



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 367472

26/07/2023

Q-2001903288/2023

Certified that the document is admitted the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

**AGREEMENT FOR DEVELOPMENT WITH DEVELOPMENT  
POWER OF ATTORNEY**

**THIS AGREEMENT FOR DEVELOPMENT & DEVELOPMENT  
POWER OF ATTORNEY** is made this the 26<sup>th</sup> day of July.. Two  
Thousand Twenty Three (2023) **BETWEEN**

24 JUL 2023

14884

No.....Rs.100/- Date.....

Advocate

Name : ..... ALIPORE POLICE COURT  
Kolkata - 700 027

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

**SUSHANKAR DAS**

STAMP VENDOR

Alipore Police Court, Kol-27



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

*Alipore Police Court*

*Alipore Police Court - 27*



(1) SRI BANKIM DAS, (PAN-AEMPD3698D & Aadhaar No.9878 5997 5696), son of Sri Rabindra Nath Das & (2) SMT. TAPASI DAS, (PAN-BBMPD3283L & Aadhaar No.2398-1174-4542) wife of Sri Bankim Das, both by faith-Hindu, Nationality-Indian, by occupation-Business and Housewife, residing at 41, Rajdanga Sarat Park, P.O. EKTP, P.S. Kasba, Kolkata -700107, hereinafter referred to as the 'OWNERS' (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns ) of the **FIRST PART**:

**AND**

M/S. CITY REALTY, a Proprietorship firm, having its office at 121/24/E, North Purbachal Road, P.O. Haltu, P.S. Garfa, Kolkata- 700 078, SRI AMAR SAHA, (PAN-CJGPS3737R & Aadhaar No. 3088-4955-2540) son of Late Ashutosh Saha, by faith Hindu, by occupation-Business, residing at 731, Kalikapur Road, P.O. Haltu, P.S. Garfa, Kolkata- 700 099, hereinafter referred to as the 'DEVELOPER' (which 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 **SECOND PART**:

**WHEREAS** one Sri Mahendra Nath Baidya was seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of land measuring 1.08 Acres, situated at Mouza-Chakgania Gachi, J.L. No.24, Pargana-Kolkata, Touzi No.151, R.S. No. 8½, comprised in R.S. Dag No.40/53 appertaining to R.S. Khatian No.31, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

*[Signature]*

South 24-Parganas, and his name was duly recorded in the finally published Revisional Settlement records of rights as the absolute owner thereof.

**AND WHEREAS** while the said Mahendra Nath Baidya enjoyed the said land, died intestate leaving behind him surviving his wife Smt. Mrinalini Baidya and one son Biswanath Baidya, as his only legal heirs and successors, who jointly inherited the said land left by the said deceased.

**AND WHEREAS** for the purpose of selling, the said Smt. Mrinalini Baidya and Sri Biswanath Baidya divided the said land into several small plots and provided common passage for free access to those plots by a scheme plan.

**AND WHEREAS** by a Bengali Deed of Sale, dated 07.06.1982, registered in the office of District Sub-Registrar at Alipore and recorded in Book No.I, Volume No.184, page from 116 to 121, Deed No.7452 for the year 1982, the said Smt. Mrinalini Baidya and Sri Biswanath Baidya sold, transferred and conveyed a plot of the said land measuring 4 Cottah 3 Chittak 1 sq.ft. out of which net land measuring 3 Cottah 6 Chitak 6 sq.ft. be the same a little more or less, being Scheme Plot No.8, and road land measuring 12 Chitak 40 sq.ft. more fully described in the First Schedule hereunder written, unto and in favour of one Sri Pradip Roy Chowdhury son of Late Santosh Kumar Roy Chowdhury of 17, Garfa 3<sup>rd</sup> Lane, Kolkata-700075 then 43/L, Jheel Road, New Land, Pal Bazar, Kolkata-700031.

**AND WHEREAS** due to inadvertence and oversight, a mistake was crept in the said deed, which was duly rectified by the said Sri Pradip Roy Chowdhury, by executing a Declaration, dated 10.01.1994, registered at



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

25 JUL 2023



D.S.R. Alipore and recorded in Book No.I, Deed No.214 for the year 1994.

**AND WHEREAS** being in need of money, the said Sri Pradip Roy Chowdhury sold, transferred and conveyed the said plot of land measuring 4 Cottah 3 Chittak 1 sq.ft. out of which net land measuring 3 Cottah 6 Chitak 6 sq.ft. be the same a little more or less, being Scheme Plot No.8, and road land measuring 12 Chitak 40 sq.ft., more fully described in the First Schedule hereunder written, by a Bengali Deed of Sale, dated 26.05.2000, registered in the office of District Sub-Registrar-III at Alipore and recorded in Book No.I, Volume No.10, page from 53 to 66, Deed No.362 for the year 2001 unto and in favour of the Owners herein.

**AND WHEREAS** after such purchase, the owners herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as KMC Premises No.1509, Mukundapur, vide Assessee No.31-109-07-1509-8, Kolkata-700 099, upon payment of rates and taxes thereto.

**AND WHEREAS** thus the owners herein jointly seized and possessed of said net land measuring 3 Cottah 6 Chitak 6 sq.ft. be the same a more or less, having unfettered right, title and interest thereto and free from all encumbrances.

**AND WHEREAS** the Owners are desirous of constructing the multi-storied building on the said land, but due to insufficiently fund, the Owners have placed their offer to the Developer herein as well as their co-owner to entrust the said development work with some terms and conditions and the Developer herein being satisfied regarding the right,



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908,  
Alipore, South 24 Parganas

26 JUL 2023



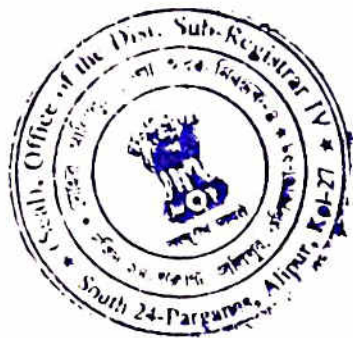
title and interest of the said property accepted the said offer of the Owners herein under the following terms and conditions.

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

That in this agreement unless anything appears to be repugnant to the subject or context:-

### **ARTICLE – I: DEFINITION**

- 1.1 **OWNERS**: shall mean and include the party of the First Part and their respective heirs and successors.
- 1.2 **DEVELOPER**: shall mean and include the Party of the Second Part and his heirs, executors, administrators, legal representatives and assigns.
- 1.3 **SAID PROPERTY**: shall mean and include the land measuring land measuring 3 Cottah 6 Chitak 6 sq.ft. be the same a little more or less, together with 400 sq.ft. tile shed standing thereon, situated at Mouza–Chakgania Gachi, J.L. No.24, Pargana–Kolkata, Touzi No.151, R.S. No.8½, comprised in R.S. Dag No.40/53 appertaining to R.S. Khatian No.31, being KMC Premises No.1509, Mukundapur, Kolkata-700 099, under P.S. formerly Tollygunge then Kasba now Purba Jadavpur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, fully described in the First Schedule hereunder written.
- 1.4 **NEW BUILDING**: shall mean and include multi-storied building shall be approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation in respect of the said property to be constructed on the said land.

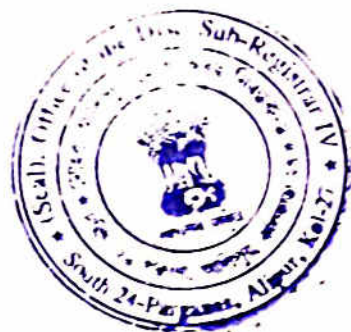


District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908,  
Alipore, South 24 Parganas

26 JUL 2023

- 1.5 **COMMON FACILITIES**: shall mean and include corridors, staircase, ways, landing, roof common passage, boundary wall, water reservoir, water tank, pump motor, electrical and sanitary installations, fittings etc. and roof of the building and other facilities required for common enjoyment of the new building.
- 1.6 **OWNERS' ALLOCATION**: shall mean and include **Entire First floor and one Flat, on Third floor at South – West side, (Two BHK) and 50% of Car Parking Space** on Ground floor of the proposed G+III storied building together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building and in addition Developer shall pay of **Rs. 7,00,000/-(Rupees Seven Lakh only)** out of which Rs. 5,00,000/- (Rupees Five Lakh only) will be non-refundable and Rs. 2,00,000/-(Rupees Two Lakh only) will be returnable at the time hand over/possession of owner's allocation portion.
- 1.7 **DEVELOPER'S ALLOCATION**: The Developer shall get **Entire Second floor and one flat, Third floor at South – East side (3BHK flat) and 50% of Car Parking Space** on the **Ground floor** of the proposed G+III storied building together with the said land with right to use and enjoy the common areas and facilities to be provided in the proposed building.
- 1.8 **BUILDING PLAN**: shall mean and include the plan approved by the parties hereto for construction of the said new building and/or modified plan as may hereafter be approved by the parties hereto and sanctioned by the Kolkata Municipal Corporation and plan already sanctioned vide sanctioned No. 2023120083 dated





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

13.05.2023. That cost of sanctioned building plan borne by the Developer herein.

#### **ARTICLE- II; DATE OF COIMMENCEMENT**

2.1 This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall remain in full force so long the Developer's allocation is sold or transferred to the intending purchasers, subject to comply all the terms and conditions of this agreements.

#### **ARTICLE –III: OWNERS' REPRESENTATION**

3.1. The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled in respect of the landed property, more particularly described in the First Schedule hereunder written free from all encumbrances and have not entered into any agreement or contract with any person or persons in respect of the said property and have not received any advance or part payment thereof.

3.2. The said land is not affected by any Scheme of acquisition or requisitioned of the State/Central Govt. or any local body/authority and the same has a clear and good marketable title therein.

#### **ARTICLE-IV: DEVELOPER'S REPRESENTATION**

4.1 The Developer have sufficient knowledge and experience in the matter of development/construction of immovable properties and construction of new building and also arrangement of sufficient funds for carry out the work of development of the said property and/or construction of the said new building.

#### **ARTICLE–V: DEVELOPMENT WORK**

5.1 The Owners hereby appointed the Party of the Second Part as the Developer and/or contractor, which the Developer hereby agreed and accepted.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023



5.2 The Developer shall carry on or cause to be carried out the work of development in respect of the said property by constructing the building, having several self contained flats on the Ownership basis and will sell the flats and spaces together with undivided proportionate share or interest in the land of the new building in favour of the prospective purchaser or purchasers except the Owners' allocation.

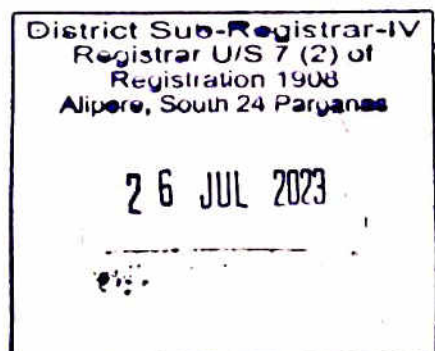
#### **ARTICLE –VI: DEVELOPER'S COVENANTS**

6.1 The Developer shall at his own expenses shall complete and/or cause to be completed the construction of the said new building and deliver the said Owners' allocation as stated hereinbefore within the **24(Twenty four)** months from the date of sanctioned building plan.

6.2 The Development of the said property and/or construction of the proposed new building shall be made by the Developer on behalf of the Owners or on account of the Developer himself or on account and/or on behalf of the intending purchaser or purchasers of the flats and spaces in the new building.

6.3 The Developer at his own costs and expenses apply for and obtain all necessary sanction and/or permission or No Objection Certificate from the appropriate authorities as may from time to time be necessary for the purpose of carrying out the work of development of the said property.

6.4 The Developer shall at his own costs and expenses apply for and obtain temporary and/or permanent connection for supply of water and other inputs as may be required at the said building, but for supply of electricity in the new building, the Developer will apply to the electricity supply authority for obtaining the main connection or main meter and the said meter will be the common meter for all the occupiers of the proposed building, the individual meter to be installed at the cost of the Owners



and/or intending purchasers and the Developer will co-operate for such installation of meter in their names.

#### **ARTICLE-VII: OWNERS' COVENANTS**

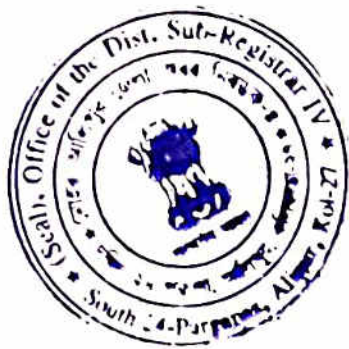
7.1 The Owners shall grant execute and issue a Development Power of Attorney in favour of the Developer authorising and/or empowering the Developer to do all acts, deeds matters and things necessary for completion of the works of development of the said property and/or construction of the said proposed new building and/or to sell the flats and spaces as per terms of this agreement.

7.2 The Owners shall be bound if so required by the Developer, sign, execute and deliver all agreements with the intending purchaser(s) applications, papers, documents and declaration to enable the Developer to apply for and obtain electricity, sewerage, water and other public utility services in or upon the said new building and/or to co-operate the developer for modification and/or rectification to the plan sanctioned by the Kolkata Municipal Corporation, and for all of these acts, deeds and things the Owners shall grant power of Attorney in favour of the Developer.

7.3 The Owners shall not in any manner obstruct the carrying out of the Development of the said property and/or construction of new building in or upon the said land as herein agreed. Moreover the Owners shall have no right to claim anything except the Owners' allocation in the said building.

7.4 The Owners deliver the photo copy of original deed and all other relevant papers and documents to the Developer for selling and transferring the said Developer's allocation and Owners shall liable to show, produce and present with original deeds and papers as and when required by the Developer. If the Owner's for any reason fails to present





District Sub-Registrar-IV Registrar U/S 7 (2) of Registration 1908 Alipore, South 24 Parganas
26 JUL 2023

then the original documents shall handover to the developer as on when required.

7.5 All the flats and other spaces of the proposed new building to be erected and sold by the Developer except the Owners' allocation with the proportionate share in the land to the intending purchaser or purchasers on whose account such flats shall be erected by the Developer.

### **ARTICLE-VIII: CONSTRUCTION**

8.1 The construction of the said new building shall be made by the Developer as per the plan.

8.2 The Developer shall be entitled to obtain necessary modification or rectification plan for the purpose of completion of the construction of the building if necessary.

8.3 The Developer shall retain appoint and employ such masons Architects, Engineers contractor, manager, supervisors, caretaker and other employees for the purpose of carrying out the work of development of the said property and/or the construction of the said new building as the Developer shall at his own discretion think fit and proper.

8.4 The Developer herein shall solely be liable or responsible for the payment of salaries, wages, charges and remuneration of masons supervisors, architects contractors, Engineers, caretaker and other staff and employees as may be retained appointed and/or employed by the Developer till the completion of construction and in this regard the Owners shall not in any manner would be made responsible or liable.

### **ARTICLE-IX: SPACE ALLOCATION**

9.1 After completion of the construction of the new building, the Developer will allot the flat to the Owners within the stipulated period is mentioned above.



District Sub-Registrar-IV Registrar U/S 7 (2) of Registration 1908 Alipore, South 24 Parganas
26 JUL 2023
_____



9.2 The Developer will be solely responsible for the allotment of flats and spaces in the building to be constructed by him and no one will be entitled to interfere thereto including the Owners herein.

#### **ARTICLE-X: RATES & TAXES**

10.1 The Owners, Developer and Developer's transferees shall bear and pay the municipal taxes, building taxes and other rates and taxes whatsoever as may be found payable in respect of the said new building after delivery of possession to the Owners & purchasers proportionately.

10.2. The Owners, Developer or the Developer's transferees after taking possession, shall bear and pay the proportionate amount of cost of maintenance and service charges with regard to the said new building in respect of their allocation and the Owners shall be liable for the same but they will pay for their allocation only.

#### **ARTICLE-XI: JOINT DECLARATION**

11.1 During the continuance of this agreement, the Owners herein shall not in any manner sell, transfer, encumber, mortgage or otherwise deal with or dispose of their right, title and interest in the said property in any manner whatsoever and not do any act, deed, matter or thing which may in any manner cause obstruction in the matter of development or construction of the said property.

11.2 The Owners shall not part with possession of any of the residential flats or other spaces of the said building to be constructed, except their allocation prior to notice to be served by the Developer.

11.3 The Developer shall unless prevented by any act of God or act beyond the control of the Developer, complete the construction of the said building within **24(Twenty-four)** months from the date of sanctioned building plan.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

11.4 If the Developer fails to complete construction and/or complete the said building during the said period ,then in that case the Owners shall extent 6(six) months as grace period for completion of construction

11.5 The Owners till date have not taken any advance booking in respect of the said land and premises from any person or persons and the Owners have not encumbered the same in any manner whatsoever and declare that the said property is free from all encumbrances and it has a good, clear and marketable title .

11.6 Nothing contained in these presents shall be construed as a demise or assignment or conveyance or transfer in law by the Owners in favour of the Developer save as herein expressly provided and also the exclusive licence and/or contract to the Developer to commercially exploit the said property in terms hereof on specific agreement basis subject to fulfilment of terms and conditions, failing which Developer shall have no right to sell the flats and spaces in the said building.

11.8 The Owners and Developer have entered into this agreement purely on contract basis and nothing herein contained shall be deemed or construed as a partnership between the parties in any manner nor shall be parties hereto constitute an Association of persons.

#### **DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS** that We, (1) **SRI BANKIM DAS**, (PAN-AEMPD3698D & Aadhaar No.9878 5997 5696), son of Sri Rabindra Nath Das & (2) **SMT. TAPASI DAS**, (PAN-BBMPD3283L & Aadhaar No. 2398-1174-4542) wife of Sri Bankim Das, both by faith-Hindu, Nationality-Indian, by occupation-Business and Housewife, residing at 41, Rajdanga Sarat Park, P.O. EKTP, P.S. Kasba,





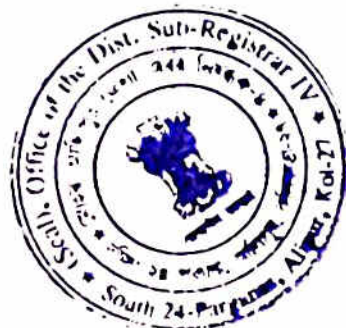
District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

Kolkata -700107, hereinafter referred to as the OWNERS/ PRINCIPALS of the send greetings.

AND WHEREAS for the purpose of construction of the proposed G+III storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, We the Owners/Principals herein do hereby nominate, constitute, authorise and appoint the said Developer, M/S. CITY REALTY, a Proprietorship firm, having its office at 121/24/E, North Purbachal Road, P.O. Haltu, P.S. Garfa, Kolkata- 700 078, SRI AMAR SAHA, (PAN-CJGPS3737R & Aadhaar No. 3088-4955-2540) son of Late Ashutosh Saha, by faith Hindu, by occupation-Business, residing at 731, Kalikapur Road, P.O. Haltu, P.S. Garfa, Kolkata- 700 099, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things :-

- 1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing his name on the said plan or plans on our behalf and in our names and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.
- 3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The



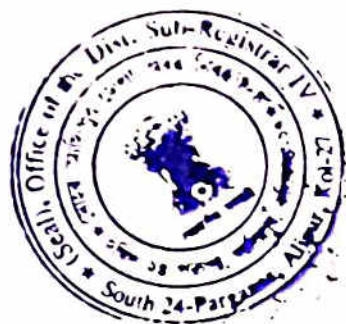
District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023



Kolkata Municipal Corporation and sign and execute on the said plan or plans in my name and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.

- 4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on our behalf and in our names and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.
- 5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
- 6 To negotiate for sale, transfer, lease, mortgage of the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.
- 7 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and Car Parking Space and spaces of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

22

- 8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats, Car Parking Space or spaces of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.
- 9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.
- 10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

**AND GENERALLY** to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all



District Sub-Registrar-IV  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

2023



acts, deeds by our said Attorney shall be taken as our acts deeds and things as We were personally present and done the same ourselves.

AND we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

### FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of the land measuring 3 Cottah 6 Chitak 6 sq.ft. be the same a little more or less, together with 400 sq.ft. tile shed standing thereon, situated at Mouza-Chakgania Gachi, J.L. No.24, Pargana-Kolkata, Touzi No.151, R.S. No.8½, comprised in R.S. Dag No.40/53 appertaining to R.S. Khatian No.31, being KMC Premises No.1509, Mukundapur, Kolkata-700 099, under P.S. formerly Tollygunge then Kasba now Purba Jāḍavpur, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.109, Sub-Registry/ A.D.S.R. office at Sealdah, in the District of 24-Parganas, since South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows :-

On the North : Land of Scheme Plot No.4 & 5

On the South : 20'ft. wide KMC Road,

On the East : Land of Scheme Plot No.7,

On the West: Land of Scheme Plot No.9,



District Sub-Registrar-IV Registrar U/S 7 (2) <u>6</u> Registration 1908 Alipore, South 24 Parganas
26 JUL 2023

**SECOND SCHEDULE ABOVE REFERRED TO**

(Owners' Allocation)

**ALL THAT** shall mean and include **Entire First floor and one Flat, on Third floor at South – West side, (Two BHK) and 50% of Car Parking Space** on Ground floor of the proposed G+III storied building together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building and in addition Developer shall pay of **Rs. 7,00,000/- (Rupees Seven Lakh only)** out of which **Rs. 5,00,000/- (Rupees Five Lakh only)** will be non-refundable and **Rs. 2,00,000/- (Rupees Two Lakh only)** will be returnable at the time hand over/possession of owner's allocation portion.

**THIRD SCHEDULE ABOVE REFERRED TO**

(Developer's Allocation )

**ALL THAT** The Developer shall get **Entire Second floor and one flat, Third floor at South – East side (3BHK flat) and 50% of Car Parking Space** on the **Ground floor** of the proposed G+III storied building together with the said land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

**FOURTH SCHEDULE ABOVE REFERRED TO**

(Specification of the Construction)

**STRUCTURE:** R.C.C structure with beams columns and slab.

**WALLS:** Internal wall of 3" thickness External of 8" thickness of no.1 new bricks with plaster.

**FLOORING:** flooring will be made with good quality vitrified tiles,.

**DOORS :** All door frames will be made of sal wood 4" x 2 ½ " inner surface of the frame should be pointed. Entrance main door will be will



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Allpore, South 24 Parganas

26 JUL 2023

17



be of flush door with door stopper. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet

WINDOWS: Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and the balcony will be covered by still grill up to 2'-6" from floor level.

ELECTRICAL: Bed room – 4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet–2 point, one Exhaust fan point, Balcony–one point. Drawing/dining–4 point, 5 Amp 2 point and 15 Amp one point, and a calling bell point outside the flat.

SANITARY & PLUMBING: Kitchen–Black stone slab top cooking platform with sink having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 3' height from cooking platform in kitchen, in Kitchen- water point 2 nos. In Toilet 6'ft. height glaze tiles on the wall and Complete set of Pan/Commode 1 no. Wash basin (white) with fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).

WATER SUPPLY: Overhead R.C.C. Reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

PAINTING: External finish–All external walls covered with weather coat of good brand.

LIFT.

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost.



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

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

SIGNED SEALED & DELIVERED

In presence of:-

1 *Am S. Jha*

*Bankim Das*

*Tabasi Das*

2. *Pinkish Kumar*  
*Diganta Paul*  
*Chandra*

OWNERS

CITY REALTY  
*Amor Sahu*

Proprietor

DEVELOPER

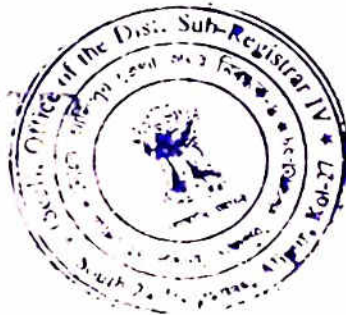
Drafted by:-

*Am S. Jha*

*F46/99*

Advocate,  
Alipore Police Court,  
Kolkata-700 027.

101909039



District Sub-Registrar IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023



**RECEIVED** from the within named Developer the within mentioned sum of Rs. 5,00,000/- (Rupees. Five Lakh) only, being non-refundable money, paid by the Developer as per memo below:-

**MEMO**

<u>Cheque No.</u>	<u>Date</u>	<u>Bank/Branch</u>	<u>Amount(Rs)</u>
On Line Transferred	26.07.2023	HDFC Bank	5,00,000/-

**Total...** **Rs.5,00,000/-**

(Rupees.Five Lakh) only.

WITNESSES:-

1. 

2. 





OWNERS














District Sub-Registrar V  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023

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

Name.....

Signature.....

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












Name Banner Das

Signature.....

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

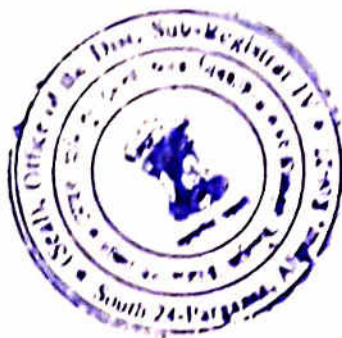
Name Tapasi Das

Signature.....

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

Name.....

Signature Amor Salu



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

26 JUL 2023





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



192023240143363348

GRN Details

GRN:	192023240143363348	Payment Mode:	SBI Epay
GRN Date:	26/07/2023 12:16:52	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4090640823015	BRN Date:	26/07/2023 12:17:16
Gateway Ref ID:	CHN2359530	Method:	State Bank of India NB
GRIPS Payment ID:	260720232014336333	Payment Init. Date:	26/07/2023 12:16:52
Payment Status:	Successful	Payment Ref. No:	2001903288 1/2023
[Query No* Query Year]			

Depositor Details

Depositor's Name:	Mr AMAR SAHA
Address:	731, KALIKAPUR ROAD, GARFA
Mobile:	9830828274
Period From (dd/mm/yyyy):	26/07/2023
Period To (dd/mm/yyyy):	26/07/2023
Payment Ref ID:	2001903288/1/2023
Dept Ref ID/DRN:	2001903288/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001903288/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	7071
2	2001903288/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	5028
Total				12099

IN WORDS: TWLEVE THOUSAND NINETY NINE ONLY.

PAID



**Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip**

Query No / Year	2001903288/2023	Office where deed will be registered
Query Date	25/07/2023 10:06:38 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alok Saful Allpore Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate	
Transaction	Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement	[4002] General Power of Attorney [Rs : 0/-], [4305] Declaration [No of Declaration : 2], [4311] Receipt [Rs : 5,00,000/-]	
Set Forth value	Market Value	
	Rs. 53,14,952/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 7,071/- (Article:48(g))	Rs. 5,028/- (Article:E, E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 1509, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatlan Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 6 Chatak 6 Sq Ft		52,06,952/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.5825Dec	0 /-	52,06,952 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,000 /-	





**Land Lord Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr BANKIM DAS Son of Mr RABINDRA NATH DAS,41, RAJDANGA SARAT PARK, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AExxxxxx8D, Aadhaar No.: 98xxxxxxxx5696,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs TAPASI DAS Wife of Mr BANKIM DAS,41, RAJDANGA SARAT PARK, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BBxxxxxx3L, Aadhaar No.: 23xxxxxxxx4542,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Developer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	M S CITY REALTY ( Sole Proprietorship ) .121/24/E, NORTH PURBACHAL ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 PAN No. CJxxxxxx7R, ,Aadhaar No Not Provided by UIDAIStatus :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr AMAR SAHA Son of Late ASHUTOSH SAHA731. KALIKAPUR ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. CJxxxxxx7R , Aadhaar No.: 30xxxxxxxx2540	M S CITY REALTY (as PROPRIETOR)

**Identifier Details :**

Name & address
Mr ALOK SAFUI Son of Late SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr BANKIM DAS, Mrs TAPASI DAS, Mr AMAR SAHA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr BANKIM DAS	M S CITY REALTY-2.79125 Dec
2	Mrs TAPASI DAS	M S CITY REALTY-2.79125 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr BANKIM DAS	M S CITY REALTY-200 Sq Ft
2	Mrs TAPASI DAS	M S CITY REALTY-200 Sq Ft

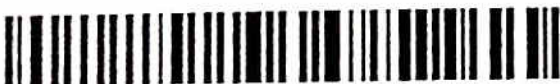




Owner and Land or Building Details as received from KMC :				
Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 311090715098 Premises No. : 1509 Ward No. : 109 Street Name : MUKUNDAPUR	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : SRI BANKIM DAS & , SMT. TAPASI DAS Owner Address : 41, RAJDANGA SARAT PARK , P.O.-E. K. T. P. , P.S.-KASBA , KOLKATA-107 Pin No. : 700107	Character of Premises: Total Area of Land:

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 24-08-2023) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 24-08-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





### Major Information of the Deed

Deed No :	I-1604-09298/2023	Date of Registration	26/07/2023
Query No / Year	1604-2001903288/2023	Office where deed is registered	
Query Date	25/07/2023 10:06:38 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Alok Safui Alipore Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]	
Set Forth value		Market Value	
		Rs. 53,14,952/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 7,171/- (Article:48(g))		Rs. 5,060/- (Article:E, E, E.)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :







District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More – Daspara/Chak Garia) , , Premises No: 1509, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	3 Katha 6 Chatak 6 Sq Ft		52,06,952/-	Width of Approach Road: 20 Ft.,
Grand Total :				5.5825Dec	0 /-	52,06,952 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor :400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,000 /-	

**Land Lord Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr BANKIM DAS</b> Son of Mr RABINDRA NATH DAS Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office			
	26/07/2023	LTI 26/07/2023	26/07/2023	
41, RAJDANGA SARAT PARK, City:- , P.O:- EKTP, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx8D, Aadhaar No: 98xxxxxxxx5696, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mrs TAPASI DAS</b> Wife of Mr BANKIM DAS Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office			
	26/07/2023	LTI 26/07/2023	26/07/2023	
41, RAJDANGA SARAT PARK, City:- , P.O:- EKTP, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBxxxxxx3L, Aadhaar No: 23xxxxxxxx4542, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office				

**Developer Details :**



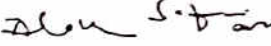
SI No	Name,Address,Photo,Finger print and Signature
1	<b>M S CITY REALTY</b> 121/24/E, NORTH PURBACHAL ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: CJxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr AMAR SAHA</b> <b>(Presentant )</b> Son of Late ASHUTOSH SAHA Date of Execution - 26/07/2023, , Admitted by: Self, Date of Admission: 26/07/2023, Place of Admission of Execution: Office	<b>Photo</b>  <small>Jul 26 2023 1:52PM</small>	<b>Finger Print</b>  <small>LTI 26/07/2023</small>	<b>Signature</b>  <small>26/07/2023</small>
731. KALIKAPUR ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CJxxxxxx7R, Aadhaar No: 30xxxxxxxxx2540 Status : Representative, Representative of : M S CITY REALTY (as PROPRIETOR)				

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr ALOK SAFUI</b> Son of Late SANAT KUMAR SAFUI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 <small>26/07/2023</small>	 <small>26/07/2023</small>	 <small>26/07/2023</small>
Identifier Of Mr BANKIM DAS, Mrs TAPASI DAS, Mr AMAR SAHA			

### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BANKIM DAS	M S CITY REALTY-2.79125 Dec
2	Mrs TAPASI DAS	M S CITY REALTY-2.79125 Dec

### Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr BANKIM DAS	M S CITY REALTY-200.00000000 Sq Ft
2	Mrs TAPASI DAS	M S CITY REALTY-200.00000000 Sq Ft

On 26-07-2023

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

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

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

Presented for registration at 13:45 hrs on 26-07-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr AMAR SAHA ,

**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 53,14,952/-

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

Execution is admitted on 26/07/2023 by 1. Mr BANKIM DAS, Son of Mr RABINDRA NATH DAS, 41, RAJDANGA SARAT PARK, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Business, 2. Mrs TAPASI DAS, Wife of Mr BANKIM DAS, 41, RAJDANGA SARAT PARK, P.O: EKTP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife Indetified by Mr ALOK SAFUI, , , Son of Late SANAT KUMAR SAFUI, 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 26-07-2023 by Mr AMAR SAHA, PROPRIETOR, M S CITY REALTY (Sole Proprietorship), 121/24/E, NORTH PURBACHAL ROAD, City:- , P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Indetified by Mr ALOK SAFUI, , , Son of Late SANAT KUMAR SAFUI, 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 5,060.00/- ( B = Rs 5,000.00/- ,E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 5,028/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 12:17PM with Govt. Ref. No: 192023240143363348 on 26-07-2023, Amount Rs: 5,028/-, Bank: SBI EPay ( SBlePay), Ref. No. 4090640823015 on 26-07-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,071/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 7,071/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 14884, Amount: Rs.100.00/-, Date of Purchase: 24/07/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 12:17PM with Govt. Ref. No: 192023240143363348 on 26-07-2023, Amount Rs: 7,071/-, Bank: SBI EPay ( SBlePay), Ref. No. 4090640823015 on 26-07-2023, 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 1604-2023, Page from 295346 to 295376  
being No 160409298 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.08.01 12:02:51 +05:30  
Reason: Digital Signing of Deed.

*(Anupam Halder)*

(Anupam Halder) 2023/08/01 12:02:51 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)