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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the endorsement sheet
and signature sheet endorsed in this
document are part of the documents

Triple ver.
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**DEVELOPMENT AGREEMENT BETWEEN LANDLORD
AND THE BUILDER**

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District Sub-Registrar
Alipurdwar

20 JUL 2023

Tripti Dey
Debasish Kar

THIS DEVELOPMENT AGREEMENT made on this the 20th day of July, 2023
at Alipurduar;

BY AND BETWEEN:

Smt. Tripti Dey, PAN:AHKPD0467B, Aadhar No. 5166 6433 4958, W/O Late Sadhan Chandra Dey, by faith Hindu, by occupation -House wife, resident of Satijajamati Road, P.S-Fatasil Ambari, Sub-Divn-Guahati, Dist. Kamrup(Metro), Assam, presently residing at A.V College Lane, Sarabhati, Kathkool New Bridge, Ward No. 15, Block-H, P.O-Kamrup Metro, P.S. Jhalukbari, District - Kamrup, Assam, Pin-781016 is hereinafter called "**THE OWNER** " (which expression shall unless excluded by or repugnant to the context shall be deemed to mean and include her heirs , successors , legal representatives, executors, administrators and assigns) of the **FIRST PART** .

AND

SRI DEBASISH KAR, PAN-AFOPK9439E, Aadhar No. 9844 4885 4296, S/O Late Dwijendra Mohan Kar, aged about 51 years, by faith Hindu, by occupation- Business, resident of Newtown Durgabari Road, Ward No. 02, P.O ,P.S & Dist-Alipurduar, Pin Code-736121. W.B, is hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the

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context shall be deemed to mean and include his heirs, successors , legal representatives , executors administrators and assigns) of the **SECOND PART;**

AND WHEREAS:

- A. The land owner Smt. Tripti Dey acquired a piece and parcel of land measuring 04 decimals at Newtown, Alipurduar, under mouza-Alipurduar, P.S-Alipurduar, Dist-Alipurduar(Formerly-Jalpaiguri) by virtue of the registered Deed of Gift being Deed No. I-3652 dated 25/09/1995 registered in the Office of the ADSR, Alipurduar.
- B. The land owner Smt. Tripti Dey also acquired a piece and parcel of land measuring 06 decimals at Newtown, Alipurduar, under mouza-Alipurduar, P.S-Alipurduar, Dist-Alipurduar(Formerly-Jalpaiguri) by virtue of the registered Deed of Gift being Deed No. I-1906 dated 10/04/1996 registered in the Office of the ADSR, Alipurduar.
- C. The husband of the land owner Sadhan Chandra Dey, since deceased was the absolute owner and possessor of land measuring 14 decimals at Newtown,

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Alipurduar, under Mouza-Alipurduar, P.S-Alipurduar, Dist-Alipurduar(Formerly-Jalpaiguri) by virtue of the two registered Deed of Sale being Deed Nos. (1). I-5809 dated 23/08/1983 land measuring 04 decimals and (2). I-530 dated 22/01/1986 land measuring 10 decimals, both registered in the Office of the ADSR, Alipurduar.

While owning and possessing the said quantum of land measuring 14 decimals, Sadhan Chandra Dey expired on 25/03/2017 leaving behind his wife Smt. Tripti Dey, two sons namely; Sri Subhadeep Dey and Sri Sanajit Dey as his legal heirs and successors who jointly inherited the said 14 decimals of land each having 1/3rd share.

- D. Subsequently, Sri Subhajeet Dey and Sri Sanajit Dey transferred their entire share of land being inherited from their father Sadhan Chandra Dey to their mother Smt. Tripti Dey, herein the land owner, by virtue of the registered Deed of Gift being Deed No. I-6280 dated 29/09/2022 registered in the Office of the ADSR, Alipurduar. The land owner thereby has become the absolute owner and

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possessor of the land 24 decimals the details of which are specifically described in the schedule hereunder.

- E. The scheduled land of the land owner has been recorded in the LR Record of Right being LR Khatian No.6554 & 691 of mouza-Alipurduar and also mutated in the Role of the Local Body i.e Alipurduar Municipality being Holding No.281/409.

The land of the land owner has also been converted in view of Sec. 4C of the West Bengal Land Reforms Act,1955 from 'Danga' to 'Bastu' vide Case No. CN/2023/2004/179 & CN/2023/2004/180 IN THE Office of the SD & LRO, Alipurduar both dated 16/06/2023.

AND WHEREAS

The owner is absolutely seized and possessed and/or otherwise well and sufficiently entitled to the said land. The owners do hereby declare that the said land is free from all sorts of encumbrances, charges, demands, liens, attachments and lispendences of whatsoever nature and the same is not affected by any scheme or proceedings or notice for acquisition or requisition or alignment by the Central or State Govt. or any local body.

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The owners further declare that there is no impediment of any nature whatsoever for the owners to entrust the Developer herein with the development of her said land being fully described in the Schedule herein below to this agreement.

AND WHEREAS

The entire land of the Owner have been amalgamated and clubbed together for the convenient and betterment to develop the land, the details of which are specifically described in the Schedule herein below.

- F. The owner has declared and assured that the under mentioned scheduled land is neither excess vacant land under the provisions of nor the same is adversely hit or affected by the provisions of the West Bengal Land Reforms Act, 1955, West Bengal Estates Acquisition Act or of the Urban Land (Ceiling & Regulation) Act in any manner whatsoever and the owner is entitled to deal therewith freely in the manner to be decided by the owner.
- F. The Developer who is the brother of the owner, has made proposals for overall development on the scheduled land and for construction of Apartments of

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various sizes and of different specification therein which is named as "GOKUL DHAM" in the Municipal area of Alipurduar Municipality in ward No.06; and the said proposal has been accepted by the owner.

- G. The Owner being desirous of having her said plots of land fully described in the Schedule herein below to be put in and used in the said project namely "ABHAY DHAM" on the terms, conditions and proposals of the Developer, have agreed to join the Developer and irrevocably put the said plots of land at the disposal of the Developer for commercial exploitation thereof.
- H. The Developer shall be entitled to negotiate, receive advance, with the intending purchaser of the proposed Apartments and for the said purpose to develop all such various plots of land of the separate owners and to amalgamate and/or sub divide such plots of land for the sake of convenience and for bringing up most suitable and commercially viable construction thereon.
- I. The owners have thus and therefore agreed to put in the said plot of land for sale to the intending purchasers of Apartments at the "ABHAY DHAM" wherein the Developer shall construct or cause to be constructed

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Apartments/Outhouses/shops by entering into construction agreements with the intending purchaser(s).

- J. It has been agreed by the parties hereto that the Developer shall incur all costs charges and expenses for the negotiation with the intending purchasers as also for the development and completion of the said project and shall generally be responsible for undertaking the said work (hereinafter called the DEVELOPMENT WORK). The owner shall neither be required nor be called upon by the Developer to pay or contribute to the fund requirement of the Developer for the development and/or construction of the said project.
- K. The Developer shall be solely responsible for expeditious and proper execution of the Development work.
- L. The parties hereto are desirous for recording the said mutually agreed terms and conditions.

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

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TENURE:

1. This Agreement has commenced and/or shall be deemed to have been commenced on and/or with effect from the date of execution of these presents and shall remain in force until completion of the development and construction of the said project.
2. The tentative period of construction as agreed by and between the parties shall be 42 months from the date of starting execution of the work. A further period shall be granted as grace period considering unavoidable contingencies including *vis-major*.

DELIVERY OF POSSESSION:

3. The Developer shall in terms hereof take symbolic possession of the said plot of land and hold the same for and/or on behalf of the owners and/or in the name of the owner for the purposes of development and construction of the "ABHAY DHAM" in terms of and simultaneously with the execution of this agreement and shall retain the same until the said project is fully developed and constructed in terms of the proposed scheme framed by the Developer. The owner shall not interfere with the project development to be undertaken

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the Developer in any manner whatsoever. The said "ABHAY DHAM" shall be a G + 4 (Ground + Four) building with elevator facility.

COVENANTS OF THE OWNERS:

4. The owner has deposited with the Developer the all original title deeds and R.O.R mentioned hereinabove, Land conversion certificate, etc. which shall be securely held and retained by the Developer for the purposes of this agreement without however claiming therein any right of ownership or of a mortgagee in any manner whatsoever.
5. The Owner has agreed and hereby authorize the Developer to amalgamate/separate/divide the said plot of land being mentioned in Schedule hereunder written as the Developer would find convenient and commercially viable for the construction of Apartments/Outhouses/shops thereon as proposed in the scheme framed by the Developer.
6. Under the scheme framed and/or proposals made by the Developer, the Owner hereby authorize the Developer to sell the flats except owner's allocation to be constructed on the said plot of land along with undivided and indivisible share or interest thereof as may be decided by the Developer, upon amalgamation / separation / sub division thereof at any time hereafter.

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- 7(a). The owner hereby confirm and declare that she has not transferred, sold, mortgaged encumbered and/or dealt with in any manner with the said plot of land in any manner whatsoever to anybody previously so as to prejudice, affect or hamper the said project.
- 7(b). The owner hereby confirm and declare that she will not transfer, sell, mortgage encumber and/or deal with in any manner with the said plot of land in any manner whatsoever so as to prejudice, affect or hamper the said project.
8. The Owner shall simultaneously herewith or at any time hereafter as and when may be so directed by the Developer, grant a General Power of Attorney to the Developer or in favour of its nominee or nominees for the purpose of the smooth execution of the said project and shall grant such further powers and authorities as may be required from time to time to enable the developer to proceed and complete the said project.
9. The owner do hereby agree and undertake to take all necessary steps for obtaining the separate Meter for getting electricity connection in or upon the owner's allocation at their own cost and shall bear and pay all deposits/charges/ costs to the WBSEDCL for the purpose in an option to pay

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necessary cost of installation of Transformer equally along with the other allottees of the Flats in the Apartment.

10. The owners declare that she has examined and verified the Scheme framed and proposals made by the Developer for the development of the said project and she is fully satisfied with the same including the provisions made with regard thereto by the Developer as also with the responsibilities of the parties mentioned and described therein.

COVENANTS OF THE DEVELOPER:

11. The Developer shall take all steps for the overall development and construction of the said project at its own costs by deploying its men and material.
12. The Developer/its nominee(s) shall enter into sale agreement with the intending purchasers of flats/shops and shall construct and/or shall cause to be constructed thereon the apartments / outhouses in terms of the agreement to be entered into by the Developer/its nominee with the intending buyer(s).
13. The Developer shall be entitled to develop, construct and complete the said building in accordance with the plan to be sanctioned by the Alipurduar



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Municipality and render the same fit for occupation within stipulated time unless prevented by any force majeure including flood, fire, earth-quake and act of God, war, riot, civil commotion and other situation beyond the control of the Developer and in that case the Developer will be entitled to get an extension of time from the date of expiration of the stipulated period, may be required for completion of the project.

14. The Developer shall be exclusively entitled to sell, transfer of flat/flats/shops car parking space on the ground floor of the said Apartment to the purchaser/purchasers/allottee expect the owners allocation.

CONSIDERATION:

15. In consideration of this agreement, the Owner shall therefore be entitled to receive from the Developer two 3BHK flat admeasuring little bit more or less 1050 sq. fts(super built area) on the 3rd Floor and two 2 BHK Flats on the 2nd Floor ad-measuring a little bit more or less 750 sq fts. of the said Apartment and a car Parking space on the ground floor admeasuring a little bit more or less 120 sq. fts. as owner's allocation.
16. The Developer shall not claim any sum of money from the Owner in lieu of any cost incurred by it for the development and construction of the said project.

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ENTITLEMENTS OF THE DEVELOPER:

17. For the purpose of development of the said project, the Developer shall be entitled to enter into agreements for transfer by way of sale, lease and/or otherwise with intending buyers and to receive the earnest and/or consideration money in respect thereof without any interference by or on behalf of the owners.
18. The Developer shall be entitled to raise finances from Banks, Financial Institutions, Housing Finance Companies etc. for the purpose of construction of the said Project and for such purpose to mortgage and charge the said plot of land and to enter into, sign and execute all requisite agreements, contracts, deeds, documents, papers, declarations, affidavits for such purpose without seeking to obtain any further consent of the owner, provided however that the developer shall not attach any liability to the owner on account of its borrowings in any manner whatsoever.
19. The owner shall execute and deliver such further and other papers, deeds and documents including a formal development agreement, as and when desired

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by the Developer in such form and manner as may be decided and notified by the Developer, from time to time.

MISCELLANEOUS CLAUSES:

20. The Developer shall sell, transfer, convey, mortgage, assign or assure or let out or dispose the flats/shops/ car parking space/ other space of the proposed G+4 storied building to be constructed on the Scheduled Land together with the undivided, proportionate and indivisible share or interest and also the common area and facilities appurtenant thereto or any apart and portion thereof.
21. The Developer will frame the scheme for the management, maintenance and administration of the construction work of the proposed G+4 storied building to be constructed on the scheduled land and the Developer and his representatives, transferees shall abide by the rules and regulations of such management/maintenance/administration and other scheme.
22. The Developer shall get prepared the necessary agreements, deeds, documents and other papers as may be required in connection with the project and/or transfer of the project land therein to intending buyers.

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23. The owner states, declares and confirms that all acts and deeds done, executed and performed by the developer in pursuance hereof or in pursuance of the formal development agreement to be executed by the parties hereto, in connection with the development of the housing project shall be binding at all times hereafter on the owner and the owner covenants to ratify the same as and when called upon to do so.
24. It is also mutually agreed that this agreement has been or is being entered into irrevocably and that the owner shall not be entitled in any manner to rescind or cancel this agreement or any of its provisions. Provided However that in case the Developer decides to abandon the said project then the owner shall be entitled to claim back and receive possession of the said plot of land, free from all encumbrances, charges, claims, demands, liens etc., upon refund of the amounts which may have by then been paid by the Developer to the owner.

INDEMNITY:

25. The parties hereto shall indemnify and/or keep each other saved, harmless and indemnified against all losses, claims demands costs, damages proceedings, charges and expenses which any of the parties hereto may suffer

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in respect of any acts, deeds, matters or thing done or any omission made by the other party and/or anything arising in connection therewith.

26. The Owner shall sign execute and deliver all such deeds, documents papers and do all such acts deeds and things as may be required from time to time and co-operate with the Developer for the purpose of the said project.

NOTICE AND DISPUTE RESOLUTION:

27. All disputes and differences by and/or between the parties hereto in any way relating to or connected with this agreement and/or anything arising in pursuance hereof shall be referred to arbitration by the sole arbitrator SRI KAMALESH DUTTA, Advocate, to be adjudicated in accordance with the arbitration and Conciliation Act, 1996 and the award made by such arbitrator shall be final and binding on both the Parties.
28. Any substantial/important communication in between the parties shall be made through written mode only. Notices to be served at the addresses hereinabove first mentioned.

TERMINATION:

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29. This agreement is intended to be executed by both the parties with utmost sincerity and co-operation. However, in case of any extraneous circumstances and/or act of god and/or vis major, if the parties deem it fit to terminate this agreement the same shall be done in equitable terms and consideration as agreed by and between the parties, taking into account the hardship of both the parties and investments made by the Developer.

SCHEDULE OF THE LAND

All that piece and parcel of land measuring a total area of 0.24 acre/ 24 decimals, situated under Mouza - Alipurduar , J.L. No. 50, L.R. Plot No. 3628 land measuring 0.10 acre/10 decimals, LR plot No. 3645 land measuring 0.14 acre/14 decimals, comprised in LR khatian Nos. 6554 & 691, at Newtown, Alipurduar Municipal Ward No. 06, under Municipal Holding No. 281/409 P.S & Dist-Alipurduar being butted and bounded by the:

North- P.W.D Road; **South-**Malati Rani Paul & Arindam Das, **East-** Municipality Road, Naresh Saha, Akhil Ranjan Sarkar & Pradip Saha; **West-** Monisa Sarkar & Nanigopal Sarkar.



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

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SIGNATURE OF THE DEVELOPER

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SIGNATURE OF THE OWNER

In the presence of :

1. *Pailla Ghosh*
S/O - Late Nitai Ghosh
R/O - Hatkhola, Ward NO-21
P.O. Dist. Alipurdwar
 2. *Sunil Das*
S/O. *Fulki Das*,
R/O - *Vill + PO 1 Bholaradabri*,
P.O. Dist. Alipurdwar.
- Drafted, read over and explained by me

And certified that the document contained

1 No of N.J Stamp & 18 Nos of bond papers

Kamlesh Dutta

Advocate, Alipurdwar Court,

E.No.WB-86/97

Major Information of the Deed

Deed No :	I-2002-03422/2023	Date of Registration	21/07/2023
Query No / Year	2002-2001830900/2023	Office where deed is registered	
Query Date	18/07/2023 9:27:48 PM	D.S.R. ALIPURDUAR, District: Alipurduar	
Applicant Name, Address & Other Details	Kamalesh Dutta Thana : Alipurduar, District : Alipurduar, WEST BENGAL, PIN -736121, Mobile No. : 8768364213, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
	Rs. 1,06,92,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,000/- (Article:48(g))	Rs. 39/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Alipurduar, JI No: 50, Pin Code : 736121

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3628 (RS :-)	LR-6554	Bastu	Bastu	0.04 Acre		17,82,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L2	LR-3645 (RS :-)	LR-6554	Bastu	Bastu	0.08 Acre		35,64,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L3	LR-3628 (RS :-)	LR-691	Bastu	Bastu	0.06 Acre		26,73,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
L4	LR-3645 (RS :-)	LR-691	Bastu	Bastu	0.06 Acre		26,73,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road,
		TOTAL :			24Dec	0 /-	106,92,000 /-	
		Grand Total :			24Dec	0 /-	106,92,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	Smt Tripti Dey (Presentant) Wife of Late Sadhan Chandra Dey Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office 20/07/2023 LTI 20/07/2023 Block/Sector: Satija Jamati Road, City:- , P.O:- Kamrup Metro, P.S:-FATASIL AMBARI, District:- Kamrup, Assam, India, PIN:- 781016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ahxxxxxx7b, Aadhaar No: 51xxxxxxxx4958, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office

Developer Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	Mr Debasish Kar Son of Late Dwijendra Mohan Kar Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office 20/07/2023 LTI 20/07/2023 Son of Late Dwijendra Mohan Kar Block/Sector: Newtown Durga Bari Road, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:-736121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: afxxxxxx9e, Aadhaar No: 98xxxxxxxx4296, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Partha Ghosh Son of Late Nitai Ghosh Hatkhola, Durga Bari Road, City:- Alipurduar, P.O:- Alipurduar, P.S:- Alipurduar, District:-Alipurduar, West Bengal, India, PIN:- 736121			
20/07/2023	20/07/2023	20/07/2023	

Identifier Of Smt Tripti Dey, Mr Debasish Kar

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Tripti Dey	Mr Debasish Kar-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Tripti Dey	Mr Debasish Kar-8 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Tripti Dey	Mr Debasish Kar-6 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Tripti Dey	Mr Debasish Kar-6 Dec

Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Alipurduar, JI No: 50, Pin Code : 736121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3628, LR Khatian No:- 6554	Owner:তৃষ্টি দে, Gurdian:সাধন চন্দ্র দে, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Smt Tripti Dey
L2	LR Plot No:- 3645, LR Khatian No:- 6554	Owner:তৃষ্টি দে, Gurdian:সাধন চন্দ্র দে, Address:নিজ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Smt Tripti Dey
L3	LR Plot No:- 3628, LR Khatian No:- 691	Owner:তৃষ্টি দে, Gurdian:সাধন চন্দ্র দে, Address:নিজ (নিউটাউন) , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Smt Tripti Dey
L4	LR Plot No:- 3645, LR Khatian No:- 691	Owner:তৃষ্টি দে, Gurdian:সাধন চন্দ্র দে, Address:নিজ (নিউটাউন) , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Smt Tripti Dey

On 20-07-2023

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

Presented for registration at 13:32 hrs on 20-07-2023, at the Office of the D.S.R. ALIPURDUAR by Smt Tripti Dey, Executant.

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 1,06,92,000/-

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

Execution is admitted on 20/07/2023 by 1. Smt Tripti Dey, Wife of Late Sadhan Chandra Dey, Sector: Satija Jamati Road, P.O: Kamrup Metro, Thana: FATASIL AMBARI, Kamrup, ASSAM, India, PIN - 781016, by caste Hindu, by Profession House wife, 2. Mr Debasish Kar, Son of Late Dwijendra Mohan Kar, Sector: Newtown Durga Bari Road, P.O: Alipurduar, Thana: Alipurduar, City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession Business

Indetified by Mr Partha Ghosh, . . Son of Late Nitai Ghosh, Hatkhola, Durga Bari Road, P.O: Alipurduar, Thana: Alipurduar, City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by professor Law Clerk

Payment of Fees

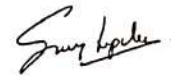
Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2023 8:17PM with Govt. Ref. No: 192023240134858271 on 19-07-2023, Amount Rs: 7/-, Bank: State Bank of India (SBIN00000001), Ref. No. IK0CJAEOD0 on 19-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by by online = Rs 19,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/07/2023 8:17PM with Govt. Ref. No: 192023240134858271 on 19-07-2023, Amount Rs: 19,000/-, Bank: State Bank of India (SBIN00000001), Ref. No. IK0CJAEOD0 on 19-07-2023, Head of Account 0030-02-103-003-02



Suraj Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
Alipurduar, West Bengal

On 21-07-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by Stamp Rs 1,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3564, Amount: Rs.1,000.00/-, Date of Purchase: 19/07/2023, Vendor name: Tanmay Biswas



Suraj Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
Alipurduar, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2002-2023, Page from 48525 to 48557
being No 200203422 for the year 2023.



Digitally signed by SURAJ LEPCHA
Date: 2023.07.25 16:13:20 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2023/07/25 04:13:20 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
West Bengal.

(This document is digitally signed.)