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Certified that the document is
a registered one. The Signature Sheet and
endorsement sheet attached to the
document is a part of the document.

Additional Deputy Sub-Registrar
Muzaffarpur, Bihar, India

12 6 JUL 2023

**DEVELOPMENT AGREEMENT WITH DEVELOPMENT
POWER OF ATTORNEY**

**THIS DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF
ATTORNEY** is made on this 26th day of July. Two Thousand and Twenty
Three (2023).

BETWEEN

(1) SMT. KALYANI DUTTA (PAN – GUJPD0001B, Aadhaar No. 5632 2392 9696), wife of Late Santosh Dutta alias Santosh Kumar Dutta, by Occupation – Housewife, (2) SRI SHIBA PADA DUTTA (PAN – IMTPD0020K, Aadhaar No. 2565 6537 0562), son of Late Santosh Dutta, by Occupation - Business, (3) SMT. KRISHNA CHAKRABORTY (PAN – BKRPC7803H, Aadhaar No. 5730 2072 2734), wife of Sri Mintu Chakraborty and daughter of Late Santosh Dutta alias Santosh Kumar Dutta, by Occupation – Housewife and (4) SMT. MIRA DUTTA (PAN- CJQPD3256C, Aadhaar No. 4128 1899 2732), daughter of Late Santosh Dutta alias Santosh Kumar Dutta, by Occupation – Housewife, all by faith – Hindu, all by Nationality – Indian, all are residing at Sanhati Lane, Badra, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas, hereinafter called and referred to as the "OWNERS" (which terms or 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 ONE PART.

A N D

"JASODA HEIGHTS PRIVATE LIMITED" (PAN – AAFCJ5561K), a Company incorporated under the Companies Act, 1956, having its registered office at 9 Badra Tinpukur Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas, represented by its Directors 1. SRI MANTU PANDIT (PAN – AWIPP1546Q), son of Sri Bano Pandit, 2. SRI VIMAL PANDIT, having PAN ESZPP1832E, Aadhaar No. 227118010265 son of Sri Krishna Pandit both by faith – Hindu, by Nationality – Indian, by Occupation – Business, both are residing at 51, P.K. Guha Road, 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 Sri Gour Chandra Saha purchased of ALL THAT piece or parcel of land measuring an area of .50 Sataks be the same a little more or less lying and situated at Mouza – Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in Khatian Nos. 35, 112, within the jurisdiction of Dum Dum Police Station in the then District North 24-Parganas from Sri Gopal Chandra Paramanick, by virtue of one Bengali Saf Bikray Kobala duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 14, Pages 45 to 49, Being No. 137 for the year 1958, against valuable consideration mentioned thereon.

AND WHEREAS by virtue of another Bengali Saf Bikray Kobala duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 12, Pages 41 to 44, Being No. 138 for the year 1958, the said Sri Gour Chandra Saha further purchased of ALL THAT piece or parcel of land measuring an area of .51 Sataks be the same a little more or less lying and situated at Mouza – Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in Khatian No. 112, within the jurisdiction of Dum Dum Police Station in the then District North 24-Parganas from the said Sri Gopal Chandra Paramanick, against valuable consideration mentioned thereon.

AND WHEREAS by virtue of the aforesaid two deeds, the said Sri Gour Chandra Saha became the absolute Owner of ALL THAT piece or parcel of land measuring an area of 1.01 Sataks be the same a little more or less, lying and situated at Mouza – Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in Dag No. 441 under Khatian No. 35 (land measuring .23 Sataks) and Dag No. 444 under Khatian No. 112 (land measuring .78 Sataks), within the jurisdiction of Dum Dum Police Station in the then District North 24-Parganas.

AND WHEREAS while enjoying the said property, the said Sri Gour Chandra Saha sold, conveyed and transferred the said property unto and in favour of Sri Panchanan Saha, by virtue of one Bengali Saf Brikay Kobala duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 123, Pages 98 to 102 Being No. 8423 for the year 1968, against valuable consideration mentioned thereon.

AND WHEREAS by virtue of the aforesaid Deed, the said Sri Panchanan Saha became the absolute Owner of ALL THAT piece or parcel of land measuring an area of 1.01 Sataks be the same a little more or less, lying and situated at Mouza – Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in Dag No. 441 under Khatian No. 35 (land measuring .23 Sataks) and Dag No. 444 under Khatian No. 112 (land measuring .78 Sataks), within the jurisdiction of Dum Dum Police Station in the then District North 24-Parganas and recorded his name to the concern authority and paid Govt. rent and taxes thereon.

AND WHEREAS while enjoying the said property, the said Sri Panchanan Saha sold, conveyed and transferred of ALL THAT piece or parcel of a plot of land measuring an

area of 1 Cottahs 8 Chittacks be the same a little more or less out of the aforesaid land measuring 1.01 Sataks, lying and situated at Mouza – Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in Dag No. 444 under Khatian No. 112 within the jurisdiction of Dum Dum Police Station in the then District North 24-Parganas unto and in favour of Sri Santosh Kumar Dutta, by virtue of one Bengali Saf Bikray Kobala dated 15.02.1974, duly registered before the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 22, Pages 221 to 224, Being No. 1117 for the year 1974, against valuable consideration mentioned thereon.

AND WHEREAS after purchase the said property, the said Sri Santosh Kumar Dutta mutated his name to the concern Dum Dum Municipality and obtain a Holding No. 70, Badra Baroaritala Road Bye Lane, Kolkata – 700 079 under Ward No. 01 and paid relevant taxes regularly and also constructed a structure thereon at his own costs and expenses.

AND WHEREAS while enjoying the said property the said Santosh Kumar Dutta died intestate on 15.08.2006 leaving behind his surviving wife Smt. Kalyani Dutta, one son Sri Shiba Pada Dutta and two married daughter namely Smt. Krishna Chakraborty and Smt. Mira Dutta as his only legal heirs and successors to his estate and accordingly after the demise of said Santosh Kumar Dutta his aforesaid legal heirs and successors became the joint Owners of the aforesaid property as per Hindu Succession Act. 1956.

AND WHEREAS in that circumstances, the Owners herein became the joint Owners of **ALL THAT** piece or parcel of a plot of bastu land measuring an area of 1 (One) Cottah 8 (Eight) Chittacks be the same a little more or less together with 100 Sq.ft. tile shed structure thereon, lying and situated at Mouza – Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in R.S. Dag No. 444 under R.S. Khatian No. 112, being Municipal Holding No. 70, Badra Baroaritala Road Bye Lane, Kolkata – 700 079, within the jurisdiction of Dum Dum Police Station, within the local limits of Dum Dum Municipality, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas and 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 right to sell, convey, gift and transfer the same as they shall think fit and proper.

AND WHEREAS now the Owners 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 their such intention the Developer herein has approached to the Owners 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 Owners 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 their 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 Dum Dum Municipality.
3. That on construction of the building in the manner as stated hereinabove with qualitative materials the land Owners shall be entitled to get as follows :-
 - a) One self contained residential Flat on the Ground Floor, Back side, measuring covered area 200 Sq.ft. including stair and lift area.
 - b) One self contained residential Flat on the Ground Floor, Back side, measuring covered area 200 Sq.ft. including stair and lift area.
 - c) One self contained residential Flat on the Ground Floor, Back side, measuring covered area 200 Sq.ft. including stair and lift area.

The said Allocation in the proposed multi storeyed building under the project lying and situated at Mouza – Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in R.S. Dag No. 444 under R.S. Khatian No. 112, being Municipal Holding No. 70, Badra Baroaritala Road Bye Lane, Kolkata – 700 079, within the jurisdiction of Dum Dum Police Station, within the local limits of Dum Dum Municipality, 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 Owners' 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.

- (e) A non refundable amount of Rs. 10,000/- (Rupees Ten Thousand) only which will be paid by the Developer to the Owners at the time of execution of this Development Agreement with Development Power of Attorney.
- (b) That the Developer shall arrange one alternative accommodation total amount of Rs. 4,000/- (Rupees Four Thousand) only per month to the Owners herein from the date of taking over the possession of the Schedule mentioned property from the Owners herein till the date of handing over the possession of Owners' Allocation.

Save and except the aforesaid Owners' 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 Owners' 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 OWNERS 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 Owners 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 **Dum Dum Municipality** and other authorities and for sell of flats (except Owners' 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 Owners.
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 Owners' 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 Party shall desire from time to time and all times till disposal of flats, units, shop room and Garages.
9. 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 Owners' 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 this 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 installations and other facilities as are required to be provided in a residential building having self contained apartment and constructed for sale of flats therein on Ownership basis as mutually agreed.
16. The Second Party shall be authorised by the Owners 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.
17. In case of any dispute the Owners 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 Owners' Allocation mentioned in the Schedule 'B' hereunder written. The Owners shall be

exclusively responsible for punctually and regularly payment of all taxes rates duties as per **their** 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 Owners' Allocation, the Owners shall also be responsible to pay and bear and shall forthwith pay on demand to the Second Party **their** nominee, assignee or prospective buyers the proportionate service charges for the common facilities in the newly constructed building payable in respect of the Owners' 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 Owners 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 Owners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the Developer and the Owners 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 Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been mentioned herein, the Owners 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 Owners 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 Owners and / or go against the sprit of the presents.

25. In the event of the Owners 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 Owners and the Owners 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 Owners 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 Owners' 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 :-

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 Owners 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 Owners 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 Owners 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 herein, 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.

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

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 Owners 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 Owners will not raise any objection thereof.

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

40. It is made clear that the Owners 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-Owners of the said building commonly.

41. : DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that the Owners / Executants do hereby nominate appoint and constituted "JASODA HEIGHTS PRIVATE LIMITED" (PAN – AAFCJ5561K), a Company incorporated under the Companies Act, 1956, having its registered office at 9 Badra Tinpukur Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas, represented by its Directors 1. SRI MANTU PANDIT (PAN – AWIPP1546Q), son of Sri Bano Pandit, 2. SRI VIMAL PANDIT, having PAN ESZPP1832E, Aadhaar No. 227118010265 son of Sri Krishna Pandit both by faith – Hindu, by Nationality – Indian, by Occupation - Business, both are residing at 51, P.K. Guha Road, P.O. & P.S. Dum Dum, Kolkata – 700 028 Dist. North 24-Parganas, as our true and lawful Constituted Attorney in our names on our behalf to do execute and perform all acts, deeds and things in terms of this Development Agreement in respect of our said plot of land measuring an area of of 1 (One) Cottah 8 (Eight) Chittacks be the same a little more or less together with 100 Sq.ft. tile shed structure thereon, lying and situated at Mouza - Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in C.S./R.S. Dag No. 444 under R.S. Khatian No. 112, being Municipal Holding No. 70, Badra Baroaritala Road Bye Lane, Kolkata – 700 079, within the jurisdiction of Dum Dum Police Station, within the local limits of Dum Dum Municipality, 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-

- a. To lookafter 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 our names and to sign on our 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 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 our names and as our 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 Owners' 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 their 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 our 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 We, 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 plaints, written statements, Accounts, Inventories to accept service of all Summons, Notice and Other Judicial process to execute any Judgement, Decree or Order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokatnama 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 ourselves 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 our said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property as We, could do ourselves, 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 **our** 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 **ourselves** save and except **our** (Owners') Allocation.
- m. To attend any Court of Law either Civil or Criminal and to represent **us** in all Government Offices on **our** 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 **our** behalf and to represent **us** 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 **our** 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.
- r. To deliver possession of flat / flats, Shops, Units, Spaces, garages etc. except **Owners' 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 **our** Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.
- s. To represent **us** 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 **our** behalf and to deposit money, fees, taxes,

A.D.C. or other requisite fee or fees etc. on our behalf as our Constituted Attorney shall think fit and proper.

t. To represent us 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 our said Attorney which shall be construed as our acts, deeds and things done by us to all intents and purpose and if We, 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 a plot of bastu land measuring an area of 1 (One) Cottah 8 (Eight) Chittacks be the same a little more or less together with 100 Sq.ft. tile shed structure thereon, lying and situated at Mouza - Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, comprised in C.S./R.S. Dag No. 444 under R.S. Khatian No. 112, being Municipal Holding No. 70, Badra Baroaritala Road Bye Lane, Kolkata - 700 079, within the jurisdiction of Dum Dum Police Station, within the local limits of Dum Dum Municipality, under Additional District Sub-Registration Office at Cossipore Dum Dum in the District of North 24-Parganas, which is butted and bounded as follows -

ON THE NORTH : By 6' ft. wide common passage.

ON THE SOUTH : By C.S. Dag No. 442.

ON THE EAST : By Plot No. 4.

ON THE WEST : By Plot Nos. 5 & 6.

THE SCHEDULE 'B' ABOVE REFERRED TO -

(OWNERS' ALLOCATION)

That on construction of the building in the manner as stated hereinabove with qualitative materials the land Owners shall be entitled to get as follows :-

- a) One self contained residential Flat on the Ground Floor, Back side, measuring covered area 200 Sq.ft. including stair and lift area.

- SCHEDULE 'C' : SPECIFICATION -

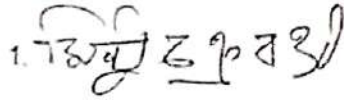
1. R.C.C. Structure.
2. Exterior brick work shall be of 8" thickness while the internal wall will be of 3".
3. All windows will be of Aluminium sliding windows with glass fitting.
4. All doors will be of flush door with Kapoor Frame.
5. Walls will be of usual plaster followed by putty.
6. No internal coloring shall be done.
7. Flooring including skirting will be made of Tiles flooring.
8. Toilet : - commode will be provided with law down cistern, white glazed tiles upto 6' along with two taps and one shower.
9. One 18" white wash basin shall be fitted in convenient space.
10. Kitchen – Cooking desk with sink and tiles shall be fitted upto 3' ft. with marble / tiles flooring.
11. Water Supply – water will be supplied from Municipal Tap water.
12. Electricity : (1) Concealed wiring, (2) One fan point, three light points and two plug points in each bed room, (3) two plug points and one light point and one exhaust fan point in the kitchen and (4) one plug point, one fan point should be in each verandah (5) One Geyser point in the Toilet
13. Extra work should be extra charges, subject to prior permission of the Owners.

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 :-

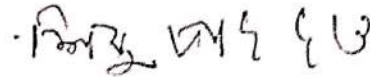
WITNESSES :-

1. 

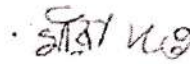
মুদ্রাঙ্কিত (স্বাক্ষর) ২-১-

LTJ of Kalyani
Dated by
the Benef

Subhankar Chakraborty

২. 

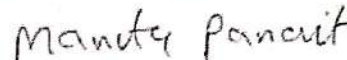
মুদ্রাঙ্কিত

৩. 

2. Madhumita Chakraborty
87/1 Ranipark Belgharia
KOL - 700056

SIGNATURE OF THE OWNERS/
PRINCIPALS

JASODA HEIGHTS PRIVATE LIMITED

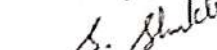

Director

JASODA HEIGHTS PRIVATE LIMITED


Director

SIGNATURE OF THE DEVELOPER/
ATTORNEY

Drafted by :-


Mr. Sanjiv Shukla, Advocate
High Court, Calcutta
En. No. WB1010A2/01
Mob. No. 9143178763
Email. shuklalegalco@gmail.com

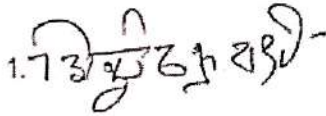
RECEIVED of and from the within named Developer within mentioned sum of Rs. 10,000/- (Rupees Ten Thousand) only as non-refundable advance money as per Memo of consideration given below :

MEMO OF CONSIDERATION

<u>Cash/ Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount (Rs)</u>
Cash	26.07.2023	Cash	Rs. 10,000.00

Total Rs. 10,000.00

WITNESSES :-

1. 

2. Mahumita Chakraborty

मिडू दास ५७

श्री/श्री/श्री

LT 1 of Kalpani Datta
by the pen of
Sushmita
Chakraborty

SIGNATURE OF THE OWNERS /
FIRST PARTY

SPECIMEN FORM FOR TEN FINGERPRINTS

Photo/Signature of the Executants	Little (Left Hand)	Ring	Middle	Fore	Thumb
 <i>Siribol</i>					
	Thumb (Right Hand)	Fore	Middle	Ring	Little
					
 <i>Manvty Panait</i>					
	Thumb (Right Hand)	Fore	Middle	Ring	Little
					
 <i>Vinod Panait</i>					
	Thumb (Right Hand)	Fore	Middle	Ring	Little
					

Page No.
SPECIMEN FORM FOR TEN FINGERPRINTS

Photo/Signature of the Executants	Little (Left Hand)	Ring	Middle	Fore	Thumb
 LTI of Kalyani Dutta by me for of Sushmita Chakrabarti					
	Thumb (Right Hand)	Fore	Middle	Ring	Little
 ମିଳିତ ଦାବୀ					
	Thumb (Right Hand)	Fore	Middle	Ring	Little
 ମିଳିତ ଦାବୀ					
	Thumb (Right Hand)	Fore	Middle	Ring	Little



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



192023240143423098

GRN Details

GRN:	192023240143423098	Payment Mode:	SBI Epay
GRN Date:	26/07/2023 12:33:33	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6646799669239	BRN Date:	26/07/2023 12:34:49
Gateway Ref ID:	202320772414611	Method:	State Bank of India New PG CC
GRIPS Payment ID:	260720232014342308	Payment Init. Date:	26/07/2023 12:33:33
Payment Status:	Successful	Payment Ref. No:	2001909137/1/2023

[Query No * Query Year]

Depositor Details

Depositor's Name:	Mr KALYANI DUTTA
Address:	100, South Sinthee Road
Mobile:	9681823095
EMail:	shuklalegalco@gmail.com
Period From (dd/mm/yyyy):	26/07/2023
Period To (dd/mm/yyyy):	26/07/2023
Payment Ref ID:	2001909137/1/2023
Dept Ref ID/DRN:	2001909137/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001909137/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	4071
2	2001909137/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	128
Total				4199

IN WORDS: FOUR THOUSAND ONE HUNDRED NINETY NINE ONLY.

Major Information of the Deed

Deed No :	I-1506-08061/2023	Date of Registration	26/07/2023
Query No / Year	1506-2001909137/2023	Office where deed is registered	
Query Date	26/07/2023 12:24:08 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJIV SHUKLA High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9143178763, Status :Advocate		
Transaction	Additional Transaction		
[0110] 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 : 10,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 17,82,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,071/- (Article:48(g))	Rs. 128/- (Article:E, E, E,)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

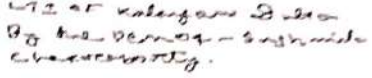
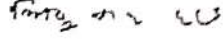
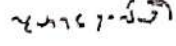
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Badra Banawaritala Bye Lane, Mouza: Badra, JI No: 9, Pin Code : 700079

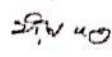
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-444	RS-112	Bastu	Bastu	1 Katha 8 Chatak	1/-	17,55,001/-	Width of Approach Road: 8 Ft.,
Grand Total :					2.475Dec	1 /-	17,55,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt KALYANI DUTTA Wife of Late Santosh Dutta Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office	Photo  26/07/2023	Finger Print  LTI 26/07/2023	Signature  26/07/2023
Sanhati Lane, Badra,, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GUxxxxxx1B, Aadhaar No: 58xxxxxxxx9898, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office				
2	Name Mr SHIBA PADA DUTTA Son of Late Santosh Dutta Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office	Photo  26/07/2023	Finger Print  LTI 26/07/2023	Signature  26/07/2023
Sanhati Lane, Badra,, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: imxxxxxx8k, Aadhaar No: 25xxxxxxxx0562, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office				
3	Name Mrs KRISHNA CHAKRABORTY Wife of Mr Mintu Chakraborty Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office	Photo  26/07/2023	Finger Print  LTI 26/07/2023	Signature  26/07/2023
Sanhati Lane, Badra,, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKxxxxxx3H, Aadhaar No: 57xxxxxxxx2734, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office				

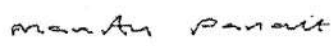
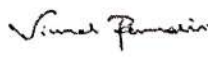
Name	Photo	Finger Print	Signature
Smt MIRA DUTTA Daughter of Late Santosh Dutta Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office			
26/07/2023	LTI 26/07/2023	26/07/2023	
Sanhati Lane, Badra,, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CJxxxxxx6C, Aadhaar No: 41xxxxxxxxx2732, 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	JASODA HEIGHTS PRIVATE LIMITED 51, P.K. Guha Road,, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxxx1K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MANTU PANDIT (Presentant) Son of Bano Pandit Date of Execution - 26/07/2023, , Admitted by: Self, Date of Admission: 26/07/2023, Place of Admission of Execution: Office			
	Jul 26 2023 2:30PM	LTI 26/07/2023	26/07/2023	
51, P.K. Guha Road,, 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, , PAN No.:: AWxxxxxx6Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JASODA HEIGHTS PRIVATE LIMITED (as Director)				
2	Name	Photo	Finger Print	Signature
	Mr VIMAL PANDIT Son of Krishna Pandit Date of Execution - 26/07/2023, , Admitted by: Self, Date of Admission: 26/07/2023, Place of Admission of Execution: Office			
	Jul 26 2023 2:30PM	LTI 26/07/2023	26/07/2023	

51, P.K. Guha Road,, 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, , PAN No.:: ESxxxxxx2E, Aadhaar No: 22xxxxxxxx0265 Status : Representative, Representative of : JASODA HEIGHTS PRIVATE LIMITED (as Director)

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			
	26/07/2023	26/07/2023	26/07/2023
Identifier Of Smt KALYANI DUTTA, Mr SHIBA PADA DUTTA, Mrs KRISHNA CHAKRABORTY, Smt MIRA DUTTA, Mr MANTU PANDIT, Mr VIMAL PANDIT			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt KALYANI DUTTA	JASODA HEIGHTS PRIVATE LIMITED-0.61875 Dec
2	Mr SHIBA PADA DUTTA	JASODA HEIGHTS PRIVATE LIMITED-0.61875 Dec
3	Mrs KRISHNA CHAKRABORTY	JASODA HEIGHTS PRIVATE LIMITED-0.61875 Dec
4	Smt MIRA DUTTA	JASODA HEIGHTS PRIVATE LIMITED-0.61875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt KALYANI DUTTA	JASODA HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
2	Mr SHIBA PADA DUTTA	JASODA HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
3	Mrs KRISHNA CHAKRABORTY	JASODA HEIGHTS PRIVATE LIMITED-25.00000000 Sq Ft
4	Smt MIRA DUTTA	JASODA HEIGHTS PRIVATE LIMITED-25.00000000 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 14:20 hrs on 26-07-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr MANTU PANDIT ,.

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 17,82,001/-

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

Execution is admitted on 26/07/2023 by 1. Smt KALYANI DUTTA, Wife of Late Santosh Dutta, Sanhati Lane, Badra,, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife, 2. Mr SHIBA PADA DUTTA, Son of Late Santosh Dutta, Sanhati Lane, Badra,, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Business, 3. Mrs KRISHNA CHAKRABORTY, Wife of Mr Mintu Chakraborty, Sanhati Lane, Badra,, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife, 4. Smt MIRA DUTTA, Daughter of Late Santosh Dutta, Sanhati Lane, Badra,, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife

Indetified 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 26-07-2023 by Mr MANTU PANDIT, Director, JASODA HEIGHTS PRIVATE LIMITED (Private Limited Company), 51, P.K. Guha Road,, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified 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

Execution is admitted on 26-07-2023 by Mr VIMAL PANDIT, Director, JASODA HEIGHTS PRIVATE LIMITED (Private Limited Company), 51, P.K. Guha Road,, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified 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 128.00/- (B = Rs 100.00/- ,E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 128/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/07/2023 12:34PM with Govt. Ref. No: 192023240143423098 on 26-07-2023, Amount Rs: 128/-, Bank: SBI EPay (SBlePay), Ref. No. 6646799669239 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. 5,071/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,071/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 479417, Amount: Rs.1,000.00/-, Date of Purchase: 03/03/2023, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/07/2023 12:34PM with Govt. Ref. No: 192023240143423098 on 26-07-2023, Amount Rs: 4,071/-, Bank: SBI EPay (SBlePay), Ref. No. 6646799669239 on 26-07-2023, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 233055 to 233084
being No 150608061 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.07.28 10:29:33 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/07/28 10:29:33 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)