

13585/23

P-13451/23

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL

Certifies that the document
submitted to registration. The signature
of the person(s) attached to this document
is the part of this document.

Amr

District Sub-Registrar-III
North 24 Parganas, Barasat

30 OCT 2023

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 17th day of October, 2023

(Two Thousand Twenty Three) A.D.

BETWEEN

1. SRI SATYA SARDAR, PAN- LYEPS7900N, Epic No. WB/20/091/684177, 2. SRI DIKU SARDAR @ BHIKU SARDAR, PAN-LXWPS8003D, Epic No. WB/20/091/684559 both sons of Lt. Sannyashi Sardar, residing at Vill & P.O- Chak Panchuria, P.S.- Techno City, District North 24 Parganas, Kolkata-700156, by nationality-Indian, by faith-Hindu, by occupation-Cultivation, hereinafter called and referred to as the "**OWNERS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs and successors, executors, administrators, legal representatives and assigns) of the **ONE PART:**

091/684177, 2. SRI DIKU SARDAR @ BHIKU SARDAR, PAN-SWAPNANIR DEVELOPERS, PAN-AEZFS6067C, a Partnership firm having its office at Vill & P.O- Kashinathpur, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata-700135, represented by its acting partners **1. SRI ASHIM MALLICK PAN- ANHPM3798H, Epic No. WB/20/091/672709, S/o- Late Arabinda Mallick, 2. SMT. DIPIKA MALLICK PAN- DBRPM3184C, Epic No. GGC3025913, W/o- Sri Ashim Mallick, D/o- Sri Shyamal Ghosh, 3. SRI ASIT GHOSH PAN- AIZPG6156G, Epic No. YMM2873644, S/o- Sri Dhananjoy Ghosh, 4. SMT. MUNMUN GHOSH PAN- AMZPG5554C, Epic No. GGC4381109, W/o- Sri Asit Ghosh, D/o- Sri Susanta Ghosh** all residing at Vill & P.O- Kashinathpur, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata-700135, by nationality-Indian, by faith-Hindu, by

occupation- Business, hereinafter called and referred to as
"DEVELOPER" (which expression shall unless excluded by or repugnant
to the context be deemed to mean and include its successors-in-interest,
executors, administrators, legal representatives and assigns) of the
OTHER PART.

WHEREAS all that piece and parcel of portion of Shali Lands out of 0.08
acres of L.R Plot No. 669, portion of Danga Lands out of 0.03 acres of L.R
Plot No. 670 & portion of Bastu Lands out of 0.21 acres of L.R Plot No.
671 situated at Mouza- Chakpanchuria, J.L. No. 33, under P.S. Rajarhat
now under P.S. Techno City in the district of North 24 Parganas are owned
occupation- Business, hereinafter called and referred to as
and possessed by the present Owners being its absolute owners, which they
"DEVELOPER" (which expression shall unless excluded by or repugnant
got by way of inheritance.

to the context be deemed to mean and include its successors-in-interest,
AND WHEREAS the Lands as above was duly recorded in their names
executors, administrators, legal representatives and assigns) of the
accordingly under the provision of Land Reforms Act. 1955.

OTHER PART.
AND WHEREAS on 06/10/2023 the entire Lands of R.S & L.R Plot Nos.
669, 670 & 671 were partitioned amongst the owners of the same by way
of amicable Partition vide Deed No. 152512932 for the year 2023
Plot No. 670 & portion of Bastu Lands out of 0.21 acres of L.R Plot No.
671 situated at Mouza- Chakpanchuria, J.L. No. 33, under P.S. Rajarhat
registered in the office of D.S.R-III, North 24 Parganas at Barasat.

AND WHEREAS the Lands more fully described in the schedule here
now under P.S. Techno City in the district of North 24 Parganas are owned
under was allotted in favour of the present owners by dint of the partition
and possessed by the present Owners being its absolute owners, which they
as above.
got by way of inheritance.

AND WHEREAS the Lands more fully described in the schedule
hereunder is owned seized and possessed by the present owners being its
absolute owner.
accordingly under the provision of Land Reforms Act. 1955.

AND WHEREAS on 06/10/2023 the entire Lands of R.S & L.R Plot Nos.
669, 670 & 671 were partitioned amongst the owners of the same by way
of amicable Partition vide Deed No. 152512932 for the year 2023
Plot No. 670 & portion of Bastu Lands out of 0.21 acres of L.R Plot No.
671 situated at Mouza- Chakpanchuria, J.L. No. 33, under P.S. Rajarhat
registered in the office of D.S.R-III, North 24 Parganas at Barasat.

AND WHEREAS the present owners while in peaceful possession and enjoyment of the said Lands intend to construct a multi-storied building in respect of the Lands more fully described in the schedule of this Development Agreement on joint venture basis.

AND WHEREAS the Owners and Developer jointly entered into this agreement with the terms and conditions described herein below:-

1. That a multi storied building plan will be sanctioned with the cost and expenses of the developer in respect of the lands more fully described in the schedule hereunder and to that effect the owner is bound to give

necessary no objection or consent in writing if and when required. The owner is also bound to co-operate in every stage in construction of proposed multi storied building in respect of the land more fully described in the schedule of this agreement and vice versa.

2. That the construction works of the proposed multi storied building will be completed within 30 thirty months from the date of sanction of multi-storied building plan to be sanctioned by the Authority of Patharghata Gram Panchayet in respect of the lands more fully described in this agreement.

1. That a multi-storied building plan will be sanctioned with the cost and expenses of the developer in respect of the lands more fully described in the schedule hereunder and to that effect the owner is bound to give necessary no objection or consent in writing if and when required. The owner is also bound to co-operate in every stage in construction of proposed multi storied building in respect of the land more fully described in the schedule of this agreement and vice versa.

4. "OWNER'S ALLOCATION" : on completion of construction of proposed multi storied building the owner is entitled to get 40% of covered area along with undivided proportionate share of stair-case on the of the proposed multi-storied building plan to be sanctioned by the Authority of Patharghata Gram Panchayet in respect of the lands more fully described in this agreement.

multi-storied building together with undivided proportionate share of underneath Lands with right to use all common facilities, amenities and common areas of the said building i.e. stair-case, lift, roof, common area, common portion of the multi-storied building etc.

The Owner No. 1 is entitled to get non-refundable a sum of total Rs. 3,00,000.00 (Three Lakh) only & the Owner No. 2 is entitled to get non-refundable a sum of total Rs. 2,00,000.00 (Two Lakh) only and the same are being made payment in favour of Owners by the Developer on or before execution of this Development Agreement and the said amount will be adjusted from the allocation of the Owners on completion of construction works of them proposed multi storied building as mutually agreed in between the Owners and Developer.

5. **"DEVELOPER'S ALLOCATION"** : Save and except the Owner's allocated portion of the proposed multi storied building as above the remaining 60% portion of the proposed multi-storied building will be

treated and considered as **"DEVELOPER'S ALLOCATION"** (Three Lakh) only & the Owner No. 2 is entitled to get non-refundable a sum of total Rs. 2,00,000.00 (Two Lakh) only and the same are being made payment in favour of Owners by the Developer on or before execution of this Development Agreement and the said amount will be adjusted from the allocation of the Owners on completion of construction works of them proposed multi storied building as mutually agreed in between the Owners and Developer.

5. **"DEVELOPER'S ALLOCATION"** : Save and except the Owner's allocated portion of the proposed multi storied building as above the remaining 60% portion of the proposed multi-storied building will be adjusted as mutually agreed in between the parties from the allocation of the owners in lieu of the money of Rs. 5,00,000/- (Rupees Five Lakh) only & the Owner No. 2 is entitled to get non-refundable a sum of total Rs. 2,00,000.00 (Two Lakh) only and the same are being made payment in favour of Owners by the Developer on or before execution of this Development Agreement and the said amount will be adjusted from the allocation of the Owners on completion of construction works of them proposed multi storied building as mutually agreed in between the Owners and Developer.

Lakhs) only, which are being made payment by the Developer in favour of the Owners on execution of this Development Agreement.

6. That with a view to construct the new multi storied building on the said lands described in the Schedule hereunder written the owner will hand over the original copy of deeds, tax receipt, Khajna receipt, Parcha or Record of Rights etc. in favour of the proprietor of the Developer.
7. That the Owners do hereby declare and represent that they have good and absolute right, title and interest over the said property mentioned in Schedule herein below without any claim, right, title or interest of any other person and the owner has good marketable title and absolute right to enter into this agreement with the Developer and this lands are not objectionable according to Land Ceiling Act and the same were/are not acquired by the State Govt.
8. That the construction works of the proposed multi storied building will be done under the supervision of the architect or civil engineer and both the parties shall be bound to obey the recommendation of the engineer or the architect appointed by the developer.
9. That the owner is bound to make delivery of physical possession or to hand over the physical possession in favour of the developer at any time on execution of this indenture and on taking delivery of possession of the lands for construction, the developer will pay all the taxes and rents of the lands and bound to pay the same until and unless the construction is completed.
10. That the Developer is entitled to make amalgamation of the Lands of R.S & L.R Plot Nos. 669, 670 & 671 if Development Agreement in the parties shall be bound to obey the recommendation of the engineer or the architect appointed by the developer.
9. That the owner is bound to make delivery of physical possession or to hand over the physical possession in favour of the developer at any time

respect of the same is executed in between the Developer and other owners.

11. That on getting sanction of plan in respect of the lands as above the Developer will start to make construction works of the proposed multi-storied building and the same will be completed within 30 (thirty) months from the date of sanction plan.
12. That the Developer is entitled to take project loan from any bank or any financial institution in respect of construction of proposed multi-storied building to be sanctioned by the Authority concerned and the owners will have no objection in that respect moreover the owners will have full consent to that effect. The owners are also bound to execute/sign on the necessary papers/documents if and when required in this regards.
13. That on getting the Plan to be sanctioned by the Authority concerned a Developer will start to make construction works of the proposed multi-supplementary Development Agreement will further be executed in between owners and Developer with a view to indicate and/or to make specification of the allocation of the parties and the same will also be
12. That the Developer is entitled to take project loan from any bank or any registered financial institution in respect of construction of proposed multi-storied building to be sanctioned by the Authority concerned and the owners will have no objection in that respect moreover the owners will have full consent to that effect. The owners are also bound to execute/sign on the necessary papers/documents if and when required in this regards.
14. That on execution of this agreement the owner is not entitled to lien, charge, mortgage, transfer, gift or sell the scheduled property with/to any other persons.
15. That the heirs and successors of both the parties are bound to abide by the terms and conditions of this Development Agreement in absence of any of the parties.
13. That on getting the Plan to be sanctioned by the Authority concerned a Developer will start to make construction works of the proposed multi-supplementary Development Agreement will further be executed in between owners and Developer with a view to indicate and/or to make specification of the allocation of the parties and the same will also be registered.
16. That this agreement and the clauses herein are subject to 'force majeure' which mean and include earthquake, flood, riot, storm, tempest, civil
14. That on execution of this agreement the owner is not entitled to lien, charge, mortgage, transfer, gift or sell the scheduled property with/to

commotion, war, strike, lock-out or any other act beyond the control of the parties hereto at the duration whereof the obligations of the parties hereto shall remain suspended.

17. That the developer will be liable to compensate the owner adequately in the event of premature termination of the development agreement.
18. That on execution of this agreement a development power of attorney is also executed by the owner in favour of the partners of the developer with the terms and conditions stated therein.

19. That the terms and conditions stated in this agreement is treated and considered as the part and parcel to each other.

20. That if the terms and conditions as stated in this development agreement is neglected by any of the parties, the harmful party will be entitled to get relief or relieves through court of laws.

17. That the developer will be liable to compensate the owner adequately in the event of premature termination of the development agreement.
18. That on execution of this agreement a development power of attorney **their heirs and successors; executors, administrators, legal representatives** is also executed by the owner in favour of the partners of the developer and assigns and the expression **DEVELOPER** also hereinbefore used with the terms and conditions stated therein.
19. That the terms and conditions stated in this agreement is treated and deemed to mean and include **its successors-in-interest, executors, administrators, legal representatives and assigns.**
20. That if the terms and conditions as stated in this development agreement is neglected by **THE SCHEDULE ABOVE REFERRED TO** will be entitled to

ALL THAT piece and parcel of Lands measuring an area **0.0592 acres** i.e. **Shali Lands** measuring an area **0.0260 acres** out of 0.08 acres of L.R Plot No. 669 under L.R Khatian Nos. 4049, 4051, 4053, 4055 & 4056 and Bastu

their heirs and successors; executors, administrators, legal representatives is also executed by the owner in favour of the partners of the developer and assigns and the expression **DEVELOPER** also hereinbefore used with the terms and conditions stated therein.

19. That the terms and conditions stated in this agreement is treated and deemed to mean and include **its successors-in-interest, executors,**

Lands measuring an area 0.0332 acres out of 0.21 acres of L.R Plot No. 671 under L.R Khatian Nos. 1135, 1176 & 1676 situated at Mouza-Chakpanchuria, J.L. No. 33, under P.S. Rajarhat now under P.S Techno City in the district of North 24 Parganas comprised in pargana Kalikata within the jurisdiction of A.D.S.R.-Rajarhat within the limits of Patharghata Gram Panchayet is the subject matter of this Development Agreement.

Details of the Lands is as under :

L.R No.	Khatian	L.R Plot No.	Total area	Area claimed	Nature of Land
4049		669	0.08 acres	0.0087 acres	Shali
4051		669	0.08 acres	0.0088 acres	Shali
4053		669	0.08 acres	0.0045 acres	Shali
4055		669	0.08 acres	0.0028 acres	Shali
4056		669	0.08 acres	0.0012 acres	Shali
1135		671	0.21 acres	0.0032 acres	Bastu
1176		671	0.21 acres	0.0150 acres	Bastu
1676		671	0.21 acres	0.0150 acres	Bastu

Total undivided 0.0592 acres out of the demarcated 0.2144 acres of Lands is the subject matter of this Development Agreement.

The undivided 0.2144 acres of Lands of R.S & L.R Plot Nos. 669, 670 & 671 are butted and bounded by:

On the North : 12 Feet wide Panchayet Road.

On the South : Land of Scheme Plot No. B and Land of Plot Nos. 672 & 1087.

On the East : 12 Feet wide Road then Land of Plot No. 668 & Scheme Plot No. B.

On the West : Land of Plot Nos. 678 & 1088 and Scheme Plot No. C.

The subject matter of this Development Agreement.

The undivided 0.2144 acres of Lands of R.S & L.R Plot Nos. 669, 670 & 671

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The Photographs & finger prints of both the parties in separate sheets annexed herewith will do form as the part of this indenture.

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

SIGNED SEALED AND DELIVERED

in the presence of Witnessess :

1. *স্বপ্নানির ডেভেলপার*
ন'মক, বনগাছ



Satya Sarda
by the pen of Jagadish Ch.
Karmakar



Diku Sarda @ Bhiku Sarda
by the pen of Jagadish Ch.
Karmakar

The Photographs & finger prints of both the parties annexed herewith will do form as the part of this indenture.

Signature of the Owners
Swapnanir Devel.

Asim H

Partner

2. *Amarendra Narayan Gubly*
S/O Lt Nikunja Beheri Gubly
Gangamagan
P. S. Air port
Kol-132

Dipika Mallick

Swapnanir Devel.

Asit Ghosh

Munmun Ghosh

Partner

Signature of the Developer

Drafted by :

Sankar Chandra Mondal
Sankar Chandra Mondal
Advocate
Barasat Judges Court
Enrolment No. WB/195/91

LASER COMPOSED BY :

Panthe Sankar
by the pen of Jagadish Ch.
Karmakar
Partha Sankar
Barasat Court

2. *Amarendra Narayan Gubly*
S/O Lt Nikunja Beheri Gubly
Gangamagan
P. S. Air port
Kol-132

Dipika Mallick
Swapnanir Devel.
Asit Ghosh
Munmun Ghosh
Partner
Signature of the Developer

DRAFTED BY :

LASER COMPOSED BY :

Panthe Sankar
by the pen of Jagadish Ch.
Karmakar

MEMO OF CONSIDERATION

RECEIVED Rs. 5,00,000.00 (Rupees Five Lakh) only from the within named PURCHASER being the earnest money out of the total consideration money in the following manner.

<u>Date</u>	<u>Name of Bank</u>	<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
07/08/23	HDFC(Rajarhat)	by Cheque	3,00,000/-
07/08/23	HDFC(Rajarhat)	by Cheque	2,00,000/-

Total Rs. 5,00,000.00 (Rupees Five Lakh) only

WITNESSES

1. *[Signature]* Satya Sardar
by the pen of Jagdish Ch. Kamukan

2. *[Signature]* Diku Sardar @ Bhiku Sardar
by the pen of Jagdish Ch. Kamukan

[Signature] Signature of owners

<u>Date</u>	<u>Name of Bank</u>	<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
07/08/23	Amarendra Bihari Gulab	by Cheque	3,00,000/-
07/08/23	Nikunja Bihari Gulab	by Cheque	2,00,000/-

Gangaganagar

P. S. Airport

Kol - 132

Satya Sardar
by the pen of Jagdish Ch. Kamukan

WITNESSES

1. *[Signature]* Diku Sardar @ Bhiku Sardar
by the pen of Jagdish Ch. Kamukan

[Signature] Signature of owners

<u>Date</u>	<u>Name of Bank</u>	<u>Mode of Payment</u>	<u>Amount (Rs.)</u>
07/08/23	Amarendra Bihari Gulab	by Cheque	3,00,000/-
07/08/23	Nikunja Bihari Gulab	by Cheque	2,00,000/-

Gangaganagar

P. S. Airport

Kol - 132

Satya Sardar
by the pen of Jagdish Ch. Kamukan

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



192023240262897258

GRN Details

GRN:	192023240262897258	Payment Mode:	SBI Epay
GRN Date:	17/10/2023 11:44:42	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3267811536240	BRN Date:	17/10/2023 11:45:10
Gateway Ref ID:	CHN9761318	Method:	State Bank of India NB
GRIPS Payment ID:	171020232026289724	Payment Init. Date:	17/10/2023 11:44:42
Payment Status:	Successful	Payment Ref. No:	2002625608/8/2023 [Query No./Query Year]

Depositor Details

Depositor's Name: Ms SWAPNANIR DEVELOPERS
Address: KASHINATHPUR, RAJARHAT, NORTH 24 PGS, KOL 700135
Mobile: 9073250354

Period From (dd/mm/yyyy):	17/10/2023	Payment Mode:	SBI Epay
Period To (dd/mm/yyyy):	17/10/2023	Bank/Gateway:	SBIePay Payment Gateway
Payment Ref ID:	2002625608/8/2023	BRN Date:	17/10/2023 11:45:10
Dept Ref ID/DRN:	2002625608/8/2023	Method:	State Bank of India NB

Sl. No.	Payment Ref No	Head of A/C Description	Payment Init. Date	Head of A/C	Amount (₹)
1	2002625608/8/2023	Property Registration- Stamp duty	17/10/2023 11:44:42	0030-02-103-003-02	2021
2	2002625608/8/2023	Property Registration- Registration Fees	17/10/2023 11:44:42	0030-03-104-001-16	5021

Depositor Details	Total	7042
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IN WORDS: SEVEN THOUSAND FORTY TWO ONLY.

Address: KASHINATHPUR, RAJARHAT, NORTH 24 PGS, KOL 700135
Mobile: 9073250354

Period From (dd/mm/yyyy):	17/10/2023	Payment Mode:	SBI Epay
Period To (dd/mm/yyyy):	17/10/2023	Bank/Gateway:	SBIePay Payment Gateway
Payment Ref ID:	2002625608/8/2023	BRN Date:	17/10/2023 11:45:10
Dept Ref ID/DRN:	2002625608/8/2023	Method:	State Bank of India NB

Sl. No.	Payment Ref No	Head of A/C Description	Payment Init. Date	Head of A/C	Amount (₹)
1	2002625608/8/2023	Property Registration- Stamp duty	17/10/2023 11:44:42	0030-02-103-003-02	2021
2	2002625608/8/2023	Property Registration- Registration Fees	17/10/2023 11:44:42	0030-03-104-001-16	5021

Depositor Details	Total	7042
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IN WORDS: SEVEN THOUSAND FORTY TWO ONLY.

GRIPS Payment ID- 171020232026289724 :: eChallan generated at: 17/10/2023 11:46:40



Government of West Bengal

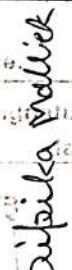
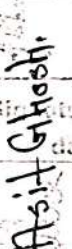
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15252002625608/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri SATYA SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 7157	Satya Sarder by the pen of Jagadish Ch. Karmakar
2	Shri DIKU SARDAR Alias Shri BHIKU SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Land Lord		 8418	Diku Sarder @ BhiKu Sarder by the pen of Jagadish Ch. Karmakar

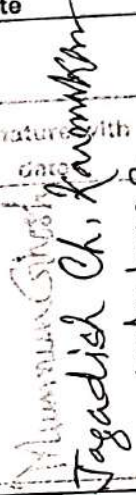
Query No:-15252002625608/2023, 17/10/2023 04:00:10 PM NORTH 24-PARGANAS (D.S.R. - III)

I. Signature of the Person(s) admitting the Execution at Private Residence.

	Name of the Executant	Category	Photo	Finger Print	Signature with date
	Shri ASHIM MALLICK KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7159	
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt DIPIKA MALLICK KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7160	
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Shri ASIT GHOSH KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7161	
	KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	[SWAPNA NIR DEVELOP ERS]		 7160	
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Shri ASIT GHOSH KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]		 7161	

I. Signature of the Person(s) admitting the Execution at Private Residence.

Name of the Executant	Category	Photo	Finger Print	Signature with date
Smt MUNMUN GHOSH KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Developer [SWAPNA NIR DEVELOP ERS]			

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri JAGADISH CHANDRA KARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- P.O:- NOAPARA, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700125	Shri SATYA SARDAR, Shri DIKU SARDAR, Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- P.O:- NOAPARA, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700125			 18/10/2022

(Dilip Kumar Mondal)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

District Sub-Registrar III
North 24-Parganas, Barasat

(Dilip Kumar Mondal)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

Major Information of the Deed

Major Information of the Deed			
Deed No :	I-1525-13451/2023	Date of Registration	30/10/2023
Query No / Year	1525-2002625608/2023	Office where deed is registered	
Query Date	12/10/2023 4:04:48 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARTHA SARKAR JHIKRA,DIGHALGRAM,Thana : Haringhata, District : Nadia, WEST BENGAL, Mobile No. : 9073250354, Status :Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
Rs. 5,92,000/-	Rs. 47,95,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,021/- (Article:48(g))	Rs. 5,053/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, -JI No: 33,
Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-669 (RS -)	LR-4049	Bastu	Shali	0.87 Dec	87,000/-	7,04,700/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-669 (RS -)	LR-4051	Bastu	Shali	0.88 Dec	88,000/-	7,12,800/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-669 (RS -)	LR-4053	Bastu	Shali	0.45 Dec	45,000/-	3,64,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-669 (RS -)	LR-4055	Bastu	Shali	0.28 Dec	28,000/-	2,26,800/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-669 (RS -)	LR-4055	Bastu	Shali	0.12 Dec	12,000/-	97,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L6	LR-671 (RS -)	LR-1135	Bastu	Bastu	0.32 Dec	32,000/-	2,59,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

LR-671 (RS)	LR-1176	Bastu	Bastu	1.5 Dec	1,50,000/-	12,15,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
LR-671 (RS)	LR-1676	Bastu	Bastu	1.5 Dec	1,50,000/-	12,15,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
TOTAL :				5.92Dec	5,92,000 /-	47,95,200 /-	
Grand Total :				5.92Dec	5,92,000 /-	47,95,200 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SATYA SARDAR (Presentant) Son of Late SANNYASHI SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation:- Cultivation, Citizen of: India, PAN No.:: LYxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status:-Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence
2	Shri DIKU SARDAR, (Alias: Shri BHIKU SARDAR) Son of Late SANNYASHI SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation:- Cultivation, Citizen of: India, PAN No.:: LXxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 18/10/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWAPNANIR DEVELOPERS KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, PAN No.:: AExxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ASHIM MALLICK Son of Late ARABINDA MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx8H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWAPNANIR DEVELOPERS KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, PAN No.:: AExxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Smt DIPIKA MALLICK

Wife of Shri ASHIM MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

3 Shri ASIT GHOSH

Son of Shri DHANANJOY GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

4 Smt MUNMUN GHOSH

Wife of Shri ASIT GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri JAGADISH CHANDRA KARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125			
Identifier Of Shri SATYA SARDAR, Shri DIKU SARDAR, Shri ASHIM MALLICK, Smt DIPIKA MALLICK, Shri ASIT GHOSH, Smt MUNMUN GHOSH			

Business Citizen of India, PAN No.:: Axxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

Smt MUNMUN GHOSH
Wife of Shri ASIT GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri JAGADISH CHANDRA KARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125			
Identifier Of Shri SATYA SARDAR, Shri DIKU SARDAR, Shri ASHIM MALLICK, Smt DIPIKA MALLICK, Shri ASIT GHOSH, Smt MUNMUN GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Shri SATYA SARDAR	SWAPNANIR DEVELOPERS-0.87 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.88 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri SATYA SARDAR	SWAPNANIR DEVELOPERS-0.33 Dec
2	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.12 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.28 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.12 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Shri SATYA SARDAR	SWAPNANIR DEVELOPERS-0.14 Dec
2	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.18 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-1.5 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Shri SATYA SARDAR	SWAPNANIR DEVELOPERS-1.5 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.28 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.28 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.28 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.28 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.28 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.28 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.28 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.28 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code: 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 669, LR Khatian No:- 4049	Owner: সত্য সর্দার, Gurdian: সন্ন্যাসী, Address: নিজ, Classification: শালি, Area: 0.01000000 Acre,	Shri SATYA SARDAR
L2	LR Plot No:- 669, LR Khatian No:- 4051	Owner: ডীকে সর্দার, Gurdian: সন্ন্যাসী, Address: নিজ, Classification: শালি, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 669, LR Khatian No:- 4053	Owner: বাবলু সর্দার, Gurdian: সন্ন্যাসী, Address: নিজ, Classification: শালি, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 669, LR Khatian No:- 4055	Owner: যশোদা সর্দার, Gurdian: সন্ন্যাসী, Address: নিজ, Classification: শালি,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 669, LR Khatian No:- 4055	Owner: যশোদা সর্দার, Gurdian: সন্ন্যাসী, Address: নিজ, Classification: শালি,	Seller is not the recorded Owner as per Applicant.

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, JI No: 33, Pin Code: 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
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	LR Plot No:- 671, LR Khatian No:- 1135	Owner:বীমা সরদার, Gurdian:সম্মানী সরদার, Address:নিজ , Classification:বাড়, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 671, LR Khatian No:- 1176	Owner:ডিকু সরদার, Gurdian:সম্মানী , Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 671, LR Khatian No:- 1676	Owner:সত্য সরদার, Gurdian:সম্মানী , Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Shri SATYA SARDAR

	LR Plot No:- 671, LR Khatian No:- 1135	Owner:বীমা সরদার, Gurdian:সম্মানী সরদার, Address:নিজ , Classification:বাড়, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 671, LR Khatian No:- 1176	Owner:ডিকু সরদার, Gurdian:সম্মানী , Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 671, LR Khatian No:- 1676	Owner:সত্য সরদার, Gurdian:সম্মানী , Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Shri SATYA SARDAR

Endorsement For Deed Number : I - 152513451 / 2023

On 17-10-2023

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 47,95,200/-

Handwritten signature

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS

North 24-Parganas, West Bengal

On 18-10-2023

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

Presented for registration at 14:10 hrs on 18-10-2023, at the Private residence by Shri SATYA SARDAR, one of the Executants.

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

Execution is admitted on 18/10/2023 by 1. Shri SATYA SARDAR, Son of Late SANNYASHI SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Cultivation, 2. Shri DIKU SARDAR, Alias Shri BHIKU SARDAR, Son of Late SANNYASHI SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Cultivation

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-10-2023 by Shri ASHIM MALLICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Smt DIPIKA MALLICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Shri ASIT GHOSH, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Smt MUNMUN GHOSH, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Smt DIPIKA MALLICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-10-2023 by Smt DIPIKA MALLICK, PARTNER, SWAPNANIR DEVELOPERS (Partnership Firm), KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

06/11/2023, Query No:-15252002625608 / 2023 Deed No :I-13451/2023.

Document is digitally signed.

Page 28 of 29

Page 28 of

...ed by Shri JAGADISH CHANDRA KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA,
: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by
ofession Law Clerk

Amal

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 30-10-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- , 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 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/10/2023 11:45AM with Govt. Ref. No: 192023240262897258 on 17-10-2023, Amount Rs: 5,021/-, Bank:
SBI EPay (SBIePay), Ref. No. 3267811536240 on 17-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3140, Amount: Rs.5,000.00/-, Date of Purchase: 16/10/2023, Vendor name:
DISTRICT SUB REGISTRAR
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/10/2023 11:45AM with Govt. Ref. No: 192023240262897258 on 17-10-2023, Amount Rs: 2,021/-, Bank:
SBI EPay (SBIePay), Ref. No. 3267811536240 on 17-10-2023, Head of Account 0030-02-103-003-02

On 30-10-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- , 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 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/10/2023 11:45AM with Govt. Ref. No: 192023240262897258 on 17-10-2023, Amount Rs: 5,021/-, Bank:
SBI EPay (SBIePay), Ref. No. 3267811536240 on 17-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3140, Amount: Rs.5,000.00/-, Date of Purchase: 16/10/2023, Vendor name:
DISTRICT SUB REGISTRAR
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/10/2023 11:45AM with Govt. Ref. No: 192023240262897258 on 17-10-2023, Amount Rs: 2,021/-, Bank:
SBI EPay (SBIePay), Ref. No. 3267811536240 on 17-10-2023, Head of Account 0030-02-103-003-02

On 30-10-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,053.00/- (B = Rs 5,000.00/- , 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 5,021/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/10/2023 11:45AM with Govt. Ref. No: 192023240262897258 on 17-10-2023, Amount Rs: 5,021/-, Bank:
SBI EPay (SBIePay), Ref. No. 3267811536240 on 17-10-2023, Head of Account 0030-03-104-001-16

06/11/2023 ,Query No:-15252002625608 / 2023 Deed No :-I-13451/2023.

Document is digitally signed.

Registration under section 60 and Rule 69.
d in Book - I
number 1525-2023, Page from 349341 to 349370
No 152513451 for the year 2023.



Registration under section 60 and Rule 69.
a in Book - I
number 1525-2023, Page from 349341 to 349370
No 152513451 for the year 2023.

Amal

Digitally signed by Dilip Kumar Mondal
Date: 2023.11.06 13:01:31 -08:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 06/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

Digitally signed by Dilip Kumar Mondal
Date: 2023.11.06 13:01:31 -08:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 06/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.