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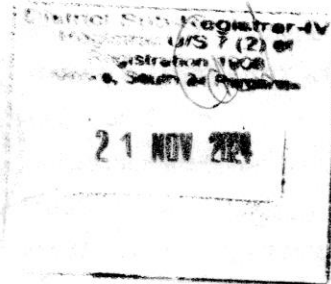


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 046117

21/11/2024
Q-2002929731/2024

Certified that the document is submitted to the
Registrar. The signature of the party and the
endorsement sheets attached with the
document are the part of this document



DEVELOPMENT AGREEMENT

THIS INDENTURE is made on this 21st day of November, 2024

(Two Thousand Twenty Four)

BETWEEN

10544

12 NOV 2024

NO..... ₹ 100/- Date.....

Name : *Abhijit Naskar*

Address : Advocate

Vendor : ALIPORE POLICE COURT
Kolkata - 700 027

Alipore Collectorate, 24 Pgs. (South)

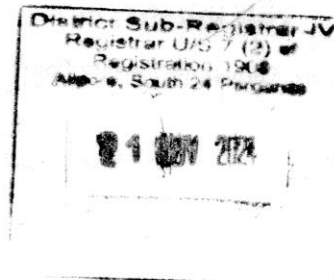
SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KO-27



Identified by me
Abhijit Naskar (Adv)
Alipore Police Court
Kol- 27



1) **SRI ANUP KUMAR PURKAIT**, PAN – AMLPP2431K, Aadhaar No. 5852 1946 5335, son of Late Baikuntha Purkait, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SRISHYAMAL DAS**, PAN – AJYPD9639H, Aadhaar No. 8209 3345 2494, son of Late Jogendra Nath Das, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sanmaster Chak, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, hereinafter referred to as the **OWNERS** (which term or expression shall unless repugnant to the context either expressly or impliedly shall deem to mean and include their heirs, legal representatives, successors in interest and assigns), hereinafter also referred to as **FIRST PART**.

AND

P.A. DEVELOPERS PRIVATE LIMITED, PAN – AAFCP7324J, a private Limited Company, having its office at Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, represented by its sole Directors viz. 1) **SRI ANUP KUMAR PURKAIT**, PAN – AMLPP2431K, Aadhaar No. 5852 1946 5335, son of Late Baikuntha Purkait, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SRI SWAPAN NASKAR**, PAN – ALSPN5668C, Aadhaar No. 4314 8904 3885, son of late Bholanath Naskra, by faith Hindu, Indian Citizen, by occupation Business, residing at Naskar Para Pailanhat, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, hereinafter called the **DEVELOPER** (which term or expression shall unless repugnant to context either expressly or impliedly shall deem to mean and include its heirs, legal representatives, successors in office) hereinafter also referred to as the **SECOND PART**.

WHEREAS Nandita Bhowmick & Rabindranath Halder, being the absolute owner, possessionner and occupier of the Sali landed property measuring an Shali land being Scheme Plot No. 28 admeasuring an area 4 Katha 9 Chittak or 7.535 Decimal little more or less lying and situate at Mouza Chakrajumolla, J.L No. 18, Touzi No. 01, Revenue Survey No. 451 in pargana Magura comprised in R.S & L.R. Dag No. 771 under P.S and A.D.S.R Office Bishnupur, District South 24 Parganas.

AND WHEREAS the said Nandita Bhowmick & Rabindranath Halder while possessing and occupying aforesaid landed property sold the same to Saroj Kumar Ghosh Dastidarson of Shri Benimadhab Ghosh, residing at 128/A Diamond Harbour Road, Purba Barisha, P.O. Barisha, P.S. Thakurpukur Kolkata-700008, by way of a registered Deed of Sale dated 27.04.1992 registered in the office of Sub-Registrar Alipore and which is recorded in Book No. I, Volume No. 148, Pages from 9 to 17, Being no. 7568 for the year 1992.

AND WHEREAS after purchasing the aforesaid landed property the said Saroj Kumar Ghosh Dastidar recorded his name before the B.L. & L.R. Office under L.R Khatian No. 900/1 accordingly.

AND WHEREAS during enjoyment of above mentioned property, the said Saroj Kumar Ghosh Dastidar due to urgent need of money sold, transferred and conveyed the said in favour of Sri Anup Kumar Purkait, son of Baikuntha Purkait, and Sri Shyamal Das, son of Jogendra Nath das, by way of a registered Deed of Conveyance, dated 15th day of March, 2022, which was registered before the office of ADSR – Bishnupur and recorded therein Book No. I, Volume No. 1613-2022, Pages from 64285 to 64312, being Deed No. 161302184 for the year 2022.

AND WHEREAS after purchasing the above mentioned property, the said SRI ANUP KUMAR PURKAIT, And SRI SHYAMAL DAS, recorded its name before the B.L. & L.R. Office under L.R. Khatian No. 3337, 3336 and thereafter they have converted the said land in Sali to Bastu by paying rents and taxes regularly to the appropriate authority.

THUS the first party/present owners herein became the joint absolute owners of Bastu land measuring about ALL THAT piece and parcel of Bastu landed property being Scheme Plot No. 28 admeasuring an area 4 Katha 9 Chittak or 7.535 Decimal little more or less as per (B.L. L.R. Office Record 7 Decimal) lying and situate at Mouza Chakrajumollah, J.L No. 18, Touzi No. 01, Revenue Survey No. 451 in pargana Magura comprised in R.S & L.R. Dag No. 771 under L.R Khatian No. 900/1, New L.R. Khatian No. 3337, 3336 under P.S Bishnupur. and A.D.S.R Office Bishnupur, District of South 24 Parganas and the present owners herein constructed a brick built asbestos shed structure upon the above landed and resided therein with their family members, by paying Khajna before the appropriate authority, free from all encumbrances, which is more fully and particularly described in the **SCHEDULE - A** hereunder written.

AND WHEREAS the said property is absolute free from all encumbrances, attachment, lien, impendence, debattor, pirrattor, trust, vest, no Notice of Requisition and Acquisition has been served upon the Owners and/or the said property have not been affected by way of Order of the Learned Court for selling and/or alienating the same, the Owners has been absolute authority to deal with the said property and the Owners hereby declare that they have full power and absolute authority to enter into this Agreement.

AND WHEREAS the Owners of the First Part are desirous of developing the said premises after demolishing the existing structure thereon by constructing of a new multi storied building for Commercial purpose which can be later sold on residential purpose but due to insufficient of fund and lack of knowledge, the Owners herein while searching a Developer for construction of a new building, the Other Part herein being informed about the intention of the Owners and have approached the Owners to construct a new building and the Owners being convinced with the said approach accepted the Developer proposal with the following terms and conditions as are mentioned hereinafter.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed and declared by and between the **PARTIES** as follows:-

ARTICLE -1DEFINITIONS

1. Unless in these presents, it is repugnant to or inconsistent with the context:-

1.01. OWNERS:-

Shall 1) **SRI ANUP KUMAR PURKAIT**, PAN – AMLPP2431K, Aadhaar No. 5852 1946 5335, son of late Baikuntha Purkait, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SRI SHYAMAL DAS**, PAN – AJYPD9639H, Aadhaar No. 8209 3345 2494, son of late Jogendra Nath Das, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sanmaster Chak, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, The Party of the **FIRST PART** and shall include their heirs and assigns.

1.02. DEVELOPER:-

Shall mean **P.A. DEVELOPERS PRIVATE LIMITED**, PAN – AAFCP7324J, a Private Limited Company, having its office at

Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, represented by its sole Directors viz. 1) **SRI ANUP KUMAR PURKAIT**, PAN – AMLPP2431K, Aadhaar No. 5852 1946 5335, son of late Baikuntha Purkait, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SRI SWAPAN NASKAR**, PAN – ALSPN5668C, Aadhaar No. 4314 8904 3885, son of late Bholanath Naskar, by faith Hindu, Indian Citizen, by occupation Business, residing at Naskar Para Pailanhat, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas. The Party of the **SECOND PART** and shall include its heirs and assigns.

1.03. SAID PREMISES:-

Shall mean **ALL THAT** piece and parcel of Land more fully described in the **SCHEDULE "A"** written herein below.

1.04. BUILDING:-

A proposed G+4/multi storied Building having Commercial character as per Building sanction Plan vide Memo No. 841/PS dated 26.07.2024 by the concerned authority. As per land area and width of road the new building will be multi storied respectively.

1.05. UNIT:-

Shall mean a separate and self contained area intended to be used for Residential Purpose and shall include any other place to be constructed in the building and capable of being occupied and enjoyed independently.

1.06. ARCHITECT:-

Shall mean such Architect or Architects as may be appointed from time to time by the Developer at his own costs and expenses for designing, planning and supervising the proposed building at the said premises.

1.07. **COVERED AREA:-**

Shall mean Inside Area Plus proportionate Area of Four Sides Wall and proportionate share of Stair.

1.08. **SUPER BUILT UP AREA OF THE UNIT:-**

Shall mean the total covered area of the Unit, as certified by the Architect for the time being of the building/s, plus proportionate share of common areas, as shall be determined by the Developer in consultation with the Owners and the Architect and aggregate of both shall be deemed to be Super Built Up area of the Unit.

1.9 **PLANS:-**

Shall mean the Building Plans with the maximum available F.A.R. to be concerned authority in the names of the Owners of the First Part at the costs and expenses and guidance of the Developer for the construction of building in the said premises and shall include such additions, alterations and modification as the may make subsequently upon sanction **Plan vide Memo No. 841/PS dated 26.07.2024** by the concerned authority.

1.10. **COMMON AREA:-**

Shall mean, and include outside corridors, stairways, outside passage ways, common lavatories, stair cover, pump rooms, roof of the building underground water reservoir, overhead water tank and other areas meant for common enjoyment of the buyers/ occupants in the said premises.

1.11. **COMMON FACILITIES AND AMENITIES:-**

Shall mean and include stair ways, water pumps, and overhead and underground water reservoirs, provided in the building in the "**Said Premises**" for common enjoyment of all the buyers/ occupants.

1.12. **OWNER'S ALLOCATION:-**

The Owners shall get – 50% Constructed Area of the building as per sanction building **Plan vide Memo No. 841/PS dated**

26.07.2024 sanctioned by the competent authority together with proportionate share of land and common facilities.

1.14. DEVELOPER'S ALLOCATION:-

Developer shall get – remaining 50% portion after handing over the Owner's Allocation with possession letter together with proportionate share of land and common area, facilities and amenities including the open spaces of the premises, which shall be ultimately conveyed by Owners **FIRST PARTY** to the Developer nominated person or persons.

1.15. TRANSFEROR:-

Shall mean the Owners for the land and the Developer for the construction part.

1.16. TRANSFEREE:-

Shall mean the person to whom any shop rooms, in the Building is intended to be transferred by the **OWNERS** and/or **DEVELOPER**.

ARTICLE - II

OWNER'S RIGHTS & REPRESENTATIONS

- 2.1. The said premises is free hold and the Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said premises.
- 2.2. That the total area comprised in the said premises is 4 Katha 9 Chittak or 7.535 Decimal little more or less as per (B.L. L.R. Office Record 7 Decimal) more or less more fully described in the **SCHEDULE "A"** written herein below.
- 2.3. The Owners will furnished all the Original of all the documents relating to the title of the Owners in respect of the said premises to the Developer upon signing of this Agreement. The developer shall return said documents after completion of the

project but the developer having no right to create any mortgage of the said documents before any financial intuition.

- 2.4. The Owners shall not create any encumbrances of any nature whatsoever on the said premises or any part thereof and undertake not to sell, dispose off, alienate or deal with the said premises or any part thereof save and except putting the Developer in possession of the said premises for the purpose of development, pursuant to this Agreement. However, the Owners shall be entitled to deal with any part of the Owners' Allocation on or before delivery of the same by the Developer. Be it mentioned here the Developer will first hand over possession to the Owners' in respect of the Owners' Allocation with possession letter in default the owners may take necessary action as per law and thereafter to the other person or persons but the Developer has every right to enter into any Agreement with any intending buyer or buyers in respect of Developer's Allocation.
- 2.5. The Developer will be deemed to be in possession of the said premises and will be free to do all acts, deeds and things required for the development of the said premises as per Sanctioned Plan at its own costs, expenses and risks. The owners shall not bear any cost or expenses for the development work of the building.
- 2.6. That with the consent and approval of the Owners the Developer will submit Building Plans in the name of the Owners or apply for any other sanctions, permission or approvals. It is clearly understood that all the fees and costs and expenses relating to approvals, permissions and sanctions will be wholly borne and paid by the Developer. No costs & expenses borne by the owners for the development work of the building in any circumstances.

- 2.7. The Owners will convey and/or transfer the proportionate share in the total land appertaining to the Developer's Allocation, free from all encumbrances to the Developer or the persons nominated by the Developer.
- 2.8. The Owners shall become absolutely entitled to deal with their allocation as and when required from time to time, and in such manner as it may find necessary and deemed fit and proper.

ARTICLE - III

(DEVELOPER'S RIGHT & REPRESENTATION)

- 3.1. The Owners hereby grant, subject to what have been hereinafter provided, the exclusive right to the Developer to build, construct, erect and complete the Building at the said premises and commercially exploit the same by entering into Agreement for Sale on Ownership Basis and/or transfer by any other means from the Developer's Allocation in accordance with the Building Plans to be sanctioned by competent authority with or without amendments and/or modifications made or caused by the Developer with approval of the concerned authority.
- 3.2. The Developer shall be entitled to prepare modify and/or alter the Building Plans in consultation with the Owners and to submit the same to concerned authority in the name of the Owners at the costs and expenses of the Developer and the Developer shall pay and bear all fees including Architects Fees, charges and expenses required to be paid or deposited for obtaining the sanction from concerned authority for construction of Building on the said premises. However if on the request of any prospective Purchaser, any particular internal modification/ alteration is made in that event, the Purchaser of that Shop rooms shall bear and pay all the fees and deposits including Architect fees for such modification/ alteration to the concerned office.

- 3.3. The Building will be constructed with new First Class Building materials and good workmanship and with such specifications more fully described/mentioned in the **SCHEDULE "D"** hereunder written and strictly in accordance with Building Plans with such internal additions, modifications and alterations therein as be designed with the consultant and approval of the Owners and with such amendment thereto and modification thereof only with the approval and sanction of concerned offices or other necessary Body or Authorities.
- 3.4. Nothing in these presents shall be construed as a demise or assignment or transfer by the Owners of the said premises or any part thereof to the Developer or as creating any right, title or interest in respect thereof by the Developer other than an exclusive license to the Developer to commercially exploit the said premises in terms hereto and to deal with the Developer's Allocation in the Building to be constructed thereon in the manner and subject to the conditions hereinafter stated.
- 3.5. The Developer & Owners shall proceed expeditiously in all respect of development thereof according to the Building **Plan vide Memo No. 841/PS dated 26.07.2024** and submitting the said Building Plan to the Thakurpukur Mahestala Panchayet Samiti/ Zilla Parishad and construct the building in accordance with the building plan to be commercial sanctioned by the competent authority and Developer handover owners allocation within **36 months** from the date of sanction building plan and the building will be completed as per the specification mentioned in the **SCHEDULE -D** hereunder.
- 3.6. That if the developer fails for any unavoidable circumstances to handover owners allocation within the above stipulated period in that event the owners shall give another six months time for extension of this agreement and inspite of that if the developer fails to handover the owners allocation in that event the

developer has to pay Rs.600/- only per day to the owners as delay charges.

- 3.7. Both Party hereby agreed that the Owners will be fully entitled to enjoy the Owners' Allocation and entitled to sell and/or transfer her interest in any manner to any person and the Developer also entitled to sell and/or transfer its interest in any manner to any person, except common area /space.
- 3.8. The Developer will be entitled to develop the said premises by constructing Building thereon consisting of flats/car parking space/ shop rooms in accordance with the Building Plans and to sell and/or transfer by any other means any part or portion of the Developer's Allocation to any person of its choice on such terms and conditions or for such consideration as the Developer shall think fit and proper without any interference by the Owners. All the consideration money shall be realized and appropriated by the Developer absolutely at its discretion and the Owners shall has no claim whatsoever against the sale proceeds or any part of Developer's Allocation.
- 3.10. In case of any amendment and/or changes by the concerned offices present Rules and Regulations and conditions and/or provisions under any statute for carrying out the Construction Work mentioned hereinabove, it would be the responsibility of the Developer to comply therewith at its own costs and expenses and the Owners will extend all possible co-operations and render all assistance, if necessary, to the Developer in complying therewith.
- 3.11. The Developer shall remain responsible to clear all the outgoings, statutory dues of Concerned offices and all other rates and taxes in respect of the said premises from the date of handing over possession to the Developer by the Owners till the date of handing over Owners' Allocation, completed in all

respects as per Specification of Construction Work mentioned in **SCHEDULE "D"** hereunder written to the Owners.

Thereafter, the Parties hereto shall bear and pay all outgoings in respect of their respective Allocation/ areas in the proposed Building and each Party shall keep the other served, harmless and indemnified in respect thereof.

- 3.12. The Owners will not be in any way responsible for demolishing structure construction of the shop rooms or any claims, losses and/or damages arising out of the terms of the proposed Agreement between the Developer and intending Purchasers.
- 3.13. The Developer hereby indemnify and keep indemnified the Owners against all losses, compensations, damages, costs, charges, expenses, liabilities etc. that will be incurred or suffered by the Owners on account of arising out of any breach of any of these terms or any laws including Labour Laws, Rules or Regulations or due to accident or any mishap during construction or due to any claim made by any Third Party in respect of such construction or otherwise however.
- 3.14. The developer shall bear the all Panchayet Taxes, B.L. & L.R.O mutation, kajna and others related expenses and amount will adjusted to the owners' allocation.
- 3.15. The Developer affirms to deliver the area allocable to the Owners as per the Specification mentioned in the **SCHEDULE "D"**.

ARTICLE - IV

MISCELLANEOUS

- 4.1. The Owners immediately after execution of this agreement will execute and give a Development Power of Attorney in favour of Developer for manage, control and supervise the Project and to sell or transfer the Developer's allocation in favour any third party.

- 4.2. The Owners will join as the Party in any Agreement where the Developer may enter any Agreement with the Purchaser/ Purchasers in respect of any shop rooms along with common facilities of the Developer's Allocation in the Building, but the Owners need not sign the Memo of Consideration part thereof. Similarly, if required by the Owners, the Developer will join as Confirming Party in respect of any Agreement of Owners' Allocation in the proposed Building.
- 4.3. It is agreed by both the Parties that the Owners shall have all rights to inspect the day to day progress of the construction of the Building and their suggestions should be regarded by the Developer and their Engineer with regard to the construction.
- 4.4. The Owners will bear and pay all the outstanding charges and dues of whatsoever nature due and payable in respect of the said premises including rent, property taxes, water and electricity charges, municipal dues, taxes and other outgoings upto the date of handing over possession the Developer for construction. After hand over possession to the Developer by the Owners, the Developer will be pay and borne all rates and taxes etc. till completion of Project.
- 4.5. The Parties have entered into this Agreement purely on a Principal Basis and nothing stated herein shall be deemed to be or constituted as Partnership between the Owners and the Developer nor shall the Owners and the Developer in any manner, constitute as Association of the persons. Each Party shall keep the other Party indemnified from and against the same.

ARTICLE - V

FORCE MAJEURE

5.1. The Developer shall not be considered to be liable to any obligation hereunder to the extent that the performance of the relevant obligations is prevented by the existence of the **FORCE MAJEURE**.

5.2. **FORCE MAJEURE:-**

Shall mean flood, earth quake, riot, war, storm, tempest, civilcommotion strikes lock-out, pandemic situation, lockdown, local disturbance.

ARTICLE-VI

JURISDICTION

6.1. Only the Court within the Ordinary Original Civil Jurisdiction have jurisdiction to try, entertain and determine all proceedings arising out of this Agreement and/or Development Agreement, including the Arbitration Proceedings etc. will be at Kolkata/South 24 parganas Jurisdiction.

THE SCHEDULE "A" ABOVE REFERRED TO:

(Entire Land)

ALL THAT piece and parcel of land measuring about 4 Katha 9 Chittak or 7.535 Decimal little more or less as per (B.L. L.R. Office Record 7 Decimal) being Scheme Plot No. 28, lying and situate at Mouza Chakrajumollah, J.L No. 18, Touzi No. 01, Revenue Survey No. 451 in pargana Magura comprised in R.S & L.R. Dag No. 771 under L.R Khatian No. 900/1, New L.R. Khatian No. 3337, 3336 under P.S Bishnupur. and A.D.S.R Office Bishnupur, within the ambit of the RasapunjaGram Panchayet, P.S. Bishnupur, District South 24 Parganas, along with right to enjoy the 18' Ft. wide Kachha Road on the Southern

Side of the said property. The said property is butted and bounded in the following manner:

ON THE NORTH : Land of Dag No. 771.

ON THE SOUTH : 18' Ft. wide Kachha Road..

ON THE EAST : Land of Dag No. 771 (Scheme Plot. 27 & 30).

ON THE WEST : Land of Dag No. 772.

THE SCHEDULE "B" ABOVE REFERRED TO:

(Owners' Allocation)

The Owners shall get - 50% Constructed Area of the building as per sanction building Plan vide Memo No. 841/PS dated 26.07.2024 sanctioned by the competent authority together with proportionate share of land and common facilities.

THE SCHEDULE "C" ABOVE REFERRED TO:

(Developer's Allocation)

DEVELOPER get - remaining 50% portion after handing over the Owner's Allocation with possession letter together with proportionate share of land and common area, facilities and amenities including the open spaces of the premises, which shall be ultimately conveyed by Owners **FIRST PARTY** to the Developer nominated person or persons.

THE SCHEDULE "D" ABOVE REFERRED TO:

(JOB SPECIFICATION)

FOUNDATION

The foundation of the building shall be RCC frame worked as specified by the structural engineer mentioned in the sanctioned plan.

STRUCTURE

The main structure of the building shall be of RCC frame structure comprising of RCC columns beams slabs etc. as specified by the structural engineer mentioned in the sanctioned plan.

FOUNDATION

The depth of the foundation will be 4 feet from the ground level. The slab thickness will be 4 feet and roof slab thickness will be 4½" as specified by the structural engineer mentioned in the sanctioned plan.

ELEVATION

Attractive designed front elevation with exclusive finish.

WALLS

The external walls of the building be 200/125 mm thick brick and partition wall inside the shop rooms shall be of 75 mm and 125 mm thick, both to be bounded with cement mortar of 1:6 and 1:4 respectively.

PLASTERING

All internal surface shall be plastered with 12 mm thick cement sand (1:6 and 1:5) finished with plaster of paris. All external walls shall be plastered with 15/20 mm thick cement and sand (1:5) and painted with cement paints (two or more coats) of reputed branded / ISO Certified company available in market.

**FLOORING
AND SKIRTING**

All and other flooring and skirting inside the rooms including the balcony shall be made with

DOORS

marble/tiles with 6" high skirting.

All doors frame will be made of Sal Wood (100 * 65 mm) and all doors shall be commercial type flush door of 36 mm coated with primer paint. Toilets will have PVC framed and door. The main door shall be provided with eye hole and aluminum T-bolt and dead block will be provided with all internal doors.

WINDOWS

All sliding window shall be steel frame with integrated grill and will be fitted with glass panes.

**TOILET
FITTINGS**

The toilets will have marble flooring. Wall shall have 5'6" dado of glazed ceramic tiles. All toilets will be provided with concealed plumbing for water. Each bath room shall have European W.C, one cistern. Each toilet will have one concealed stop cock along with one shower point and two tap points. One hand wash basin point will be provided in dining place.

**KITCHEN
FITTINGS
FIXTURES**

The kitchen will have marble flooring. The kitchen shall have cooking table with black stone finished and 2 glazed tiles over table. The kitchen will be provided with steel kitchen sink with two taps.

ROOF

Proper roof treatment with water proofing.

STAIRS

All landings and steps of the stair case will be made of marble.

ELECTRICALS

All electrical lines to be concealed having first class copper wires of proper gauge with earthing arrangements, all switch boards to be sheet metal with front cover of parapet sheet with switch/plus/sockets etc. are to be provided on all electrical points.

ELECTRICAL

Bed rooms - Two light points, one fan point, one multi plug point (5 amp). Separate of MCB of owner's allocation.

Toilets - One light point, one exhaust fan point, one 15 amp point. Living / dining room - Two light points, one fan point, one plug point (5 amp) and one Refrigerator point.

Bell - One bell point in front of the main door.

Roofs - Two light points.

Ground - Adequate light points.

Ground Floor - total opening common areas of the Ground Floor is to be laid with net cement with gray cement.

LIFT

Lift and its equipments.

WATER SUPPLY

..

One permanent water connection /line for the newly multi storied building with one underground water reservoir for storing the competent authority supplied water and overhead water reservoir as per the instruction of the KMC/ competent authority are to be provided with adequate horse power capacity of pump of reputed branded company available in the market.

SEWERAGE

..

Permanent sewerage line for the building.

EXTRA WORK

..

Special fittings, floorings, fixtures in the shop rooms will be provided at extra cost to be deposited before execution of the work subject to feasibility.

IN WITNESSETH WHEREOF the parties herein put their
respective sign and seal on the day month and year first above written.

SIGNED, SEALED & DELIVERED in

presence of WITNESSES :

- 1) Kanchan Das.
Sanskara main Road
P.O. B.P.S. - Sanskara
KOL - 61

Anup K. Pankaj
Sanyal & Co

SIGNATURE OF THE OWNERS

- 2) Billada Mondal
Vill + Po - Raipur
KOL - 141

P. A. DEVELOPERS PVT. LTD.
Anup K. Pankaj
Director.

P. A. DEVELOPERS PVT. LTD.
Swapan Naskar
Director.

SIGNATURE OF THE DEVELOPER

Drafted and Prepared by me in my office
According to the instruction and documents
Supplied by the executants and read over
and Explained to the executants in vernacular

Abhijit Naskar
F132/165/11

ABHIJIT NASKAR (Advocate)

Alipore Police Court,

Kolkata - 700 027.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....
 Signature Slyma

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....
 Signature Anup to portrait

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....
 Signature Swapan MCKA

Government of West Bengal

Office of the Block Land & Land Reforms Officer



মুন্সি. ১৩/৩৩/৮৮৮৮/২৪ প.স. ১৮/৩৩/৮৮৮৮/২৪
To

শ্যামল দাস

পিতা/স্বামীর নাম: যোগেন্দ্র নাথ

নিজ

P.S.: বিষ্ণুপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 03/12/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 06/01/2023 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2022/1605/2387)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
১৮ রাজমোহা, ১৮, বিষ্ণুপুর	3336	771		137	0.0300	শালি	বহুতল আবাসন

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

&
Block Land & Land Reforms Officer
Bishnupur-II, 24 Pgs.(S)

Dated: 06/01/2023

Memo:

- (i) The RI, of the রসদ for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

Government of West Bengal

Office of the Block Land & Land Reforms Officer

বিষ্ণুপুর-২, দক্ষিণ ২৪ পরগণা

Memo No. 19/34/B.L.R.O. Dated 06/01/2023

To

জনশ্রী কুমার পুরকায়স্থ

পিতা/স্বামীর নাম: বৈকুণ্ঠ

নিজ

P.S.: বিষ্ণুপুর

District: দক্ষিণ ২৪ পরগণা

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 06/12/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2022/1605/2388)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
সক রাজমোহা, 18, বিষ্ণুপুর	3337	771		138	0.0400	শালি	বহুতল আবাসন

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

- Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Collector u/s 4C of the WBLR Act, 1955

&

Block Land & Land Reforms Officer

Bishnupur-II, 24 Pgs.(S)
Dated:

Memo:

- (i) The RI. of the ~~রসদপত্র~~ for information and taking necessary action.
(ii) Office copy of the certificate to be kept with the relevant case Record

Block Land & Land Reforms Officer

দক্ষিণ ২৪ পরগণা খতিয়ান নং- ৩৩৩৭

[১৬০৫০১৮]



807

চক রাজমোলা

জে.এল.নং- ১৮

খানা- বিষ্ণুপুর

(১) রাজস্ব-

টাকা

খতিয়ান তৈরির তারিখ - 27/04/2022

(২) জমির পরিমাণ(এ)- ০.০৪

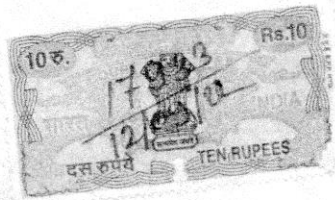
(৩) মোট দাগের সংখ্যা- ১

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	অনুপ কুমার পুরকাইত	স্বত্ব	
পিতা-	লোকুর্ন্ত		
ঠিকানা-	নিজ		



(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রকার	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ	একর	হেক্টর
৭৭১	শালি	(১১) খান্দা প্রযোজ্য	২.৭৪	০.০১৩৮	০.০৪		
আগত খং নং - 900/1,900/1							
মোট দাগের সংখ্যা- এক মাত্র							



Revenue Officer,
Bishnupur-II Block,
South 24 Parganas

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 ,Copy No.:17933



থানা- বিষ্ণুপুর

টাকা

খতিয়ান তৈরির তারিখ - 27/04/2022

২) তমির পরিমাণ(এ) - ০.০৩

(৩) মোট দাগের সংখ্যা- ১

(২) অমির পরিমাণ(এ)- ০.০৩		(৩) মোট দাগের সংখ্যা	
	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	শ্যামল দাস	রায়ত	
পিতা-	যোগেন্দ্র নাথ		
ঠিকানা-	নিজ		

(৭) অত্রস্থলের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ (এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ	একর	হেক্টর
৭৭১	শালি	(১১) ধারা প্রযোজ্য	২.৭৪	০.০১৩৭	০.০৩		

আগত ২২ নং - ৯০০/১

মোট দাগের সংখ্যা- এক মাত্র



Fees Received : Application Fee : Rs. 10, Authentication Fee Rs. 10 x 1, Total fee : Rs. 20 , Copy No. 13578

Page 5 of 5

30/06/2022 08:28 PM

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



192024250283361758

GRN Details

GRN:	192024250283361758	Payment Mode:	SBI Epay
GRN Date:	21/11/2024 02:28:59	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6182719248927	BRN Date:	21/11/2024 02:31:03
Gateway Ref ID:	IGASCNGUG4	Method:	State Bank of India NB
GRIPS Payment ID:	211120242028336174	Payment Init. Date:	21/11/2024 02:28:59
Payment Status:	Successful	Payment Ref. No:	2002929731/2/2024
			[Query No/*Query Year]

Depositor Details

Depositor's Name:	Mr ABHIJIT NASKAR
Address:	ALIPORE POLICE COURT KOLKATA 700027
Mobile:	7278326211
Period From (dd/mm/yyyy):	21/11/2024
Period To (dd/mm/yyyy):	21/11/2024
Payment Ref ID:	2002929731/2/2024
Dept Ref ID/DRN:	2002929731/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002929731/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	4920
2	2002929731/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				4941

IN WORDS: FOUR THOUSAND NINE HUNDRED FORTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1604-12070/2024	Date of Registration	21/11/2024
Query No / Year	1604-2002929731/2024	Office where deed is registered	
Query Date	19/11/2024 12:43:30 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ABHIJIT NASKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278326211, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 28,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

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-771 (RS :-)	LR-3337	Bastu	Bastu	4 Dec	1/-	16,00,000/-	Width of Approach Road: 18 Ft.,
L2	LR-771 (RS :-)	LR-3336	Bastu	Bastu	3 Dec	1/-	12,00,000/-	Width of Approach Road: 18 Ft.,
		TOTAL :			7Dec	2 /-	28,00,000 /-	
		Grand Total :			7Dec	2 /-	28,00,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Anup Kumar Purkait Son of Late Baikuntha Purkait Executed by: Self, Date of Execution: 21/11/2024 , Admitted by: Self, Date of Admission: 21/11/2024 ,Place : Office		 Captured	
		21/11/2024	LTI 21/11/2024	21/11/2024

Sardar Para, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: AMxxxxxx1K, Aadhaar No: 58xxxxxxxx5335, Status :Individual, Executed by: Self, Date of Execution: 21/11/2024 , Admitted by: Self, Date of Admission: 21/11/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri Shyamal Das Son of Late Jogendra Nath Das Executed by: Self, Date of Execution: 21/11/2024 , Admitted by: Self, Date of Admission: 21/11/2024 ,Place : Office		 Captured	
		21/11/2024	LTI 21/11/2024	21/11/2024

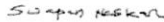
Sarmaster Chak, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AJxxxxxx9H, Aadhaar No: 82xxxxxxxx2494, Status :Individual, Executed by: Self, Date of Execution: 21/11/2024 , Admitted by: Self, Date of Admission: 21/11/2024 ,Place : Office

Developer Details :

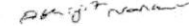
SI No	Name,Address,Photo,Finger print and Signature
1	P A DEVELOPERS PRIVATE LIMITED Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAXxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Shri Anup Kumar Purkait (Presentant) Son of Late Baikuntha Purkait Date of Execution - 21/11/2024, , Admitted by: Self, Date of Admission: 21/11/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td></td><td>Nov 21 2024 1:35PM</td><td>LTI 21/11/2024</td><td>21/11/2024</td></tr></table> Sardar Para , Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AMxxxxxx1K, Aadhaar No: 58xxxxxxxx5335 Status : Representative, Representative of : P A DEVELOPERS PRIVATE LIMITED (as Director)	Name	Photo	Finger Print	Signature	Shri Anup Kumar Purkait (Presentant) Son of Late Baikuntha Purkait Date of Execution - 21/11/2024, , Admitted by: Self, Date of Admission: 21/11/2024, Place of Admission of Execution: Office		 Captured			Nov 21 2024 1:35PM	LTI 21/11/2024	21/11/2024
Name	Photo	Finger Print	Signature										
Shri Anup Kumar Purkait (Presentant) Son of Late Baikuntha Purkait Date of Execution - 21/11/2024, , Admitted by: Self, Date of Admission: 21/11/2024, Place of Admission of Execution: Office		 Captured											
	Nov 21 2024 1:35PM	LTI 21/11/2024	21/11/2024										

Name	Photo	Finger Print	Signature
Shri Swapan Naskar Son of Late Bholanath Naskar Date of Execution - 21/11/2024, , Admitted by: Self, Date of Admission: 21/11/2024, Place of Admission of Execution: Office		 Captured	 21/11/2024
Naskar Para, Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: ALxxxxxx8C, Aadhaar No: 43xxxxxxxx3885 Status : Representative, Representative of : P A DEVELOPERS PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Naskar Son of Mr B Naskar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	 21/11/2024
Identifier Of Shri Anup Kumar Purkait, Shri Shyamal Das, Shri Anup Kumar Purkait, Shri Swapan Naskar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Anup Kumar Purkait	P A DEVELOPERS PRIVATE LIMITED-2 Dec
2	Shri Shyamal Das	P A DEVELOPERS PRIVATE LIMITED-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Anup Kumar Purkait	P A DEVELOPERS PRIVATE LIMITED-1.5 Dec
2	Shri Shyamal Das	P A DEVELOPERS PRIVATE LIMITED-1.5 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, JI No: 18, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 771, LR Khatian No:- 3337	Owner:অনুপ কুমার দত্তকায়িত , Gurdian:বৈকুন্ঠ , Address:মিড , Classification:শালি, Area:0.04000000 Acre,	Shri Anup Kumar Purkait
L2	LR Plot No:- 771, LR Khatian No:- 3336	Owner:শ্যামল দাস , Gurdian:যোগেন্দ্র দাস, Address:মিড , Classification:শালি, Area:0.03000000 Acre,	Shri Shyamal Das

Endorsement For Deed Number : I - 160412070 / 2024

On 21-11-2024

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 13:31 hrs on 21-11-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Anup Kumar Purkait ,.

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 28,00,000/-

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

Execution is admitted on 21/11/2024 by 1. Shri Anup Kumar Purkait, Son of Late Baikuntha Purkait, Sardar Para, P.O: Pailanhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 2. Shri Shyamal Das, Son of Late Jogendra Nath Das, Sarmaster Chak, P.O: Pailanhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business

Indetified by Mr Abhijit Naskar, , , Son of Mr B Naskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-11-2024 by Shri Anup Kumar Purkait, Director, P A DEVELOPERS PRIVATE LIMITED (Private Limited Company), Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Abhijit Naskar, , , Son of Mr B Naskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 21-11-2024 by Shri Swapan Naskar, Director, P A DEVELOPERS PRIVATE LIMITED (Private Limited Company), Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indetified by Mr Abhijit Naskar, , , Son of Mr B Naskar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (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 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/11/2024 2:31AM with Govt. Ref. No: 192024250283361758 on 21-11-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 6182719248927 on 21-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,920/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10544, Amount: Rs.100.00/-, Date of Purchase: 12/11/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/11/2024 2:31AM with Govt. Ref. No: 192024250283361758 on 21-11-2024, Amount Rs: 4,920/-, Bank: SBI EPay (SBIPay), Ref. No. 6182719248927 on 21-11-2024, Head of Account 0030-02-103-003-02


Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1604-2024, Page from 355105 to 355139
being No 160412070 for the year 2024.**



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.12.02 11:59:18 +05:30
Reason: Digital Signing of Deed.

**(Anupam Halder) 02/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.**