUSHANTA DAS, SRI SANJIB KUMAR DAS, SMT RITA SARKAR, SRI SISIR DAS, SRI BISWANATH DAS** part herein jointly owners of a plot of land measuring 2035sq.ft. more or less together with structure standing thereon in respect of aforesaid property which is morefully described in first schedule below.

AND WHEREAS for better enjoyment in respect of aforesaid property said **SRI SUJIT KUMAR DAS, SRI SAMAR KUMAR DAS, SRI SUSHANTA DAS, SRI SANJIB KUMAR DAS, SMT RITA SARKAR, SRI SISIR DAS, SRI BISWANATH DAS** as first part therein and **SMT ANIMA CHAKRABORTY, SMT RAMA MONDAL, SMT SIMA PRAMANIK, SMT RINA CHAKRABORTY, SMT TAPASI DAS AND SMT RITWIKAS** as second part therein herein decided to get there separate properties amalgamate into one/single premises and also they have agreed unanimously to enjoy jointly the entire portion into a single property having undivided common interest in and over the entire

possession by the respective parties and made another Deed of Exchange dated 12.06.2023 in between parties above named, which was registered before the office of A.D.S.R. Sealdah and recoded in book no.I, Volume no. 1606-2023, pages from 58477 to 58509, being no,160602166 for the year 2023.

AND WHEREAS said Anima Chakraborty, W/o Late Ajit Chakraborty died intestate on 19.09.2023 leaving behind her sole son Sri Sourav Chakraborty as sole legal heir and successor of Anima Chakraborty since deceased and he inherited the undivided share of aforesaid property instead of Anima Chakraborty since deceased.

AND WHEREAS said **SRI SUJIT KUMAR DAS, SRI SAMAR KUMAR DAS , SRI SUSHANTA DAS , SRI SANJIB KUMAR DAS, SMT RITA SARKAR , SRI SISIR DAS , SRI BISWANATH DAS , SRI SOURAV CHAKRABORTY, SMT RAMA MONDAL, SMT SIMA PRAMANIK, SMT RINA CHAKRABORTY, SMT TAPASI DAS AND SMT RITWIK DAS** became joint owners in respect of total plot of land area measuring 3240sq.ft. more or less including passages area together with structure standing thereon at premises no. 98S, Suren Sarkar Road, P.S. Belegkata, Kolkata – 700010 under K.M.C. in ward no.33, assessee no. 110332204920 Which is morefully described in first schedule below.

AND WHEREAS that the abovenamed owners herein first part decided unanimously to construct multi storied building over the aforesaid property but due to stringency of finance, the owners have decided to made building with a good, experienced and financially capable developer, who could do the needful construction on the aforesaid property.

AND WHEREAS the Developer is engaged in the business of developing and promoting and sponsoring of building having its own financial resources to carry out any development scheme including construction of building taking up all the responsibilities.

AND WHEREAS the above named owners approached the developer for developing the aforesaid property exploit the same for construction of the proposed building and the developer herein other part accepted the said proposal of owner's herein first part and the both parties now decided to enter into this agreement under following terms and conditions.

AT or before the execution of this agreement the aforesaid owners have represented and assumed the developer as follows:

1. That the said premises, is free from all encumbrances, charges, liens, lispendens , attachments, trust what soever or how soever.
2. That excepting the said owner nobody else has/have any right, title, interest, claim or demand whatsoever or however into or upon the said premises herein mentioned first schedule below.
3. That there is no notice of acquisition or requisition pending in respect of said property.
4. That the said property as well as premises has a clear marketable title.

**NOW THIS AGREEMENT WITNESSTH AND IT IS HEREBY AGREED BY
AND BETWEEN THE PARTIES AS FOLLOWS:-**

1. That at the proposal of the owners, the Developer's have agreed to undertake a scheme of development of the "Said Property" by rising and constructing G+IV storied new residential building thereon containing several independent flats or apartments or spaces as may be sanctioned by the Kolkata Municipal Corporation and other requisite authorities at their own cost and after completion of the construction of the proposed new building, the Developers shall be entitled to dispose of his share the constructed area in any manner it may choose the built – up to flat, apartments and spaces, to any intending purchaser thereof as may be chosen and selected by the Developers.
2. That the First shall be liable to deliver vacant, peaceful possession of the said property to the Developers to demolish the same for the proposed new building.
3. **That the developer shall hand over to the owners in respect of proposed constructed area of the proposed building as:**

The owners/first party shall get 4250 sq.ft. more or less as buildup area out of G+4 storied building from Ground to Top floor except first floor together with lift and other common facilities and amenities lying and situated at premises no.98S, Suren Sarkar Road, P.S. Belegkata, Kolkata – 700010, which is morefully described in second schedule below and the Owner's Allocation is morefully described in SECOND SCHEDULE below.
4. That the Developer herein second part shall get remaining portion of the total constructed area out of proposed G+IV storied building except owners

allocation in respect of aforesaid property lying and situated at premises no. 98S, Suren Sarkar Road, P.S. Belegkata, Kolkata – 700010 together with all easement rights together with all common right, facilities and amenities out of First Schedule below and developer's allocation is morefully described in THIRD SCHEDULE below.

5. That the developer shall appoint architect for both designing and planning in respect of said building over the premises and the owner shall bound to handover all original documents like deeds etc to Developer in respect of said premises.
6. That the owner shall always remain liable to execute and register appropriate Deed of Conveyance, Transfer and assign in favour of the purchaser/s together with proportionate undivided share interest in the land beneath the building at the costs and expenses of the Developer or intending flat occupiers, whenever called upon by the Developer without in any way demanding the price at which the said undivided share in the land of the said premises is sold or any part thereof received by the developer against such sale.
7. That the owner and the developer have agreed upon the specification of construction of the proposed new building hereafter referred to as "Constructions Specifications" as more fully and particularly described in the FOURTH SCHEDULE written herein below. The construction of the building

should be completed within 24 months from the date execution of this agreement.

8. That subject to the provision of these presents, the owner hereby grant to the Developer exclusive right to build upon and construct a multistoried residential building in or upon the land comprised in the said premises in accordance with the plan of construction as may be permitted and sanctioned by the K.M.C and other competent authorities.
9. That the Owners and proposed occupiers shall bound to pay proportionate share of cost to the developer in respect of new electric cable for electric line and also electric meter at the said premises.
10. That the owner apart from receiving their allocated portion of the proposed building, shall also entitled to easement right in common with the other occupiers of the said building in respect of common areas and facilities which are morefully described in FIFTH SCHEDULE herein below.
11. That save the area allocated to the owner, the Developer shall have the exclusive right to deal with the remaining Third Schedule property constructed area or portion of the proposed building, including its right to all common areas and facilities provided in the said building and shall have the right to enter any agreement with prospective flat occupiers as may be chosen and selected by the Developer, convey, grant sale of the portion of the building for or at such price and at such consideration of construction of such terms and

conditions as may be agreed upon by and between the developer and the intending occupiers.

12. That the owner shall at the request of the Developer execute such documents, paper, memorandum and deeds in furtherance of these presents which the Developer may require from the owner for smooth and expeditious construction of the proposed building use and occupation thereof.
13. That the owner shall also authorize by the proposed Power of Attorney to do all other acts, deed and things at the instance of the Developer, whenever necessary, to obtain any other requisite permission of authority or sanction of the Government, public or any statutory body, as may be required for the construction of the proposed building.
14. That the time period for the construction of the proposed building shall be SUBJECT to construction regarding availability of building materials and such other Government or statutory impositions relating to their availability AND ALSO SUBJECT TO "Force Majeure" condition, like flood, earthquake water, stream, tempest, civil commotion, strike, riot or war and other acts of GOD and when the obligation of the Developer in regard to period of completion of construction shall remain suspended for the duration of the "Force Majeure".
15. That the Owner hereby agrees to pay and clear all rates and taxes and / or other imposition and statutory dues in respect of the said premises till the

handing over the possession of the said property to the developer and after receiving Owner's Allocation tax shall be payable by the owners.

16. The developer hereby undertake that if he fails to complete the said project within stipulated time of the 24 months then owners may at their option extend the time up to 6 months on mutual understanding and /or they may reimburse the cost of construction incurred by the Developer and take over the semi constructions thereof and to proceed for completion of the project.
17. That it is hereby agreed by and between the parties that name of the constructed residential building shall be chosen in consultation between the parties hereto.
18. That the common expenses in respect of common portion are in morefully described in SIX SCHEDULE below.
19. That from the date of execution of this agreement the developer shall pay all taxes like K.M.C. taxes and other till handover of owner's allocation and after getting owner's allocation, they will liable to pay all taxes in respect of owner's allocation and also common expenses.
20. That the owner shall execute and register a General/Development Power of Attorney in favour of developer to complete the project and also register Deed of Conveyance in favour of the intending purchaser or otherwise from developer's allocation, which is morefully described in Third Schedule below.
21. That after the construction of the proposed building is fully completed, the owner and the Developer jointly shall cause an owner Association or a society

or a syndicate to be formed or established by the Occupiers, including the owner and the developer shall handover the control and management of the said building to the said Body.

22. That the owner and developer have entered into the agreement purely on a principal to principal basis and nothing a partnership business or otherwise in between owner and developer.

23. That the developer shall liable to pay shifting charges to Sri Sisir Das, Sri Biswanath Das, Sri Sujit Das, Sri Sushanta Das, Sri Samar Das, Sri Sanjib Das, Smt Tapasi Das and Smt Rama Mondal till hand over of their owner's allocation.

24. That the developer's Advocate has prepared this agreement and draft and / or connection with the various common purposes relating to the said proposed building.

25. That court at Kolkata shall have Jurisdiction to entertain and try all action suit/ proceeding arising out of this Agreement.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of entire land)

4 cottah 2 chalak.

ALL THAT piece and parcel of a plot of land measuring 3240 sq.ft. together with R.T. shed structure 500sq.ft. more or less cemented floor lying and situated at premises no: 98S, Suren Sarkar Road, P.S. Belegkata, Kolkata – 700010, under K.M.C. in ward

no.33, assessee no. 110332204920, Dist – 24 Parganas (S) and A. D.S.R. Sealdah and the entire land is butted and bounded as follows:

ON NORTH SIDE : by Suren Sarkar Road
ON EAST SIDE : by 91, Suren Sarkar Road
ON SOUTH SIDE : by 4'ft common passage
ON WEST SIDE : by 98/H/5, Surem Sarkar Road

SECOND SCHEDULE ABOVE REFERRED TO
(Owner's Allocation)

ALL THAT shall get 4250 sq.ft. more or less as buildup area out of G+4 storied building from Ground to Top floor except first floor together with lift and other common facilities and amenities, easement right lying and situated at premises no.98S, Suren Sarkar Road, P.S. Belegkata, Kolkata – 700010, under K.M.C. in ward no.33, assessee no. 110332204920 , Dist – 24 Parganas (S).

THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

SHALL MEAN ALL THE get remaining portion of the total constructed area (excluding owner's allocation) of proposed new G+IV storied building out of First Schedule mentioned above i.e. entire first floor and remaining portion of ground to top floor

comprised being premises no: 98S, Suren Sarkar Road, P.S. Belegghata, Kolkata – 700010 of the building including proportionate share of land together with all common facilities, rights, common parts and common amenities of the building will also be property of the Developer / Promoter, after providing the Owner's allocation as aforesaid and together with the absolute right the part of the developer / promoter to enter into agreement for sale with the intending purchaser/s and to execute proper Deed of Conveyance in favour of such purchaser /s as per the Power of Attorney holder of the owner's herein.

FOURTH SCHEDULE ABOVE REFERRED TO
(Constructions Specifications)

1. **STRUCTURE** : The building will be of R.C.C. structure as per design.
2. **WALL** : Out side wall 8" inches thick brick, inside wall 5" inches Thick brick and Toilets bathrooms wall 3" inches thick with Sand and cement.
3. **Plaster** : Both external and internal walls will be plastered on both Sides with sand and cement.
4. **Floor Finish** :
 - i) Bedroom, living & dining room, Kitchen, bathrooms & Toilets will be finished with marble and / or tiles with 5 inches skirting.
 - ii) kitchen Oven slab will be made with Black Stone and wall would be tiles upto 3'ft.

iii) Bathrooms & toilets are finished with tiles

up to height of 6 feet.

5. **Colour** : Plastered with putti finish in side wall.
6. **Door** : Main door frame will be made by wood (7' x3') height and Breath with hasbolt, tower bolt and door lens as per plan and shutters of door will be made of Wood or same other wood (single leaf). Partition doors Will be flash type ply wood doors(single leaf), bathrooms , Toilets doors will be flash type P.V.C. (single leaf). **And** ingress and egress main gate and roof gate would be iron/steel.
7. **Window** : Aluminium Sliding Glass Fittings with grill
8. **Electrical Point and Fittings** : All electrical wiring will be concealed P.V.C. according to very good quality copper Wire such as follows:
 - a) **Bed Room** :
 - i) 3 light points.
 - ii) 1 Fan point
 - iii) 1 plug point(5amp)
 - iv) 1 A.C. point
 - b) **Dining Room** :
 - i) 2 light points.
 - ii) 1 fan Point
 - iii) 1 plug point (5amp) for T.V.
 - iv) 1 power point (15 amp) for fridge.
 - v) 1 plug point (5amp)

- c) **Kitchen** : i) 1 light point
 ii) 1 Exhaust point
 iii) 1 chimney point
 iv) 1 water point
 v) 1 normal water point
 vi) 5point plug
- d) **Balcony** : i) 1 light point
 ii) 1 plug point (15amp)
- e) **Toilet** : i) 1 light point
 ii) 1 exhaust point
 iv) 1 geyser point
 v) 1 plug point for washing machine
9. **Common portion** : light point of each floor, landing and roof
 and other common area.
10. **Plumbing** : i) Toilet, Kitchen water line fittings.
 ii) Outside water line – PVC pipe
 iii) Inside water line – PVC
 iv) Inside water line will be concealed
 v) All sanitary fittings are normal.
 vi) wash basin
11. **Sanitary Work** : i) Sanitary main line PVC pipe
 ii) All Sanitary fittings

12. **Water Tank** : Water Tank must be made of Cemented Tank.
13. **Water Pump** : One good quality pump to be provided.
14. **Lift** : good quality with four persons capacity.

FIFTH SCHEDULE ABOVE REFERRED TO
(Description of common Parts & Portions)

1. Staircase on all floor & Lift.
2. Staircase landing on all floors, and roof of the top floor.
3. Common passage and lobby on the all floor.
4. Water pump, water pipes and others common plumb installation.
5. Electrical wiring, Meters and Fittings (Excluding those as are installed for any particular unit)
6. Drainage and Sewers.
7. Pump House & lift room.
8. Boundary walls and main gate
9. Such other common part, areas, equipment, installation, fixture, fittings and space in or about the said building as are necessary for passage or for the use and occupancy of the flats in common and as are specified by the developer expressing to be the common portions after construction of the proposed building.

SIX SCHEDULE ABOVE REFERRED TO**(Common Expenses)**

1. ALL cost of maintenance, operations, repairs, replacement services and white washing painting reconstructing decorating redecorating of all other common areas / parts its fixtures fittings electrical wiring and equipments in under or upon the building enjoyment or used common by the occupiers of the building.
2. The salaries and other expenses incurred for and payable to any person employed for common purpose including security, electrician, maintenance, against earthquake, damages, fire lighting, mob violence, civil commotion etc if insured.
3. Expenses for supplies of common utilities electricity water charges etc. payable to any concerned authorities and / or organization and payment of all charges incidental thereto.
4. Sinking fund and other contributions.
5. Municipal and other rates and taxes and levies and all other outgoings save those which would be separately assessed and / or incurred in respect of any unit or portion of land
6. Cost and establishment and operational charges of the developer of the Association of the co – operative society or private limited company relating to common purpose.

7. All such other expenses and outgoings as are deemed by the developer and / or the Association or co-operative society or private limited company to be necessary for or incidental thereto.
8. Electricity expenses for lighting all the common parts outer walls of the building, and for operation of all the common areas.

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

SIGNED, SEALED AND DELIVERED
by the Parties at Kolkata
in the presence of : -

1. *Susmita Das.*
98/S, Sunen Senken Road
KOL- 700010

1. *Sujit Kumar Das.*
2. *Sarmas Kumar Das*
3. *Sushanta Das*
4. *Banjil Kumar Das.*
5. *Prita Dasgupta*
6. *Sibisree Das*
7. *Biswanath Das.*
8. *Jaynar Chakraborty,*
9. *Rama Mendal*

10. Sima Pramanik

11. Rina Chakraborty.

12. Tapasi Das

13. Ritwik Das.

Signature of OWNERS/ FIRST PART

2. Surajit Mondal

98/H/1, Suren Sarker Road

Kolkata - 10

Goutam Chakraborty

Signature of DEVELOPER / SECOND PART












Drafted & Prepared By :-

Swapan Maity

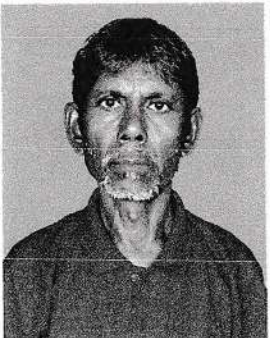










(Swapan Maity) - 08/521/97.

Advocate




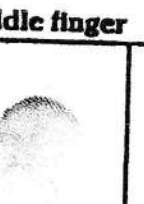







Sealdah Civil Court,
Room No. 501, 5th Floor,
Kolkata - 700014.

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	left hand					
	right hand					












Name Sujit Kumar D.
 Signature Sujit Kumar D.

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	right hand					

Name Varun Kumar D.
 Signature Varun Kumar D.












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	right hand					

Name G. Srinivas
 Signature G. Srinivas

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	right hand					












Name Sanjiv Kumar Das

Signature Sanjiv

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	right hand					












Name Rita Sarkar

Signature Rita Sarkar

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	right hand					












Name Sisir Das

Signature Sisir Das

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	left hand					
	right hand					












Name Simā Pramanik

Signature Simā Pramanik

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	left hand					
	right hand					












Name Rina Chakraborty

Signature Rina Chakraborty

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	left hand					
	right hand					












Name Tapasi Das

Signature Tapasi Das

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	left hand					
	right hand					

Name Ritwika Das

Signature Ritwika Das

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	left hand					
	right hand					

Name GOUTAM CHOWDHURY

Signature Goutam

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name

Signature

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



141220232031656613

GRIPS Payment Detail

GRIPS Payment ID:	141220232031656613	Payment Init. Date:	14/12/2023 08:43:37
Total Amount:	39041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1480881023223	BRN Date:	14/12/2023 08:44:03
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr GOUTAM CHOWDHURY
Mobile: 9674174110

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240316566148	Directorate of Registration & Stamp Revenue	39041
Total			39041

IN WORDS: THIRTY NINE THOUSAND FORTY ONE ONLY.

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

PAID

Major Information of the Deed

Deed No :	I-1606-05017/2023	Date of Registration	14/12/2023
Query No / Year	1606-2002883066/2023	Office where deed is registered	
Query Date	23/11/2023 2:45:17 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Swapan Maity Sealdah Civil Court,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9433228996, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 2,03,85,030/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,020/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






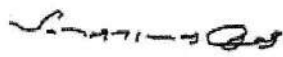



District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Suren Sarkar Road, Road Zone : (Abinash Baner Ln -- Radha M D G Lane) , , Premises No: 98S, , Ward No: 033 Pin Code : 700010

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3240 Sq Ft	1/-	2,02,50,030/-	Property is on Road
Grand Total :					7.425Dec	1 /-	202,50,030 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,35,000 /-	

and Lord Details :



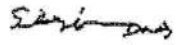
Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Sujit Kumar Das Son of Late Fatick Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 Captured LTI 14/12/2023	 14/12/2023
98S, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: anxxxxxx6c, Aadhaar No: 86xxxxxxxx7297, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
2	Shri Samar Kumar Das Son of Late Fatick Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 Captured LTI 14/12/2023	 14/12/2023
98S, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cjxxxxxx2d, Aadhaar No: 32xxxxxxxx1287, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				
3	Shri Sushanta Das Son of Late Fatick Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 Captured LTI 14/12/2023	 14/12/2023
98S, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ddxxxxxx0g, Aadhaar No: 30xxxxxxxx9797, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Shri Sanjib Kumar Das Son of Late Fatick Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 LTI 14/12/2023	 14/12/2023



98S, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: anxxxxxx6k, Aadhaar No: 68xxxxxxxx3843, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Rita Sarkar Wife of Shri Paritosh Sarkar Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 LTI 14/12/2023	 14/12/2023

10A/5, C. I. T. Building Old, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: haxxxxxx8q, Aadhaar No: 61xxxxxxxx9874, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Sisir Das Son of Late Anil Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 LTI 14/12/2023	 14/12/2023

98/H/1, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: cfxxxxxx5l, Aadhaar No: 98xxxxxxxx9047, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Shri Biswanath Das Son of Late Anil Chandra Das Porey Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 LTI 14/12/2023	 14/12/2023



98/H/1, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx8k, Aadhaar No: 98xxxxxxxx6996, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023, Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Shri Sourav Chakraborty Son of Ajit Chakraborty Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
		14/12/2023	LTI 14/12/2023	14/12/2023



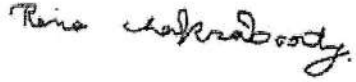
98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: buxxxxxx1q, Aadhaar No: 60xxxxxxxx7270, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023, Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office

9	Name	Photo	Finger Print	Signature
	Smt Rama Mandal Daughter of Late Panchanan Das Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
		14/12/2023	LTI 14/12/2023	14/12/2023


98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ayxxxxxx3b, Aadhaar No: 89xxxxxxxx1637, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023, Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office

10	Name	Photo	Finger Print	Signature
	Smt Sima Pramanik Daughter of Late Panchanan Das Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
		14/12/2023	LTI 14/12/2023	14/12/2023

98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: baxxxxxx7b, Aadhaar No: 94xxxxxxxx0117, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023, Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Rina Chakraborty Daughter of Late Panchanan Das Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
14/12/2023	LTI 14/12/2023	14/12/2023	

98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: agxxxxxx5m, Aadhaar No: 87xxxxxxxx7377, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office



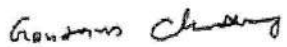
12	Name	Photo	Finger Print	Signature
	Smt Tapasi Das Wife of Late Shyamal Das Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
	14/12/2023	LTI 14/12/2023	14/12/2023	

98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cjxxxxxx9a, Aadhaar No: 28xxxxxxxx2038, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office




13	Name	Photo	Finger Print	Signature
	Smt Ritwika Das Daughter of Late Shyamal Das Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office		 Captured	
	14/12/2023	LTI 14/12/2023	14/12/2023	

98Q, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: cjxxxxxx6n, Aadhaar No: 70xxxxxxxx7830, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office

Developer Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Shri Goutam Chowdhury (Presentant) Son of Shri Ashoke Chowdhury Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office	 14/12/2023	 Captured LTI 14/12/2023	 14/12/2023
Son of Shri Ashoke Chowdhury 96/H/9, Suren Sarkar Road, City:- Not Specified, P.O:- Beliaghata, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxxx2h, Aadhaar No: 27xxxxxxxx3821, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Swapan Maity Son of Late Jagannath Maity Sealdah Civil Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 14/12/2023	 Captured 14/12/2023	 14/12/2023
Identifier Of Shri Sujit Kumar Das, Shri Samar Kumar Das, Shri Sushanta Das, Shri Sanjib Kumar Das, Smt Rita Sarkar, Shri Sisir Das, Shri Biswanath Das, Shri Sourav Chakraborty, Smt Rama Mandal, Smt Sima Pramanik, Smt Rina Chakraborty, Smt Tapasi Das, Smt Ritwika Das, Shri Goutam Chowdhury			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sujit Kumar Das	Shri Goutam Chowdhury-0.571155 Dec
2	Shri Samar Kumar Das	Shri Goutam Chowdhury-0.571155 Dec
3	Shri Sushanta Das	Shri Goutam Chowdhury-0.571155 Dec
4	Shri Sanjib Kumar Das	Shri Goutam Chowdhury-0.571155 Dec
5	Smt Rita Sarkar	Shri Goutam Chowdhury-0.571155 Dec
6	Shri Sisir Das	Shri Goutam Chowdhury-0.571155 Dec
7	Shri Biswanath Das	Shri Goutam Chowdhury-0.571155 Dec
8	Shri Sourav Chakraborty	Shri Goutam Chowdhury-0.571155 Dec
9	Smt Rama Mandal	Shri Goutam Chowdhury-0.571155 Dec
10	Smt Sima Pramanik	Shri Goutam Chowdhury-0.571155 Dec
11	Smt Rina Chakraborty	Shri Goutam Chowdhury-0.571155 Dec
12	Smt Tapasi Das	Shri Goutam Chowdhury-0.571155 Dec
13	Smt Ritwika Das	Shri Goutam Chowdhury-0.571155 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Sujit Kumar Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
2	Shri Samar Kumar Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
3	Shri Sushanta Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
4	Shri Sanjib Kumar Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
5	Smt Rita Sarkar	Shri Goutam Chowdhury-38.46153800 Sq Ft
6	Shri Sisir Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
7	Shri Biswanath Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
8	Shri Sourav Chakraborty	Shri Goutam Chowdhury-38.46153800 Sq Ft
9	Smt Rama Mandal	Shri Goutam Chowdhury-38.46153800 Sq Ft
10	Smt Sima Pramanik	Shri Goutam Chowdhury-38.46153800 Sq Ft
11	Smt Rina Chakraborty	Shri Goutam Chowdhury-38.46153800 Sq Ft
12	Smt Tapasi Das	Shri Goutam Chowdhury-38.46153800 Sq Ft
13	Smt Ritwika Das	Shri Goutam Chowdhury-38.46153800 Sq Ft

Endorsement For Deed Number : I - 160605017 / 2023

On 14-12-2023

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

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

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

Presented for registration at 14:06 hrs on 14-12-2023, at the Office of the A.D.S.R. SEALDAH by Shri Goutam Chowdhury ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,03,85,030/-

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

Execution is admitted on 14/12/2023 by 1. Shri Sujit Kumar Das, Son of Late Fatick Chandra Das Porey, 98S, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Service, 2. Shri Samar Kumar Das, Son of Late Fatick Chandra Das Porey, 98S, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 3. Shri Sushanta Das, Son of Late Fatick Chandra Das Porey, 98S, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 4. Shri Sanjib Kumar Das, Son of Late Fatick Chandra Das Porey, 98S, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 5. Smt Rita Sarkar, Wife of Shri Paritosh Sarkar, 10A/5, C. I. T. Building Old, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 6. Shri Sisir Das, Son of Late Anil Chandra Das Porey, 98/H/1, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 7. Shri Biswanath Das, Son of Late Anil Chandra Das Porey, 98/H/1, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 8. Shri Sourav Chakraborty, Son of Ajit Chakraborty, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 9. Smt Rama Mandal, Daughter of Late Panchanan Das, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 10. Smt Sima Pramanik, Daughter of Late Panchanan Das, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 11. Smt Rina Chakraborty, Daughter of Late Panchanan Das, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 12. Smt Tapasi Das, Wife of Late Shyamal Das, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 13. Smt Ritwika Das, Daughter of Late Shyamal Das, 98Q, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 14. Shri Goutam Chowdhury, Son of Shri Ashoke Chowdhury, 96/H/9, Road: Suren Sarkar Road, , P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business

Indetified by Mr Swapan Maity, , Son of Late Jagannath Maity, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2023 8:44AM with Govt. Ref. No: 192023240316566148 on 14-12-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 1480881023223 on 14-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 39,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2484, Amount: Rs.1,000.00/-, Date of Purchase: 12/10/2023, Vendor name: SHARMISTHA CHATTERJEE MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2023 8:44AM with Govt. Ref. No: 192023240316566148 on 14-12-2023, Amount Rs: 39,020/-, Bank: SBI EPay (SBlePay), Ref. No. 1480881023223 on 14-12-2023, Head of Account 0030-02-103-003-02

Amitava Ghosal.

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2023, Page from 140441 to 140481

being No 160605017 for the year 2023.



Amitava Ghosal.

Digitally signed by AMITAVA GHOSAL
Date: 2023.12.20 11:11:50 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 20/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.