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to my knowledge. The signature there and
the amount is correct as per the document.

Assistant District Sub-Registrar
West Bengal, 24-Apr-2024

24 APR 2024

**DEVELOPMENT AGREEMENT WITH DEVELOPMENT
POWER OF ATTORNEY**

**THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF
ATTORNEY** is made on this 24th day of April Two Thousand and Twenty
Four (2024).

BETWEEN

05 APR 2024

15 APR 2024



NAME.....
 ADD.....
 15 APR 2024
S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

14/90

BRI RAJIB
3717, D.C.
Indian
Kolkata



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 District Sub-Registrar
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24 APR 2024

SRI RAJIB GON alias Rajib Kumar Gon (PAN – AHXPG3726B, Aadhaar No. 4572 2968 3717, D.O.B. 24.07.1974), son of Bankim Chandra Gon, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 66, R.N. Guha Road, P.O. & P.S.- Dum Dum, Kolkata – 700028, Dist. North 24-Parganas, hereinafter called and referred to as the "**OWNER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

M/S. VERMA ENTERPRISE (PAN - AIAPV5125B), a Proprietorship firm, having its office at - 9, Lalji Saha Street, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, being represented by its sole Proprietor **SRI RAJESH KUMAR VERMA (PAN – AIAPV5125B)**, son of Late Prabhunath Verma, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 9, Lalji Saha Street, P.O. & P.S. Dum Dum, Kolkata – 700 028, Dist. North 24-Parganas, hereinafter called and referred to as the "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors in office and assigns) of the **OTHER PART**.

WHEREAS one Smt. Haridashi Das, wife of Late Debendra Chandra Das purchased of ALL THAT piece or parcel of a plot of land measuring an area of 3 Cottahs 2 Chittacks 27 Sq.ft. be the same a little more or less being Plot No. 17, lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, comprised in R.S. Dag No. 201 & 208, under R.S. Khatian No. 167 & 168, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, in the District of North 24-Parganas from Rajbala Bandyopadhyay and Champa Rani Bandyopadhyay, by virtue of one registered Bengali Saf Bikray Kobala, duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Being No. 6758 for the year 1955.

AND WHEREAS thereafter some mistake of the said registration Bengali Saf Bikray Kobala and the said Rajbala Bandyopadhyay and Champa Rani Bandyopadhyay executed one Nadabi Patra executed on 21.03.1956 unto and in favour of said Smt. Haridashi Das, which was duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Being No. 2829 for the year 1956.

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WHEREAS thereafter the said Rajbala Dandyopadhyay and Champa Rani Dandyopadhyay jointly executed one fresh Bengali Saf Bikray Kobala dated 11.12.1959, unto and in favour of Smt. Haridashi Das, which was duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 123, Pages 1 to 6, Being No. 8320 for the year 1959.

AND WHEREAS by virtue of the aforesaid Bengali Saf Bikray Kobala, the said Smt. Haridashi Das became the absolute Owner of ALL THAT piece or parcel of a plot of land measuring an area of 3 Cottahs 2 Chittacks 27 Sq.ft. be the same a little more or less being Plot No. 17, lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, comprised in R.S. Dag No. 201 & 208, under R.S. Khatian No. 167 & 168, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, in the District of North 24-Parganas and mutated her name to the concerned authority and paid relevant taxes thereon and also constructed structure thereon at her own costs and expenses.

AND WHEREAS while enjoying the same, the said Smt. Haridashi Das sold, conveyed and transferred of ALL THAT piece or parcel of a plot of land measuring an area of 3 Cottahs 2 Chittacks 27 Sq.ft. be the same a little more or less being Plot No. 17, lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, comprised in R.S. Dag No. 201 (land measuring 1 Cottah 12 Chittacks 27 Sq.ft.) and R.S. Dag No. 208 (land measuring 1 Cottah 8 Chittacks 0 Sq.ft.), under R.S. Khatian No. 167 & 168, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, in the District of North 24-Parganas unto and in favour of Sri Ranjit Kumar Gon and Sri Rajib Gon, alias Rajib Kumar Gon Owner herein, by virtue of one Bengali Saf Bikray Kobala dated 03.03.1983, duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 58, Pages 202 to 210, Being No. 2111 for the year 1983, against valuable consideration mentioned thereon.

AND WHEREAS after purchase the said property, the said Sri Ranjit Kumar Gon and Sri Rajib Gon, alias Rajib Kumar Gon jointly mutated their names to the concerned South Dum Dum Municipality and obtained a Holding No. 129, R.N. Guha Road under Ward No. 8 and also recorded their names to the concerned B.L. & L.R. Office under L.R. Khatian No. 1553 in the name of Sri Ranjit Kumar Gon and L.R. Khatian No. 1616 in the name of Sri Rajib Kumar Gon, alias Rajib Gon comprised in L.R. Dag Nos. 308 and 309 and paid relevant

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municipal tax and Govt. rents in their names and also constructed a Tile Shed structure thereon measuring 200 Sq.ft. more or less at their own costs and expenses.

AND WHEREAS while enjoying the same, the said Sri Ranjit Kumar Gon gifted and transferred of his undivided 1/2 share or interest of **ALL THAT** undivided half share or interest of a plot of bastu land measuring an area of 1 (One) Cottah 9 (Nine) Chittacks 13.5 (Thirteen Point Five) Sq.ft. more or less together with undivided half share or interest of tile shed structure thereon measuring 100 Sq.ft. more or less out of total land measuring 3 Cottahs 2 Chittacks 27 Sq.ft. be the same a little more or less together with 200 Sq.ft. Tile Shed structure thereon, being Plot No. 17, lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, comprised in R.S. Dag No. 201 Comprising to L.R. Dag No. 308 (land measuring 1 Cottah 12 Chittacks 27 Sq.ft.) and R.S. Dag No. 208 Comprising to L.R. Dag No. 309 (land measuring 1 Cottah 6 Chittacks 0 Sq.ft.), under R.S. Khatian No. 167 & 168, corresponding to under L.R. Khatian Nos. 1553 and 1616, being Municipal Holding No. 129, R.N. Guha Road, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum, in the District of North 24-Parganas unto and in favour of Sri Rajib Kumar Gon, alias Rajib Gon by virtue of one registered Deed of Gift dated 16.04.2024, duly registered before the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No.1506-2024, Pages 116338 to 116356, Being No. 03801 for the year 2024.

AND WHEREAS since then the Owner herein became the absolute Owner of **ALL THAT** piece or parcel of land measuring an area of 3 Cottahs 2 Chittacks 27 Sq.ft. be the same a little more or less together with 200 Sq.ft. Tile Shed structure thereon, being Plot No. 17, lying and situated at Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, comprised in R.S. Dag No. 201 Comprising to L.R. Dag No. 308 (land measuring 1 Cottah 12 Chittacks 27 Sq.ft.) and R.S. Dag No. 208 Comprising to L.R. Dag No. 309 (land measuring 1 Cottah 6 Chittacks 0 Sq.ft.), under R.S. Khatian No. 167 & 168, corresponding to under L.R. Khatian Nos. 1553 and 1616, being Municipal Holding No. 129, R.N. Guha Road, Kolkata – 700 028, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum, in the District of North 24-Parganas, particularly mentioned and described in the First Schedule hereunder written

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are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to gift and / or transfer or Development Agreement the same to any person or persons as she will think fit and proper.

AND WHEREAS now the Owner herein have decided to develop the said property and have searched a reputed Developer who will be taken the responsibility of developing the said property and on hearing his such intention the Developer herein has approached to the Owner herein that they will develop the said property by raising construction of a multi storied building consisting of flats, garage and shops on the said land to which the Owner has agreed to such proposal on the terms and conditions appearing hereunder.

THIS AGREEMENT is drawn up in writing with details of such terms and conditions mutually agreed to by the parties herein.

- 1 The First Party doth hereby authorised and empower the Second Party to construct a multi storied building as per Revised Sanction Building Plan as aforesaid on the said plot of land at the costs and expenses of Second Party and for the aforesaid purpose the First Party will deliver full vacant possession of the said land and also make over the original deeds and documents unto the Second Party and these documents will remain in custody and possession of the second party till performance of the agreed terms and conditions by and between the parties hereto and the First Party or any of his heirs, successors or assigns or any person claiming through or in trust shall not interfere during the construction period in any manner whatsoever except their allocation of this Agreement
- 2 The Second Party will obtain Building Sanction Plan, Revised Plan, Modified Plan etc for construction of multi storied building on the said land at its own costs and in that connection the First Party will sign on all applications as required for getting the Plan sanctioned from the South Dum Dum Municipality.
- 3 That on construction of the building in the manner as stated hereinabove with qualitative materials the land Owner shall be entitled as per plan sanctioned by South Dum Dum Municipality as follows :
 - i) One Flat on the Second Floor north-west side measuring super built up area of 800 sq ft



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Dist. District Sub-Inspector
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24 APR 2024

- i) One Flat on the Second Floor southern side measuring super built up area of 500 sq. ft.
- iii) One Covered Garage on the Ground Floor north-west side measuring super built up area of 180 sq. ft.

b) Furthermore, the Owner shall be entitled to get a forfeited amount of Rs. **1,40,00,000/- (Rupees One Crore Forty Lakh) only** from the Developer which to be paid by the Developer to them in the manner as follows :-

i) On or before of executing of this Agreement	Rs. 2,00,000/-
ii) Within 31 st May 2024	Rs. 19,50,000/-
iii) Within 31st August 2024	Rs. 28,50,000/-
iv) Within 31st August 2025	Rs. 70,00,000/-
v) Before handing over possession of Owner's Allocation	Rs. 20,00,000/-

Total Rs. 1,40,00,000.00

(Rupees One Crore Forty Lakh) only.

The said Allocation in the proposed multi storied building under the project lying and situated Mouza - **Dum Dum House**; J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, comprised in R.S. Dag No. 201-Comprising to L.R. Dag No. 308 (land measuring 1 Cottah 12 Chittacks 27 Sq.ft.) and R.S. Dag No. 208 Comprising to L.R. Dag No. 309 (land measuring 1 Cottah 6 Chittacks 0 Sq.ft.), under R.S. Khatian No. 167 & 168, corresponding to under L.R. Khatian Nos. 1553 and 1616, being Municipal Holding No. 129, R.N. Guha Road, Kolkata - 700 028, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum, in the District of North 24-Parganas, together with undivided proportionate share of land relating to the Owner' Allocation in the said lands whereon the said building shall be constructed as well as that of all common areas and facilities together with common expenses and maintenance together with guidance and restriction of the said building.



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24 APR 2024

a and except the aforesaid Owner' allocated portions, the remaining constructed area the proposed building will exclusively belong to the Developer only together with rights to all (by way of execution and registration of the flats, other commercial spaces etc. by respective Deed of Conveyance excepting Owner' Allocation), convey and transfer the same to any intending buyer or buyers alongwith the rights to collect the entire consideration for the same from them and in that case the OWNER shall not be entitled to raise any objection thereto in any manner whatsoever.

4. All applications, plans and other papers and documents, as may be required by the Developer the Second Party hereto for the purpose of obtaining necessary sanction on and from the appropriate authorities, shall be prepared and submitted by the Second Party, Developer on behalf of the First Party. The Second Party shall pay and bear all fees including Architect's fees, charges, surcharges and every expenses required to be paid or deposited to the Municipality or any other authorities for the purpose of making the plan sanctioned for construction build up of the said building on the said plot of land.

5. The Owner hereby executed a Development Agreement with Development Power of Attorney for construction or as may be required for the purpose of obtaining Building Sanction Plan, Revised Sanction Plan, Modified Plan and all necessary permission and Sanction from different appropriate authorities from time to time in connection with the construction of the building and also for pursuing and following up the matters with the **South Dum Dum Municipality** and other authorities and for sell of flats (except Owner' Allocation) in that connection only together with the right to sewer affidavit.

6. That the Developer shall be entitled to hang any signboard or make any publicity towards booking of flat in the proposed building without any objection demand or claim from the land Owner.

7. The Party of the Second Part shall pay the Municipal and other Government rents and taxes from the date of getting possession from the First Party, it is made clear that only for land the first party shall be bound to pay the said outstanding dues till the date of making over possession in favour of the Developer.

8. All other flats, units, shop room and Garages of the proposed building to be constructed by the Second Party save and except the Owner' Allocation mentioned in the clause No. 3 shall be disposed off by the Second Party to the prospective buyers at any consideration or price which shall be at the sole discretion of the Second Party to which the First Party shall not be liable for payment in any manner whatsoever. The First Party shall co-operate in selling the Developer's Allocation in each and every manner the Second

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Assistant Director

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y shall desire from time to time and all times till disposal of flats, units, shop room and garages.

The Second Party and / or prospective buyer shall bear all statutory liabilities required handing over possession of the other flats as shall be payable to the Government and First Part shall not be responsible for the same in any way manner whatsoever.

10. The Second Party shall be at liberty to negotiate for sale the balance portion excluding Owner' Allocation as above, of the proposed building to be constructed upon the said land with any prospective buyer or buyers before or in course of construction together with proportionate share of land on which the said **multi** storied building will be constructed as such consideration and on such terms and conditions and with such person or persons as the Second Party shall think fit and proper and the First Party, shall at the request of the Second Party, execute and register the Deed of Conveyances in respect of the proportionate share of the said land only to and in favour of the person or persons or the nominee or nominees of the Second Party. It is clearly agreed and declared that consideration money for such transfers, as aforesaid including earnest money or initial payments or part payments thereof shall be received by and belong absolutely to the Second Party which will be solely declared by the Developer.

11. The Second Party shall be entitled to enter into and sign all agreements and documents as may be required for the purpose of the proposed building including flats, spaces, units or apartments save and except of First Parties allocated portion mentioned in Clause No. 3 or for sale of the same on such terms and conditions and for such consideration as the Second Party shall think fit and proper.

12. The First Party shall have no right or power to terminate this Development Agreement with Development Power of Attorney provided the Second Party would be violate any of the terms and conditions contained in the Agreement.

13. Be it provided however that the costs of the conveyance or conveyances including non judicial stamps and registration expenses and all other legal expenses shall be borne exclusively and paid by the Second Party, their nominee or nominees and / or prospective buyers.

14. The Second Party shall at it's own costs construct, erect and complete the building with qualitative materials at the place mentioned above after obtaining the sanctions plan with such materials and with such specifications as may be recommended by the technical person from time to time.

15. The Second Party shall install, erect in the said building at it's own costs like as pump sets, tubewell water storage tanks, overhead reservoirs, electric wiring fittings and

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Dist. District Sub-Registrar
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allations and other facilities as are required to be provided in a residential building having a contained apartment and constructed for sale of flats therein on Ownerhip basis as mutually agreed

16 The Second Party shall be authorised by the Owner for the construction of the building and to apply for and obtain temporary and permanent connection of water, drainage, sewerage and / or other facilities if any available to the new building and other inputs and facilities required for the construction of enjoyment of the building and The Second Party will obtain building project finance for construction of multi storied building on the said land and in that connection the First Party will sign on all applications as required for getting the finance from any financial institution.

17 In case of any dispute the Owner shall approach an Arbitrator to be appointed jointly.

18. All costs, charges and expenses including fees of the technical person shall be discharged and paid by the Second Party, the First Party hereto shall have no liability or responsibility in this context in any manner whatsoever.

19. As soon as the building is habitable the Second party shall handover the Owner' Allocation mentioned in the Schedule 'B' hereunder written. The Owner shall be exclusively responsible for punctually and regularly payment of all taxes rates duties as per his proportionate share. The prospective buyers shall pay their proportionate share of the said rates from the date of possession and / or registration whichever is earlier to the Developer herein with proper receipt.

20. As and from the date of service of notice of possession of the Owner' Allocation, the Owner shall also be responsible to pay and bear and shall forthwith pay on demand to the Second Party his nominee, assignee or prospective buyers the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owner' Allocation, such charges are to include proportionate share of premises for the insurance of the building, water, fire and scavenging charges, lights sanitary and maintaining, occasional repair of the portion to be used in common and his renovation, replacement, repair and maintenance charges and expenses for the building to be used in common and of all common wiring, pipes, electrical and equipments, stairways, corridors, halls, passage, ways, parkways and other facilities whatsoever as may be mutually agreed from time to time.

21. The Owner shall not do any act deed or thing whereby the Developer shall prevented from construction and completion of the said building.

22. The Developer herein shall demolish the existing structure at it's own cost and the materials of the said demolished building shall be taken by the developer.

23. The Owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership

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between the Developer and the Owner or as a joint Venture between the parties hereto constituted an Association of persons.

24. It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified may be required to be done by the Developer and for which the Developer may need the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein, the Owner doth hereby undertake further that they will do all such acts, deeds, matters and things and shall execute any such additional Power of Attorney and / or authorization as may be required by the Developer for the purpose and the Owner also undertake to sign, execute all such additional development agreement, additional Power of Attorney, applications and other documents as the case may be provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the Owner and / or go against the spirit of the presents.

25. In the event of the Owner committing breach of any of the terms and conditions herein contained or making willful delay in allowing the developer to develop the said premises as hereinbefore stated, the developer shall be entitled to get payments for damages and compensation from the Owner and the Owner shall be liable to pay such losses and compensation as shall be determined by the Arbitrator provided however if such delay shall continue for a period of 6 (six) months then in that event in addition to any other right which the developer shall be entitled to sue the Owner for specific performance of this Agreement or to rescind or cancel this agreement and claim refund of all the moneys paid and spent by the developer for employing his obligations under these Agreement and also such losses and damages which the developer may suffer and / or incur for entering into this Agreement.

26. The construction of the proposed building should be Certified by the Structural Engineer in question of fitness of the proposed building.

27. That the covered area means including flat area, proportionate staircase and lift area. The Super built up area shall be of 25% of the covered area. The staircase area and lift area shall be distributed proportionately with the flat area of the each floor.

- COMMON RESTRICTIONS -

The Owner' Allocation in the proposed building be subject to the same restrictions and use as are applicable to the Second Parties allocation in the building intended for common benefits of all occupiers of the building which shall including the following : -

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28 Neither party shall use or permit to the use of the respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity not use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

29 Neither party shall demolish or permit demolition of any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the occupants in this behalf.

30 Both parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory bodies and shall attend to answer and be responsible for any deviation, violation and / or breach of any of the said laws, bye-laws, rules and regulations.

31 The said properties have not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax.

32 The Owner shall answer the requisition on title within one week from the date of the receipt of the said requisition on title from the Advocate or Solicitors for the Second Party as and when required.

33 The Second Party hereby agrees and covenants with the Owner to complete the construction of the building within **24 (Twenty Four) months from the date of obtaining sanction building plan.**

34 The Developer and the Owner doth hereby agrees that in case of any unforeseen happenings such as non-availability of basic raw materials for the constructions work non-availability to masons and labourers, strikes local and national disturbances, riots, natural calamities like flood earthquakes etc. and for any other such types of reasons which are not under the control of the Developer hereip, the period of **24 (Twenty Four) months** within which the construction work is to be completed may be extended such further period of **6 (six) months**.

35 Immediately upon the Second Party obtaining possession of the said land and building plan the Second Party shall be entitled to start construction of the said building at the said premises and the First Party shall not prevent the Second Party from making construction of the proposed multi-storied building and completion thereof.

It has been agreed upon by and between the parties the $\frac{2}{3}$ share of the roof shall always be the property of the Developer and the rest $\frac{1}{3}$ share of the roof shall exclusively of the Owner and other flat Owner of the premises

36 The Developer before such hand over / transfer by registration of the Developer's Allocation the entire allocation of the Owner must be complete in all respects and Possession Letter and Completion Certificate must to be handed over to the Owner without any abatement whatsoever.

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37 The Developer herein shall have every right to amalgamate the said plot to any other plot or plots for construction of the proposed building in that case the Owner shall have no right to create any objection.

38. The name of the building shall be given by the Second Party in the due course in its absolute discretion and the Owner will not raise any objection thereof.

39 That in case variation arise to the measurement of the said flat area in that event Owner and / or Developer shall pay / get the price on marketable rate per sq. ft. of such variation.

40. It is made clear that the Owner and developer shall have no right to construct another floor on the top floor roof of the proposed building after it's construction and the said top roof shall be used by the co-Owner of the said building commonly.

41. : **DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, that the Owner / Executants do hereby nominate appoint and constituted **M/S. VERMA ENTERPRISE (PAN - AIAPV5125B)**, a Proprietorship firm, having its office at - 9, Lalji Saha Street, P.O. & P.S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas, being represented by its sole Proprietor **SRI RAJESH KUMAR VERMA (PAN - AIAPV5125B)**, son of Late Prabhunath Verma, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 9, Lalji Saha Street, P.O. & P.S. Dum Dum, Kolkata - 700 028, Dist. North 24-Parganas, as **my** true and lawful Constituted Attorney in **my** names on **my** behalf to do execute and perform all acts, deeds and things in terms of this Development Agreement in respect of **my** said plot of land measuring an area of 3 Cottahs 2 Chittacks 27 Sq.ft. ~~be the same~~ a little more or less together with 200 Sq.ft. Tile Shed structure thereon, being Plot No. 17, lying and situated at Mouza - **Dum Dum House**, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, comprised in R.S. Dag No. 201 Comprising to L.R. Dag No. 308 (land measuring 1 Cottah 12 Chittacks 27 Sq.ft.) and R.S. Dag No. 208 Comprising to L.R. Dag No. 309 (land measuring 1 Cottah 6 Chittacks 0 Sq.ft.), under R.S. Khatian No. 167 & 168, corresponding to under L.R. Khatian Nos. 1553 and 1616, being Municipal Holding No. 129, R.N. Guha Road, Kolkata - 700 028, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum, in the District of North 24-Parganas, morefully and particularly described in the Schedule - A hereunder written and to do the acts, deeds and things as follows-

To:
- A
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Asst. District Sec-Register
Washington, D.C.

24 APR 1964

- a. To look after and maintain the Schedule - A mentioned property.
- b. To construct a **multi** storied building upon the said land mentioned in the Schedule - A hereinbelow in accordance with the Building Plan in **my** names and to sign on **my** behalf in the proposed Site Plan, Building Plan, Revised Plan and / or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the **South Dum Dum Municipality**.
- c. To negotiate on terms and to agree and to enter into and conclude any Agreement for Sale and sale in respect of Developer's Allocation of the said building consisting of different flats, garages, shops, spaces, units etc. and the part thereof mentioned in the Schedule hereunder written to any intending Purchaser or Purchasers at such price which agreed upon and / or cancel or repudiate the same in the manner it deems fit and proper.
- d. To allow the intending Purchaser or Purchasers to inspect the documents relating to the said property.
- e. To receive from the intending Purchaser or Purchasers any earnest money and / or advances and also the balance of purchase money and to give good valid receipt and discharge for the same in respect of Developer's Allocation.
- f. Upon such receipt as aforesaid to sign, execute and deliver in **my** names and as **my** acts and deeds in any agreement for sale, conveyance or conveyances, mortgage Deeds, Lease Deeds or any kind of declaration of the said property in favour of the Purchaser or purchasers, Lessees, mortgagees or their nominees in respect of Developer's Allocation after handing over Owner' Allocation.
- .g. To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other form whatsoever in **his** own name and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realisation of the money in respect of such instrument regarding Developer's Allocation.
- h. To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which **my** Constituted Attorney shall think best fit and proper in respect of Developer's Allocation.
- i. To institute, commence, prosecute, carry on or defend or resist of all suits and other actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which **I**, may be parties in any court in Civil, Criminal, Revenue or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all complaints, written statements, Accounts, Inventories to accept service of all

Summons, N
and to a
Vokala



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CLERK OF COURT
District of Columbia

24 APR 2024

Summons, Notice and Other Judicial process to execute any Judgment, Decree or Order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokatlatnama or any kind of Affidavit.

j. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes relating to the said property between **myself** and any other person or persons and compounds or compromise the same.

k. To sign and execute any deed or deeds, deed of amalgamation, declaration for amalgamation or any declarations, instruments and assurances which **my** said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property as **I**, could do **myself**, if personally present in respect of Developer's Allocation.

l. To present any such agreement for sale, conveyance or conveyances, Mortgage Deed, Lease Deed, Deed of Amalgamation or any kind of declarations for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Kolkata having authority for unto have the said Conveyance registered and to do all acts, deed and things which **my** said Attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as **I**, could do the same **myself** save and except **my (Owner)** Allocation.

m. To attend any Court of Law either Civil or Criminal and to represent **me** in all Government Offices on **my** behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.

n. To appoint Architect, Civil Engineer, Structural Engineer, labour, labour contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be require for the construction of the said proposed building.

o. To appear in any suit, proceedings, motion, L. A. Office, I. T. Office etc. on **my** behalf and to represent **me** before the B. L. & L. R. O. for mutation, conversion etc. and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule hereinbelow.

p. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as **my** Constituted Attorney shall think fit and proper.

q. To ask for demand, recover receive and collect all money due and payable in connection with the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever in respect of Developer's Allocation.

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Asst. District Surveyors
Cagayan, Dum Dum

24 APR 2024

To deliver possession of flat / flats, Shops, Units, Spaces, garages etc. **except Owner Allocation** as per said Development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which **my** Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.

s. To represent **me** before the concerned Municipality for building plan sanction and for mutation and to sign Site Plan, Building Plan, Revised Plan and / or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the concerned Municipality and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on **my** behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on **my** behalf as **my** Constituted Attorney shall think fit and proper.

t. To represent **me** before the C.E.S.C. Ltd. Authority for connection of transformer, electric meter and for any other work or works and deposit money to the said Authority on **our** behalf and collect all receivables, vouchers etc. from it.

AND I, do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by **my** said Attorney which shall be construed as **my** acts, deeds and things done by us to all intents and purpose and if I, personally present even notwithstanding the facts that no special power in that behalf is contained in these presents.

- SCHEDULE 'A' ABOVE REFERRED TO -

ALL THAT piece or parcel of land measuring an area of **3 Cottahs 2 Chittacks 27 Sq. ft.** be the same a little more or less together with **100 Sq. ft.** Tile Shed structure thereon, being Plot No. 17, lying and situated at Mouza - **Dum Dum House**, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, comprised in R.S. Dag No. **207** Comprising to **L.R. Dag No. 308** (land measuring 1 Cottah 12 Chittacks 27 Sq.ft.) and R.S. Dag No. 208 Comprising to **L.R. Dag No. 309** (land measuring 1 Cottah 6 Chittacks 0 Sq.ft.), under R.S. Khatian No. 167 & 168, corresponding to under **L.R. Khatian Nos. 1553 and 1616**, being Municipal Holding No. **129**, R.N. Guha Road, Kolkata - 700 028, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum, in the District of North 24-Parganas and the entire property is butted and bounded as follows :-

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Dist. Sub-Registrar
Cuttack, Odisha

24 APR 2024

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- ON THE NORTH** : By 16.6' ft. wide Road.
- ON THE SOUTH** : House of Mr. Gopal.
- ON THE EAST** : House of Sri Digendra Nath Ghosh
- ON THE WEST** : Property Sri Bankim Charidra Gon.

THE SCHEDULE 'B' ABOVE REFERRED TO -
(OWNER' ALLOCATION)

a) That on construction of the building in the manner as stated hereinabove with qualitative materials the land Owner shall be entitled as per plan sanctioned by South Dum Dum Municipality as follows :

- i) One Flat on the Second Floor north-west side measuring super built up area of 800 sq.ft.
- ii) One Flat on the Second Floor southern side measuring super built up area of 500 sq.ft.
- iii) One Covered Garage on the Ground Floor north-west side measuring super built up area of 180 sq.ft.

b) Furthermore, the Owner shall be entitled to get a forfeited amount of Rs. 1,40,00,000/- (Rupees One Crore Forty Lakh) only from the Developer which to be paid by the Developer to them in the manner as follows :-

i) On or before of executing of this Agreement	Rs. 2,00,000/-
ii) Within 31 st May 2024	Rs. 19,50,000/-
iii) Within 31 st August 2024	Rs. 28,50,000/-
iv) Within 31 st August 2025	Rs. 70,00,000/-
v) Before handing over possession of Owner's Allocation	Rs. 20,00,000/-

Total Rs. 1,40,00,000.00

(Rupees One Crore Forty Lakh) only.

The said Allocation in the proposed multi storied building under the project lying and situated Mouza – Dum Dum House, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, comprised in R.S. Dag No. 201 Comprising to L.R. Dag No. 308 (land measuring 1 Cottah 12 Chittacks 27 Sq.ft.) and R.S. Dag No. 208 Comprising to

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Distt. Sub-Registrar
Coimbatore, Tamil Nadu

24 APR 2024

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L.R. Dag No. 309 (land measuring 1 Cottah 6 Chittacks 0 Sq.ft.), under R.S. Khatian No. 167 & 168, corresponding to under L.R. Khatian Nos. 1553 and 1616, being Municipal Holding No. 129, R.N. Guha Road, Kolkata - 700 028, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 8, under Additional District Sub-Registration Office at Cossipore Dum Dum, in the District of North 24-Parganas,, together with undivided proportionate share of land relating to the Owner Allocation in the said lands whereon the said building shall be constructed as well as that of all common areas and facilities together with common expenses and maintenance together with guidance and restriction of the said building.

Save and except the aforesaid Owner' allocated portions, the remaining constructed area of the proposed building will exclusively belong to the Developer only together with rights to sell (by way of execution and registration of the flats, other commercial spaces etc. by respective Deed of Conveyance excepting Owner' Allocation), convey and transfer the same to any intending buyer or buyers alongwith the rights to collect the entire consideration for the same from them and in that case the OWNER shall not be entitled to raise any objection thereto in any manner whatsoever.

- SCHEDULE 'C' : SPECIFICATION -

1. **STRUCTURE** : Building designed with R.C.C. framed structure of foundation.
2. **BRICK WORKS**: All brick works are with conventional bricks as 8" or 5" thick wherever necessary.
3. **FLOORING** : All floor will be Tiles / Marble floor skirting of 4".
4. **KITCHEN** : Marble flooring cooking platform with a black stone / steel sink and glazed tiles upto 3'-0" above cooking platform taps etc. complete with exhaust fan hole.
5. **TOILET** : Floor Marble with wall dado of Glazed tiles upto 5'-0" height with standard fittings and concealed plumbing system with ½" PVC pipes with PVC door.
6. **DOORS** : Main entrance door will be flush door. The internal doors are flush door all frames will be good quality wood.

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Dist. District Sub-Registrar
Cessandro, Dum Dum

24 APR 2024

7. **WINDOW** : All window are aluminum with grill with glass fittings.
8. **ELECTRICAL** : All wiring will be concerned with good quality.
- a) **Bed Rooms** : One Tube light point, Two light point, one fan point, one 5 amp. Plug point on switch board, each flat any one room A.C. Point.
- b) **Living / Dining** : Two light points, Two Fan Points and two 5 amp. Plug point on switch board and one 15 Amp. Plug point for freeze.
- c) **Kitchen** : One light point, One exhaust point, One 15 Amp. Plug point.
- d) **Toilets** : One light point, one exhaust point, Geyser point.
- e) **Balcony** : One Light point.
9. **WATER SUPPLY** : 24 hrs. Water sources Municipal water supply with Deep tube well and good quality P.V.C. pipe line underground and overhead water reservoir with pump & motor to the each flat.
10. **WALL PAINTING** : Interior wall finished with plaster of paris and out side will finished with weather coat.
11. **LIFT** : One Lift facility 24 hours.
12. **EXTRA WORK** : Any Extra work other than our standard specification shall be charged extra as decided by our authorized Engineer and such amount shall have to be deposited before the execution of such work. All requisites for additional alteration work have to be given in writing before starting of brick work. Thereafter no request shall be entertained.

IN WITNESS
respectively
SIGN
in p



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ಕೊಪ್ಪಳ, ಕುಮ್. ಜಿಲ್ಲೆ

24 APR 2024

...

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

SIGNED, SEALED & DELIVERED

in presence of :-

WITNESSES :-

1. *Madhuzog*
Sadepace Notary
N.M.-113

Rajib Kumar Gou
Alias

Rajib Gou

SIGNATURE OF THE OWNER/
PRINCIPALS

2. *S. Shukla*
Advocate.

M/s. VERMA ENTERPRISE

Rajesh Kumar Verma
Proprietor

SIGNATURE OF THE DEVELOPER/
ATTORNEY

Read over, Explained,
Drafted & Prepared by me as per
Documents And Information supplied to me :-

S. Shukla

RECEIVED
2,00,000
consr



[Handwritten signature]

Dist. Collector, Dum Dum
West Bengal

24 APR 2024

RECEIVED of and from the within named Developer within mentioned sum of Rs. 2,00,000/- (Rupees Two Lakh) only as non-refundable advance money as per Memo of consideration given below :

MEMO OF CONSIDERATION

<u>Cash/Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount (Rs)</u>
NEFT/RTGS	16.04.2024	NEFT/RTGS	2,00,000.00

Rs. 2,00,000.00

WITNESSES :-

1. *Madhusudhan*

2. *S. Sushila*
Advocate

Rajib Kumar Roy
Alias
Rajib Roy

SIGNATURE OF THE OWNER /
FIRST PARTY

Photo/Signature
Executants












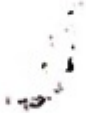



MW

Dist. Sub-Registrar
Coimbatore, Dist. Coimbatore

74 APR 194

SPECIMEN FORM FOR TEN FINGERPRINTS

Photo/Signature of the Executants	Little (Left Hand)	Ring	Middle	Fore	Thumb
 Rajesh Kumar Verma					
	Thumb (Right Hand)	Fore	Middle	Ring	Little
					
 Rajesh Kumar Verma	Little (Left Hand)	Ring	Middle	Fore	Thumb
	Thumb (Right Hand)	Fore	Middle	Ring	Little
					

P-22



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Dist. Sub-Registrar
Chittoor, Tamil Nadu

24 APR 2008

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



192024250025608058

GRN Details

GRN:	192024250025608058	Payment Mode:	SBI Epay
GRN Date:	24/04/2024 10:07:44	Bank/Gateway:	SBIePay Payment Gateway
BRN :	9338131298417	BRN Date:	24/04/2024 10:10:18
Gateway Ref ID:	2349461	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	240420242002560802	Payment Init. Date:	24/04/2024 10:07:44
Payment Status:	Successful	Payment Ref. No:	2001029956/3/2024

[Query No*/Query Year]

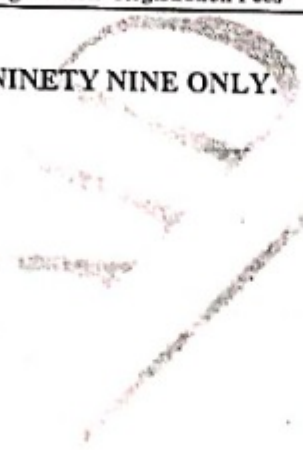
Depositor Details

Depositor's Name: Mr RAJESH KUMAR VERMA
Address: 100, South Sinthee Road
Mobile: 9681823095
Email: shuklalegalco@gmail.com
Period From (dd/mm/yyyy): 24/04/2024
Period To (dd/mm/yyyy): 24/04/2024
Payment Ref ID: 2001029956/3/2024
Dept Ref ID/DRN: 2001029956/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001029956/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	5071
2	2001029956/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	2028

IN WORDS: SEVEN THOUSAND NINETY NINE ONLY. **Total 7099**



Major Information of the Deed

No.	I-1506-04172/2024	Date of Registration	24/04/2024
No./Year	1506-2001029956/2024	Office where deed is registered	
Date	24/04/2024 9:34:18 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address and other Details	SANJIV SHUKLA High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9143178763, Status : Advocate		
Transaction	Additional Transaction		
10] Sale, Development Agreement or Construction Agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]		
Form Value	Market Value		
3/-	Rs. 66,28,837/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
10,071/- (Article:48(g))	Rs. 2,028/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

and Details :



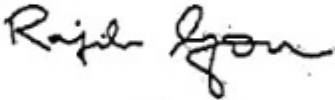
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: R.N.Guha Road, Mouza: Dum Dum House, Ward No: 8, Holding No:129 JI No: 19, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set North Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-308 (RS :-)	LR-1553	Bastu	Bastu	1 Katha 12 Chatak 27 Sq Ft	1/-	37,16,212/-	Width of Approach Road: 17 Ft.,
L2	LR-309 (RS :-)	LR-1616	Bastu	Bastu	1 Katha 6 Chatak	1/-	28,58,625/-	Width of Approach Road: 17 Ft.,
	TOTAL :				5.2181Dec	2 /-	65,74,837 /-	
	Grand Total :				5.2181Dec	2 /-	65,74,837 /-	

Structure Details :

Sch No	Structure Details	Area of Structural	Set North Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	200 sq ft	1 /-	54,000 /-	



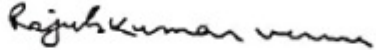
And Lord Details :

S/No	Name	Address	Photo	Finger print	Signature
1	Mr RAJIB GON, (Alias: Mr Rajib Kumar Gon) Son of Bankim Chandra Gon Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office			 Captured	
			24/04/2024	LTI 24/04/2024	24/04/2024
66, R.n. Guha Road, Gol Park, Near Dipak Stores,, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: AHxxxxxx6B, Aadhaar No: 45xxxxxxxx3717, Status :Individual, Executed by: Self, Date of Execution: 24/04/2024 , Admitted by: Self, Date of Admission: 24/04/2024 ,Place : Office					




Developer Details :

S/No	Name	Address	Photo	Finger print	Signature
1	VERMA ENTERPRISE 9 LALJI SAHA STREET,, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Date of Incorporation:XX-XX-1XX3 , PAN No.:: Alxxxxx5B, Aadhaar No: 99xxxxxxxx1124, Status :Organization, Executed by: Representative				

Representative Details :

S/No	Name	Address	Photo	Finger print	Signature
1	Mr RAJESH KUMAR VERMA (Presentant) Son of Late Prabhunath Verma Date of Execution - 24/04/2024, , Admitted by: Self, Date of Admission: 24/04/2024, Place of Admission of Execution: Office			 Captured	
			Apr 24 2024 2:39PM	LTI 24/04/2024	24/04/2024
9 LALJI SAHA STREET,, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: Alxxxxx5B, Aadhaar No: 99xxxxxxxx1124 Status : Representative, Representative of : VERMA ENTERPRISE (as Proprietor)					

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Madhu Das Son of Late G.C. Das Natagarh, Sodepur,, City:- , P.O:- Natagarh, P.S:-Sodepur, District:-North 24 -Parganas, West Bengal, India, PIN:- 700113		 Captured	
	24/04/2024	24/04/2024	24/04/2024

Identifier Of Mr RAJIB GON, Mr RAJESH KUMAR VERMA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJIB GON	VERMA ENTERPRISE-2.94938 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr RAJIB GON	VERMA ENTERPRISE-2.26875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJIB GON	VERMA ENTERPRISE-200.00000000 Sq Ft

(K) Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: R.N.Guha Road, Mouza: Dumdum House, , Ward No: 8, Holding No:129 JI No: 19, Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 308, LR Khatian No:- 1553	Owner:রাজিব কুমার গন, Gurdian:বনেন্দ্র কুমার গন, Address:পিক , Classification:বনজ, Area:0.00930000 Acre,	Mr RAJIB GON
L2	LR Plot No:- 309, LR Khatian No:- 1616	Owner:রাজিব কুমার গন, Gurdian:বনেন্দ্র চন্দ্র গন, Address:পিক , Classification:বনজ, Area:0.01480000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 150604172 / 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) & (4) W.B. Registration Rules, 1962)

Presented for registration at 12:44 hrs on 24-04-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr RAJESH KUMAR VERMA ,.

Certificate of Market Value (WB RVV) Rules, 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 66,28,837/-

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

Execution is admitted on 24/04/2024 by Mr RAJIB GON, Alias Mr Rajib Kumar Gon, Son of Bankim Chandra Gon, 66, R.n. Guha Road, Gol Park, Near Dipak Stores,, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business

Identified by Mr Madhu Das, , Son of Late G.C. Das, Natagarh, Sodepur,, P.O: Natagarh, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-04-2024 by Mr RAJESH KUMAR VERMA, Proprietor, VERMA ENTERPRISE (Partnership Firm), 9 LALJI SAHA STREET,, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Mr Madhu Das, , Son of Late G.C. Das, Natagarh, Sodepur,, P.O: Natagarh, Thana: Sodepur, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,028.00/- (B = Rs 2,000.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,028/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2024 10:10AM with Govt. Ref. No: 192024250025608058 on 24-04-2024, Amount Rs: 2,028/-, Bank: SBI EPay (SBlePay), Ref. No. 9338131298417 on 24-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,071/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14190, Amount: Rs.5,000.00/-, Date of Purchase: 15/04/2024, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/04/2024 10:10AM with Govt. Ref. No: 192024250025608058 on 24-04-2024, Amount Rs: 5,071/-, Bank: SBI EPay (SBlePay), Ref. No. 9338131298417 on 24-04-2024, Head of Account 0030-02-103-003-02

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.

ered in Book - I

me number 1506-2024, Page from 127551 to 127578

g No 150604172 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.04.26 11:49:22 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 26/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.