

5121.

I-5124/202



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 487464

12-28 p.m

13/09/2024

Certified that the Endorsement Sheet's and the Signature Sheet attached to this documents are part of the Document

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

13 SEP 2024

Query No. 2002404628 / 2024
GRN No. 19 - 20 2425 - 0207192708

(1)

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE
13th DAY OF September 2024,

BETWEEN

No. 3712 Date 10/9/24 Value 5000/
Purchaser's Name Nav Project
Address Raniganj



Stamp Vender's Sign Ajoy Kumar Chand

AJOY KUMAR CHAND
STAMP VENDER

A. D. S. R. Office, Raniganj
Lic. No. 1 of 1989

Purchased On
From Assam Treasury

05 SEP 2024



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

13 SEP 2024

(2)

1. **SUSHIL KUMAR GANERIWALLA** (PAN. ACZPG7773P & AADHAR. 208769165655) ALIAS **SUSHIL KUMAR GANERIWALA** son of Late Dina Nath Ganeriwalla, having its address at 03, Chotelal Marwari Lane, P.O and PS. Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality, business by occupation ; 2. **PARESH CHANDRA CHATTERJEE** (PAN. ACDPC3952E & AADHAR. 725817990264) son of Late Shyama Pada Chatterjee, having its address at (Old-14) New- 08, NSB Road (West), Sishubagan More, P.O and PS Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality , business by occupation AND 3. **KALYAN CHATTERJEE** (PAN. AEHPC7260H & AADHAR. 565267512212) son of Paresch Chandra Chatterjee, having its address at (Old-14) New- 08, NSB Road (West), Sishubagan More, P.O and PS Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB) Hindu by Religion, Indian by Nationality, business by occupation; **ALL OF THREEs** (SI Nos) are hereinafter called the "**FIRST PARTY / OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its directors, executors, successors-in-office, representatives, administrators and assigns) of the "**FIRST PART**"

AND

NAV PROJECT (PAN. AAVFN5820E) a partnership Firm, having it's office at AA/91 Road/Street: N.S.B. ROAD EAST Locality/Sub Locality: Searsole RAJBARI City/Town/ Village: Raniganj District: Paschim Bardhaman State: West Bengal PIN Code: 713358, represented by its partners, 1. **SUSHIL KUMAR GANERIWALLA** (PAN. ACZPG7773P & AADHAR. 208769165655) ALIAS **SUSHIL KUMAR GANERIWALA** son of Late Dina Nath Ganeriwalla, having its address at 03, Chotelal Marwari Lane, P.O and PS. Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality, business by occupation ; 2. **PULKIT GANERIWALLA** (PAN. DJPPG1491E & AADHAR. 364113535923) son of **SUSHIL KUMAR Ganeriwalla**, having its address at 03, Chotelal Marwari Lane, P.O and PS. Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality, business by occupation; 3. **PARESH CHANDRA CHATTERJEE** (PAN. ACDPC3952E & AADHAR. 725817990264) son of Late Shyama Pada Chatterjee, having its address at (Old-14) New- 08, NSB Road (West), Sishubagan More, P.O and PS Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality , business by occupation AND 4. **KALYAN CHATTERJEE** (PAN. AEHPC7260H & AADHAR. 565267512212) son of Paresch Chandra Chatterjee, having its address at (Old-14) New- 08, NSB Road (West), Sishubagan More, P.O and PS Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB) Hindu by Religion, Indian by Nationality, business by occupation – hereinafter called the "**SECOND PARTY / DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to include its partners, executors, successors-in-office, representatives, administrators and assigns) of the "**SECOND PART**".



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(3)

AND WHEREAS abovenamed "FIRST PARTY / OWNER" (ALL OF THREEs) had purchased land measuring 0.13 Acrehaving permanent, heritable and transferable right, title and interest therein

Purchaser	Vide Deed No
SUSHIL KUMAR GANERIWALLA ALIAS SUSHIL KUMAR GANERIWALA	1541, year 2004, Additional District Sub- registrar Raniganj, Burdwan
SU ALIAS SUSHIL KUMAR GANERIWALA	2092/74 year 2005, Additional District Sub- registrar Raniganj, Burdwan
PARESH CHANDRA CHATTERJEE AND KALYAN CHATTERJEE	230102054/2023, Additional District Sub- registrar Raniganj, Paschim Burdwan

AND WHEREAS in the manner aforesaid (ALL OF THREEs) "FIRST PARTY / OWNER" become the sole, absolute and exclusive owner of all that land measuring 0.13 Acre transferable right , title and interest therein.

AND WHEREAS in the manner aforesaid abovenamed (ALL OF THREEs) "FIRST PARTY / OWNER" become the sole, absolute and exclusive owner of all that land measuring 0.13 Acre having permanent, heritable and transferable right title and interest therein.

The (ALL OF THREEs) "FIRST PARTY / OWNER" has decide to construct a Multistoried Residential cum commercial building (G + 3) on the aforesaid land. The Developer herein having experience in construction business have agreed to construct a Residential cum commercial building on aforesaid land and has agreed on the terms and conditions stated hereunder.

The owners hereby declare that the land owned by them is free from all encumbrances, charges, liens, lispendens, attachments, trusts whatsoever or howsoever.

The owners have agreed to grant an exclusive right of development of their owned land in favour of the Developer for the consideration and on the terms and conditions stated hereinafter. It may be clarified here that land or possession of land has not been transferred to the Developer but exclusive right has been granted to Developer to take necessary permissions from Govt. Authorities and to develop/Construct building and to that extent possession of land is hereby handed over to promoter/Developer. Moreover, the Developer shall be at liberty to appoint contractors, if required, for the development of the premises.

The developer shall prepare a building to construct the residential cum commercial building named. NIVEDITA APPARTMENT on the aforesaid land and as per approval plan (which will be obtained by OWNERS- /FIRST PARTY from the concerned authorities at their own cost. All subsequent costs to be borne by developer.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows:-



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ARTICLE I - DEFINITIONS

In this Agreement, unless otherwise specifically mentioned:-

- 1.1 The Owner shall mean the said (ALL OF THREEs) "FIRST PARTY, the aforesaid owner not only as owner but also as having whatsoever right, title or interest that they have or shall have as executor, legatee, trustee, beneficiary or otherwise in respect of the schedule land and also their heirs, successors, legal representatives, administrative, administrative, executors and assigns.
- 1.2 Developer shall mean the said NAV PROJECT, a partnership Firm, having it's office at AA/91 Road/Street: N.S.B. ROAD EAST Locality/Sub Locality: Searsole RAJBARI City/Town/ Village: Raniganj District: Paschim Bardhaman State: West Bengal PIN Code: 713358, represented by its partners, 1. SUSHIL KUMAR GANERIWALLA ALIAS SUSHIL KUMAR GANERIWALA son of Late Dina Nath Ganeriwalla, 2. PULKIT GANERIWALLA son of SUSHIL KUMAR Ganeriwalla, 3. PARESH CHANDRA CHATTERJEE son of Late Shyama Pada Chatterjee, AND 4. KALYAN CHATTERJEE son of Pares Chandra Chatterjee, partners, successor/successors, executors and administrators and assigns at all materials times.
- 1.2 Building(s) shall mean the building to be constructed on the scheduled land as per the approved plan sanctioned by concerned authorities.
- 1.3 Unit shall mean the constructed area and/or spaces in the eCommercial/Residential complex intended to be built and/or constructed, capable of being occupied and enjoyed separately as a distinct entity at the residential cum commercial buildings to be constructed on the said land.
- 1.4 "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- 1.5 Architect shall mean any person or other association of persons, ewhether incorporated or not, whom the developer may appoint from time to time as the architect of the building/s to be constructed on the said land.
- 1.6 The plan shall mean the plan or plans, elevation, designs, drawings and specifications of the building or buildings as sanctioned by the corporation/municipality/local body or Development Authority including modification or variation thereof which may be made from time to time.
- 1.7 Saleable Area Shall mean the space or spaces in the new Residential/commercial building available for independent use and occupation after making due provisions of common facilities and the space required thereof.



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Rangaj, Paschim Bardhaman

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1.8 The Owner's Allocation shall be:-

THAT in consideration for the grant of the Development Right from the Owner to the Developer, it is hereby agreed that the Owner shall be entitled to have 40% of Share....

- (1. SUSHIL KUMAR GANERIWALLA - 20%
ALIAS SUSHIL KUMAR GANERIWALA
2. PARESH CHANDRA CHATTERJEE - 10%
3. KALYAN CHATTERJEE - 10 %)

.... In the sale proceeds in the proposed residential cum commercial building to be constructed on schedule land.

The owner allocation as stated above is the total consideration payable to the owner for permitting the developer to develop the schedule land and commercial exploiting the same.

1.10 the Developer's Allocation- that the developers shall entitled to have 60% of Share..

- (1. SUSHIL KUMAR GANERIWALLA - 15%
ALIAS SUSHIL KUMAR GANERIWALA
- (2. PULKIT GANERIWALLA - 15%
3. PARESH CHANDRA CHATTERJEE - 15%
4. KALYAN CHATTERJEE - 15%)

.....in the sale proceeds in the proposed of land fully described in the schedule below.

1.11 Transferee shall mean a person, persons, firm, limited company, association of persons to whom any space and/ or unit in the Residential /commercial building to be constructed at the said premises has been transferred.

1.12 Words importing singular shall include plural and vice versa and shall include all the other genders, i.e, masculine, feminine and neutral genders.

ARTICLE II – COMMENCEMENT

2.0 This agreement shall be deemed to have commenced on and with effect from the date of it's execution.

ARTICLE III – OWNERS' RIGHTS & REPRESENTATIONS

- 3.1 The owner are absolute owner of the below scheduled land.
- 3.2 Excepting the owner and its assigns, no other person or persons have any claim or interest and/or demand over and in respect of schedule land.
- 3.3 The land owned by the owner is free from all encumbrances, lien, lispendens, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
- 3.4 There is no bar, legal or otherwise, for the owner to obtain any certificates, sanctions, consents or permissions that may be required for transferring the proportionate undivided share or interest in the land owned by him to the respective purchasers of shop/offices/units in the new building/s to be constructed on the said land.
- 3.5 There is no subsisting agreement for sale and/or development of the land owned by the owner with any other party or parties.



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ARTICLE IV - DEVELOPER'S RIGHTS

- 4.1 The Developer(s) hereby agreed to complete the residential cum commercial (G+3) building over the property as per plan as sanctioned by the concerned Authority/ with due modification or amendment of the sanction plan
- 4.2 All applications plans papers and documents as may be required by the developer(s) for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the developer(s) with due signature of the owner(s) as may be required and all costs expenses and charges be paid by the developer(s) and also for construction of the building thereon and the Developer(s) will pay all the payments and expenses required for clearance of the occupier thereof

ARTICLE V - CONSIDERATION

- 5.1 In consideration of the owner allowing the Developer to develop the said premises the Developer shall allocate owners area under consideration in terms of money as mentioned in clause 1.9 hereinabove.

ARTICLE VI - PROCEDURE

- 6.1 The owner shall grant a Registered Power of Attorney in favour of the Developer for execution and presentation of sale deeds, lease deed etc for the entire constructed area before the registering authority.

ARTICLE VII - BUILDING

- 7.1 The Developer(s) shall on completion of the building put the owner(s) in undisputed possession in respect of the owners' allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc.
- 7.2 The Developer(s) being the party of the Second part shall be at liberty with exclusive rights and authority to negotiate for the sale of the flats/ units/unit/ space together with right to proportionate share of land excluding the space/units/flat provided under the Developer's Allocation in the premises to any prospective buyer/s before, after or in course of the construction work of the said building at such consideration and on such terms and conditions as the Developer(s) shall think fit and proper.
- 7.3 The Developer(s) shall at /his/her/their/its own costs, construct and complete the building at the said premises strictly in accordance with the sanctioned plan and due modification if any with such material and with such specification as are to be mentioned in the sanctioned plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time.



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7.4 That the developer(s) shall install erect and shall provide standard pump set, overhead and underground reservoirs, electric wiring, sanitary fittings, and other facilities as are required to be provided in respect of building having self-contained apartment and constructed for sale of flats/shops/garages on ownership basis and as mutually agreed. Be it mentioned that the all expenses shall be paid by the Developer(s). It is also mentioned that the Developer(s) will fix the sale rate for flat/garages etc. for Developer's allocation without consultation of the owner(s).

ARTICLE VIII - COMMON RESTRICTIONS

8.1. Neither party shall use or permit to the use of the respective allocation in the building or any portion thereto for carrying on any obnoxious, illegal and or immoral trade or activities nor use thereto for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

8.2 Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural addition or alteration therein without previous written consent from the owner, developer or from the competent authority.

8.3 No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free movement of user in the corridors and other places of common use in the building. Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.

ARTICLE IX - OWNER'S OBLIGATIONS

9.1 The Owner hereby agrees and covenant with the Developer not to cause any interference or hindrance in the construction of the new building at the said premises by the developer.

9.2 The Owner hereby agree and covenant with the Developer not to do any act or deed or thing whereby the Developer may be prevented from selling, and/or disposing of any part of the constructed area in the new building.

9.3 the Owner hereby agree and covenant with the Developer not to let out, mortgage, and/or charge the said premises or any portion thereof without the consent in writing of the Developer during the period construction.

9.4 the Owner hereby agree that the Developer shall be at the liberty to enter into development agreement with the adjacent land owner or purchase their land and expand the construction and the owner shall have no objection in this regards and there will be no increase in the Owner allocation/consideration as mentioned in their Development Agreement and all the owner, Developer and intending purchasers shall have right to use and enjoy the common provisions and facilities of the constructed complex.



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ARTICLE X - DEVELOPER'S OBLIGATIONS

10.1 The Developer hereby agrees and covenants with the Owner to complete the construction of the new building/s at the said premises in terms of the sanctioned plan/s within such time as be allowed by competent authority.

10.2 The Developer(s) hereby declares to take care of the local hazards or accident during the continuation of construction and the Owners shall have no liability to that effect whatsoever. All applications plans papers and documents as may be required by the Developer(s) for the purpose of sanction of Plan, Revised plan, Addition/ Alteration of the building plan shall be submitted by the Developer(s) with due signature of the Owner(s) as may be required and all costs expenses and charges be paid by the Developer(s) and also for construction of the building thereon and the Developer(s) will pay all the payments and expenses required for clearance of the occupier thereof, either in cash or in area or in any other lawful manner.

10.3 The Developer(s) hereby agree to deliver possession of the Owners' allocation in the proposed new building within aforesaid stipulated months from the date of execution and Registration of this Agreement, and if required, the Owner(s) will further allow aforesaid stipulated months for delivery of possession of the Owners' allocation without claiming any damages.

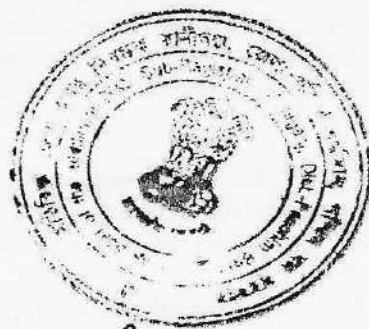
10.4 That the Developer shall be solely responsible for any liability-civil or criminal arising out of any incident/accident that may happen in course of construction of the proposed building and the Owner will have no responsibility in this regards.

10.5 The Developer shall pay and bear all local/development authority charges, municipality taxes, and other statutory outgoing as would be levied by the Government or any other statutory authorities in respect of the said premises accruing as and from the date of handing over of vacant possession of the land by the owner to the Developer, till the completion of the building.

ARTICLE XI - DEVELOPER'S INDEMNITY

11.1 That the Developer(s) hereby agree(s) and covenants with the Owner(s) not to do any act, deed or things whereby the Owner(s)/is/are prevented from enjoying selling disposing of the owners' allocation in the building at the said premises after delivery of Re-possession thereof to the owner(s) and also obtain Completion Certificate (C.C.)/Occupancy Certificate from the competent Authority at its own costs and expenses.

11.2 The Developer(s) hereby undertake/s to keep the Owner(s) indemnified against all third party claims and actions /suits, costs, proceedings and claims arising out of any sort of act or omissions of the Developer(s) in relating to the making of construction of the said building. The developer(s) shall also not interfere in any manner whatsoever to the sale proceeds and/or otherwise with regard to the owners' share or allocation and also not to claim any amount from the sale proceeds of the owners' allocation.



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ARTICLE XII - TAXES

12.1 The Taxes payable on the project shall be paid as per the provisions of various applicable Tax laws as applicable respectively on Owners and /or on Promoter/Developer

ARTICLE XIII - MISCELLANEOUS

13.1 The Owner(s) and Developer(s) hereto have entered into this agreement purely as a contract and under no circumstance this agreement shall be treated as partnership by and between the parties and/or an Association of persons.

13.2 As and from the date of getting Completion Certificate of the building the Developer(s) and/or its transferees and the Owner(s) and/or his/her/their transferees shall be liable to pay and bear proportionate charges on account of ground rents and service tax and other taxes, charged by the Govt. or Semi Govt. or local authority concern, and the proportionate cost towards regular maintenance charges.

13.3 The building to be constructed by the Developer(s) shall be made in accordance with the specification more fully and particulars mentioned and described in the schedule annexed in separate sheet which will be treated part of the agreement.

ARTICLE XIV - FORCE MAJEURE

14. The parties hereto shall not be considered to be liable for any obligation hereunder to the extent that performance of the relative obligation is prevented by the existing of "Force Majeure" and shall be suspended from obligations during the duration of the Force Majeure, which also includes non-availability of Building materials due to Government Notifications or against notification or rules and regulations of the other appropriate authority and also includes mass stopping of work in the locality against notification or rules and regulations of the other appropriate authority.

ARTICLE XV - ARBITRATION

15. It is hereby agreed by and between the parties that all dispute and/or difference by and between the parties hereto in any way relating to or connected with the flats and or construction and or in respect of this agreement and/or anything done in pursuance hereto and/or otherwise shall be referred for arbitration, which will adjudicated in accordance with the Arbitration and Conciliation Act, 1996, or any amendment thereon as may be applicable.

ARTICLE XVI - JURISDICTION

16. Courts at Asansol alone shall have jurisdiction to entertain, try and determine all action suit and proceeding arising out of these agreement between the parties hereto.



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(10)

SCHEDULE

All that or parvel of vacant Bastu land measuring 0.13 Acre.

MOUZA= SEARSOLE, JL NO. 17, PS. RANIGANJ (Paschim Burdwan)

Out of ==

<u>Owner Name</u>	<u>Khatiyon No.</u>	<u>L.R. Plot No.</u>	<u>R.S. Plot No.</u>	<u>Area in (Acres)</u>
SUSHIL KUMAR GANERIWALLA ALIAS SUSHIL KUMAR GANERIWALA	5090	2462	1795	0.0602
	5090	2465	1798	0.0038
PARESH CHANDRA CHATTERJEE	9927	2462	1795	0.0299
	9927	2465	1798	0.0031
KALYAN CHATTERJEE	9915	2462	1795	0.0299
	9915	2465	1798	0.0031

The land is bounded and butted as follows:-

NORTH- Land of Dinanath Lohia

SOUTH- 15' wide road

EAST- 15' wide road

WEST- Building of susanta Mondal



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(11)

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

1. *Sushil Kumar Ganeriwalla alias Sushil Kumar Ganeriwalla*

(SUSHIL KUMAR GANERIWALLA ALIAS SUSHIL KUMAR GANERIWALA)

2. *Pareesh Chandra Chatterjee*

(PARESH CHANDRA CHATTERJEE)

3. *Kalyan Chatterjee*

(KALYAN CHATTERJEE)

SIGNATURE OF THE OWNER(S)

1. *Sushil Kumar Ganeriwalla alias Sushil Kumar Ganeriwalla*

(SUSHIL KUMAR GANERIWALLA ALIAS SUSHIL KUMAR GANERIWALA)

2. *Pulkit Ganeriwalla* PARTNER

PULKIT GANERIWALLA PARTNER

3. *Pareesh Chandra Chatterjee*

(PARESH CHANDRA CHATTERJEE) PARTNER

4. *Kalyan Chatterjee*

(KALYAN CHATTERJEE) PARTNER

FOR, "NAV PROJECT"
SIGNATURE OF THE DEVELOPER(S)

In the presence of--

*Piyush Kanit Chatterjee
S/o. Lt Shakti Pada Chatterjee
8/6 Rabindra Sarani, Sri. Nagan Pally
Durgam - 713213, Paschim Bandawan.*

In the presence of--

*Suman Chakrabarty
Tapan Chakrabarty
Mahabir Colley, Sahab Kuth.
Raniganj - 713358
Suman Chakrabarty.*

Drafted by me as per instructions of the Parties, Read over and Explained :

MOLOY MAZUMDAR
(MOLOY MAZUMDAR)
DEED WRITER
A.D.S. R. Office
Licence no 20



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

13 SEP 2024

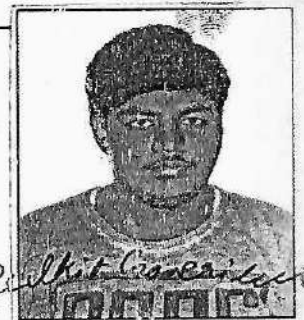
TEN FINGERS TIPS CHAPH

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Pass port size photograph & singer print of both hands attested by me. Signature *Gup Kumar*

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Pass port size photograph & singer print of both hands attested by me. Signature *Pulkit Gonerikole*

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Pass port size photograph & singer print of both hands attested by me. Signature *Parash Chandra Chali*

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Pass port size photograph & singer print of both hands attested by me. Signature *Kalyan Chatterjee*



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

13 SEP 2024

TEN FINGERS TIPS CHAPH

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Pass port size photograph & singer print of both hands attested by me.

Signature

Subir Kumar

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Pass port size photograph & singer print of both hands attested by me.

Signature

Parvash Chandra Chatterjee

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					

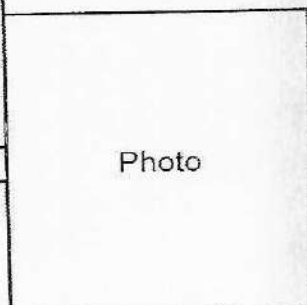


Pass port size photograph & singer print of both hands attested by me.

Signature

Kalyan Chatterjee

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Pass port size photograph & singer print of both hands attested by me.

Signature



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Additional District Sub-Registrar
Reniganj, Paschim Bardhaman

13 SEP 2024



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



192024250207192708

GRN Details

GRN:	192024250207192708	Payment Mode:	SBI Epay
GRN Date:	13/09/2024 11:05:09	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0655821190025	BRN Date:	13/09/2024 11:06:02
Gateway Ref ID:	43191683	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	130920242020719269	Payment Init. Date:	13/09/2024 11:05:09
Payment Status:	Successful	Payment Ref. No:	2002404628/3/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SUSHIL KUMAR GANERIWALA
Address:	RANIGANJ
Mobile:	9832170134
Period From (dd/mm/yyyy):	13/09/2024
Period To (dd/mm/yyyy):	13/09/2024
Payment Ref ID:	2002404628/3/2024
Dept Ref ID/DRN:	2002404628/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002404628/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2002404628/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.

PAID

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম): PIJUSH KANTI CHATTOPADHYAY
2. FATHER / HUSBAND NAME: LT. SHAKTI PADA CHATTOPADHYAY
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা): SERVICE
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
- VILLAGE / TOWN (গ্রাম): 8/6, RABINDRA SARANI, SRI NAGAR PALI
- POST OFFICE (পোস্ট অফিস): DURGAPUR-713213
- POLICE STATION (থানা): FARIDPUR PIN 713213
- DISTRICT (জেলা): PASCHIM BURDWAN STATE (রাজ্য) WEST-BENGAL
5. RELATIONSHIP WITH Executant FRIENDS
6. AADHAR NO: 8783 4902 2861
- PAN: AH1PC088BB
- EPIC NO: _____

আমি (শনাক্তকারী) Pijush Kanti Chattopadhyay অএ দলিলের (Query No.)
2002404628/24 বিক্রেতা/দাতা গনকে শনাক্ত করি।

I, _____ as identifier identifying the executar
of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Pijush Kanti Chattop.
IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

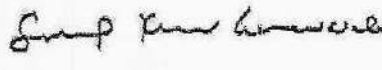
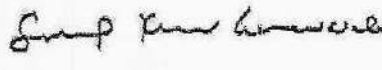
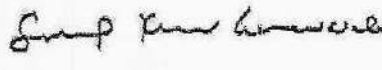
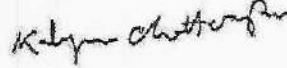
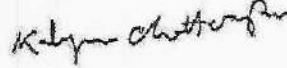
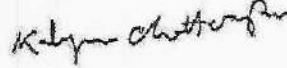
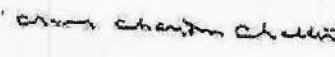
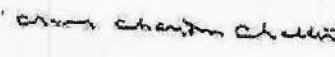
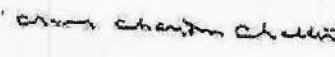
Deed No :	I-2304-05124/2024	Date of Registration	13/09/2024
Query No / Year	2304-2002404628/2024	Office where deed is registered	
Query Date	10/09/2024 11:27:56 AM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	M K Maji Satgram, Thana : Jamuria, District : Paschim Bardhaman, WEST BENGAL, PIN - 713383, Mobile No. : 9832170134, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Stamp duty Paid (SD)	Rs. 61,10,000/-		
Rs. 10,010/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 14/- (Article:E, E)		
	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: ASANSOL MC, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole, JI No: 17, Pin Code : 713358

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2462 (RS :-)	LR-5090	Other Commercial Usage	Baid	0.0602 Acre		28,29,400/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L2	LR-2462 (RS :-)	LR-9915	Other Commercial Usage	Baid	0.0299 Acre		14,05,300/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L3	LR-2462 (RS :-)	LR-9927	Other Commercial Usage	Baid	0.0299 Acre		14,05,300/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L4	LR-2465 (RS :-)	LR-5090	Other Commercial Usage	Danga	0.0038 Acre		1,78,600/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L5	LR-2465 (RS :-)	LR-9915	Other Commercial Usage	Danga	0.0031 Acre		1,45,700/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
L6	LR-2465 (RS :-)	LR-9927	Other Commercial Usage	Danga	0.0031 Acre		1,45,700/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road,
		TOTAL :			13Dec	0/-	61,10,000 /-	
	Grand Total :				13Dec	0/-	61,10,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri SUSHIL KUMAR GANERIWALA, (Alias: SUSHIL GANERIWALA) (Presentant) Son of DINA NATH GANERIWALA Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office </td> <td>  13/09/2024 </td> <td>  LTI 13/09/2024 Captured </td> <td>  13/09/2024 </td> </tr> </tbody> </table> 3, CHOTELAL MARWARI LANE, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: ACxxxxxx3P, Aadhaar No: 20xxxxxxxx5655, Status :Individual, Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri SUSHIL KUMAR GANERIWALA, (Alias: SUSHIL GANERIWALA) (Presentant) Son of DINA NATH GANERIWALA Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	 13/09/2024	 LTI 13/09/2024 Captured	 13/09/2024
Name	Photo	Finger Print	Signature						
Shri SUSHIL KUMAR GANERIWALA, (Alias: SUSHIL GANERIWALA) (Presentant) Son of DINA NATH GANERIWALA Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	 13/09/2024	 LTI 13/09/2024 Captured	 13/09/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri KALYAN CHATTERJEE Son of PARESH CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office </td> <td>  13/09/2024 </td> <td>  LTI 13/09/2024 Captured </td> <td>  13/09/2024 </td> </tr> </tbody> </table> N S B ROAD, SISHUBAGAN, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.: AExxxxxx0H, Aadhaar No: 56xxxxxxxx2212, Status :Individual, Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri KALYAN CHATTERJEE Son of PARESH CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	 13/09/2024	 LTI 13/09/2024 Captured	 13/09/2024
Name	Photo	Finger Print	Signature						
Shri KALYAN CHATTERJEE Son of PARESH CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	 13/09/2024	 LTI 13/09/2024 Captured	 13/09/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri PARESH CHANDRA CHATTERJEE Son of SHYAMA PADA CHATTERJEE Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office </td> <td>  13/09/2024 </td> <td>  LTI 13/09/2024 Captured </td> <td>  13/09/2024 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri PARESH CHANDRA CHATTERJEE Son of SHYAMA PADA CHATTERJEE Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	 13/09/2024	 LTI 13/09/2024 Captured	 13/09/2024
Name	Photo	Finger Print	Signature						
Shri PARESH CHANDRA CHATTERJEE Son of SHYAMA PADA CHATTERJEE Executed by: Self, Date of Execution: 13/09/2024 , Admitted by: Self, Date of Admission: 13/09/2024 ,Place : Office	 13/09/2024	 LTI 13/09/2024 Captured	 13/09/2024						

N S B ROAD, SISHUBAGAN, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1, PAN No.:: ACxxxxxx2E, Aadhaar No: 72xxxxxxxx0264, Status :Individual, Executed by: Self, Date of Execution: 13/09/2024, Admitted by: Self, Date of Admission: 13/09/2024, Place : Office

Developer Details :

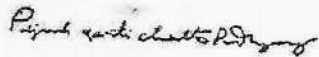
Sl No	Name,Address,Photo,Finger print and Signature
1	NAV PROJECT AA/91, N S B ROAD, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358 Date of Incorporation:XX-XX-2XX3, PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUSHIL KUMAR GANERIWALA Son of DINA NATH GANERIWALA Date of Execution - 13/09/2024, , Admitted by: Self, Date of Admission: 13/09/2024, Place of Admission of Execution: Office	Photo  Sep 13 2024 3:25PM	Finger Print  LTI 13/09/2024 Captured	Signature  13/09/2024
3, CHOTELAL MARWARI LANE, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx3P, Aadhaar No: 20xxxxxxxx5655 Status : Representative, Representative of : NAV PROJECT (as PARTNER)				
2	Name Shri KALYAN CHATTERJEE Son of PARESH CHANDRA CHATTERJEE Date of Execution - 13/09/2024, , Admitted by: Self, Date of Admission: 13/09/2024, Place of Admission of Execution: Office	Photo  Sep 13 2024 3:26PM	Finger Print  LTI 13/09/2024 Captured	Signature  13/09/2024
N S B ROAD, SISHUBAGAN, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3, PAN No.:: AExxxxxx0H, Aadhaar No: 56xxxxxxxx2212 Status : Representative, Representative of : NAV PROJECT (as PARTNER)				

3	Name	Photo	Finger Print	Signature
Mr. PULKIT GANERIWALA Son of SUSHIL KUMAR GANERIWALA Date of Execution - 13/09/2024, , Admitted by: Self, Date of Admission: 13/09/2024, Place of Admission of Execution: Office		 Sep 13 2024 3:28PM	 LTI 13/09/2024 Captured	
3 CHOTELAL MARWARI LANE, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No: 36xxxxxxx5923 Status : Representative, Representative of : NAV PROJECT (as PARTNER)				
4	Name	Photo	Finger Print	Signature
Mr PARESH CHANDRA CHATERJEE Son of SHYAMA PADA CHATTERJEE Date of Execution - 13/09/2024, , Admitted by: Self, Date of Admission: 13/09/2024, Place of Admission of Execution: Office		 Sep 13 2024 3:23PM	 LTI 13/09/2024 Captured	
NSB ROAD SISHUBAGAN MORE, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 72xxxxxxx0264 Status : Representative, Representative of : NAV PROJECT (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri PIJUSH KANTI CHATTOPADHYAY Son of Late SHAKTI PADA CHATTOPADHYAY 8/6 RABINDRA SARANI, SRI NAGAR PALLY, City:- , P.O:- DURGAPUR, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213	 13/09/2024	 LTI 13/09/2024 Captured	
Identifier Of Shri SUSHIL KUMAR GANERIWALA, Shri KALYAN CHATTERJEE, Shri PARESH CHANDRA CHATTERJEE, Shri SUSHIL KUMAR GANERIWALA, Shri KALYAN CHATTERJEE, Mr PULKIT GANERIWALA, Mr PARESH CHANDRA CHATERJEE			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUSHIL KUMAR GANERIWALA	NAV PROJECT-6.02 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri KALYAN CHATTERJEE	NAV PROJECT-2.99 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri PARESH CHANDRA CHATTERJEE	NAV PROJECT-2.99 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri SUSHIL KUMAR GANERIWALA	NAV PROJECT-0.38 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri KALYAN CHATTERJEE	NAV PROJECT-0.31 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri PARESH CHANDRA CHATTERJEE	NAV PROJECT-0.31 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: ASANSOL MC, Road: Unnamed Municipal Road (Raniganj),
Mouza: Searsole, JI No: 17, Pin Code : 713358

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2462, LR Khatian No:- 5090	Owner:সুশীল গান্ধীওয়ারা, Gurdian:বিনয়নাথ , Address:বিজ , Classification:বাঁইদ, Area:0.06020000 Acre,	Shri SUSHIL KUMAR GANERIWALA
L2	LR Plot No:- 2462, LR Khatian No:- 9915	Owner:কল্যান চাট্টাৰ্জী, Gurdian:পৰেশ চন্দ্ৰ চাট্টাৰ্জী, Address:পিশুবাৰান , Classification:বাঁইদ, Area:0.02990000 Acre,	Shri KALYAN CHATTERJEE
L3	LR Plot No:- 2462, LR Khatian No:- 9927	Owner:পৰেশ চন্দ্ৰ চাট্টাৰ্জী, Gurdian:শ্যামসদ , Address:পিশুবাৰান, রানীগঞ্জ , Classification:বাঁইদ, Area:0.02990000 Acre,	Shri PARESH CHANDRA CHATTERJEE
L4	LR Plot No:- 2465, LR Khatian No:- 5090	Owner:সুশীল গান্ধীওয়ারা, Gurdian:বিনয়নাথ , Address:বিজ , Classification:ভাঙ্গা, Area:0.00380000 Acre,	Shri SUSHIL KUMAR GANERIWALA
L5	LR Plot No:- 2465, LR Khatian No:- 9915	Owner:কল্যান চাট্টাৰ্জী, Gurdian:পৰেশ চন্দ্ৰ চাট্টাৰ্জী, Address:পিশুবাৰান , Classification:ভাঙ্গা, Area:0.00310000 Acre,	Shri KALYAN CHATTERJEE

L6	LR Plot No:- 2465, LR Khatian No:- 9927	Owner: গরেশ চন্দ্র চ্যাটার্জী, Gurdian: শ্যামলালদ Address: বিশ্ববাগান, রানীগঞ্জ, Classification: জঙ্গল, Area: 0.00310000 Acre,	Shri PARESH CHANDRA CHATTERJEE
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Endorsement For Deed Number : I - 230405124 / 2024

On 13-09-2024

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 12:28 hrs on 13-09-2024, at the Office of the A.D.S.R. RANIGANJ by Shri SUSHIL KUMAR GANERIWALA Alias SUSHIL GANERIWALA, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 61,10,000/-

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

Execution is admitted on 13/09/2024 by 1. Shri SUSHIL KUMAR GANERIWALA, Alias SUSHIL GANERIWALA, Son of DINA NATH GANERIWALA, 3, CHOTELAL MARWARI LANE, P.O: RANIGANJ, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business, 2. Shri KALYAN CHATTERJEE, Son of PARESH CHANDRA CHATTERJEE, N S B ROAD, SISHUBAGAN, P.O: RANIGANJ, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business, 3. Shri PARESH CHANDRA CHATTERJEE, Son of SHYAMA PADA CHATTERJEE, N S B ROAD, SISHUBAGAN, P.O: RANIGANJ, Thana: Raniganj, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business

Identified by Shri PIJUSH KANTI CHATTOPADHYAY, , Son of Late SHAKTI PADA CHATTOPADHYAY, 8/6 RABINDRA SARANI, SRI NAGAR PALLY, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

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

Execution is admitted on 13-09-2024 by Shri SUSHIL KUMAR GANERIWALA, PARTNER, NAV PROJECT, AA/91, N S B ROAD, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358

Identified by Shri PIJUSH KANTI CHATTOPADHYAY, , Son of Late SHAKTI PADA CHATTOPADHYAY, 8/6 RABINDRA SARANI, SRI NAGAR PALLY, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Execution is admitted on 13-09-2024 by Shri KALYAN CHATTERJEE, PARTNER, NAV PROJECT, AA/91, N S B ROAD, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358

Identified by Shri PIJUSH KANTI CHATTOPADHYAY, , Son of Late SHAKTI PADA CHATTOPADHYAY, 8/6 RABINDRA SARANI, SRI NAGAR PALLY, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Execution is admitted on 13-09-2024 by Mr PULKIT GANERIWALA, PARTNER, NAV PROJECT, AA/91, N S B ROAD, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358

Identified by Shri PIJUSH KANTI CHATTOPADHYAY, , Son of Late SHAKTI PADA CHATTOPADHYAY, 8/6 RABINDRA SARANI, SRI NAGAR PALLY, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Execution is admitted on 13-09-2024 by Mr PARESH CHANDRA CHATERJEE, PARTNER, NAV PROJECT, AA/91, N S B ROAD, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358

Identified by Shri PIJUSH KANTI CHATTOPADHYAY, , Son of Late SHAKTI PADA CHATTOPADHYAY, 8/6 RABINDRA SARANI, SRI NAGAR PALLY, P.O: DURGAPUR, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/09/2024 11:06AM with Govt. Ref. No: 192024250207192708 on 13-09-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIEPay), Ref. No. 0655821190025 on 13-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,010/-

Description of Stamp

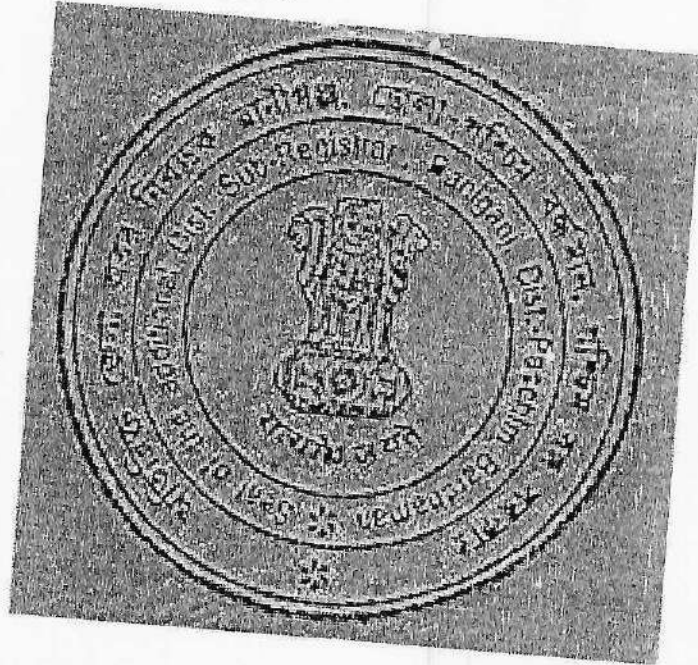
1. Stamp: Type: Impressed, Serial no 3712, Amount: Rs.5,000.00/-, Date of Purchase: 10/09/2024, Vendor name: A K Chand
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2024 11:06AM with Govt. Ref. No: 192024250207192708 on 13-09-2024, Amount Rs: 5,010/-, Bank: SBI EPay (SBIPay), Ref. No. 0655821190025 on 13-09-2024, Head of Account 0030-02-103-003-02



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2304-2024, Page from 91946 to 91970
being No 230405124 for the year 2024.



(Sankha Bandyopadhyay) 18/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

Digitally signed by SANKHA BANDYOPADHYAY
Date: 2024.09.18 18:38:55 +05:30
Reason: Digital Signing of Deed.