



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
gements Attached with this
Document are the Part of this
Document.

A.D.S. Dargah
Bardwan

04 MAR 2022.

QUERY NO. 2000676843/2022

GRN No. 192021220197882728

DEVELOPMENT AGREEMENT

SINO. 4687 Date 28/01/2022
Sold to PAPA GORILLA
Address Durgapur-13
Value of Stamp 500/-
Date of Purchase of the stamp
Pepar from Treasury 24 JAN 2022
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-13
Licence No.-1/2016-17



[Signature]
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 MAR 2022

THIS DEVELOPMENT AGREEMENT IS MADE ON 4th DAY OF MARCH, 2022

BETWEEN

1. **MR. APARUP CHATTERJEE** [PAN NO. AGLPC4711D] [AADHAAR NO. 7761 8639 4113], Son of Late Joydev Chatterjee, by faith- Hindu, by Nationality Indian, resident of B 5/20, Milan Pally, P.O Durgapur-03, P.S- Durgapur, Dist- Paschim Bardhaman, Pin- 713203, W.B. India, and

2. **MRS. RINKU CHAKRABORTY** [PAN NO. AVSPC5573F] [AADHAAR NO. 6185 1930 9004] Daughter of Late Joydev Chatterjee, by faith- Hindu, by Nationality Indian, resident of Vill.- Khottardihi, P.S.- Pandaveswar, Dist- Paschim Bardhaman, Pin-713378, W.B., India

HEREINAFTER refereed to and called as "LANDOWNERS" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

PAPA GORILLA [PAN-ABAFP4943L], a Partnership Firm, having its office at 24 Khudiram Sarani, Saradapally, Benachity, Durgapur-13, P.S.-Durgapur, Dist.- Paschim Bardhaman, West Bengal, Pin- 713213, represented by its Partners namely :-

1. **MR. SANTANU KUMAR ROY** [PAN NO. AKDPR7364P] [AADHAAR NO. 5877 3183 7622], Son of Pramotha Nath Roy, by Nationality- Indian, by faith-Hindu, by Occupation-Business, being resident of Taliganj Road, Faridpur, Bhiringi, Durgapur-13, P.S.-Durgapur, Dist- Paschim Bardhaman, Pin- 713213 and

2. **MR. SUBHOJIT DAS** [PAN NO. CGHPD1798R] [AADHAAR NO.288834871078] Son of Pradip Kumar Das, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of 24 Khudiram Sarani, Saradapally, Benachity, Durgapur-13, P.S.-Durgapur, Dist.- Paschim Bardhaman, West Bengal, Pin- 713213,

HEREINAFTER refereed to and called as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the SECOND PART.

WHEREAS the land was originally belongs to Smt. Gitarani Dutta, Wife of Late Bhabataran Dutta and she received the said land measuring an area 12 Decimal by way of Regd. Deed of sale, vide Regd. Sale Deed No. I- 1087 of 1982 & I- 1088 of 1982 and thereafter said

Smt. Gitarani Dutta after received of the said Land, recorded her name in L.R Records of Rights.

THEREAFTER Smt. Gitarani Dutta, Wife of Late Bhabataran Dutta during her peaceful possession transferred land measuring more or less 12 Decimal along with structure being R.S. Plot No. 1651 corresponding to L.R Plot No. 2122 in favour of Sri Joydev Chatterjee, Son of Late Bimalananda Chatterjee by way of Regd. Deed of sale vide sale Deed No. I- 579 for the year of 2006 dated- 01.02.2006.

THEREAFTER during peaceful possession of the said land said Joydev Chatterjee was died on 10.09.2020 leaving behind his wife Shibani Chatterjee (who also died on 26/04/2021) and his Son Aparup Chatterjee and only Daughter Rinku Chakraborty and they jointly inherited the said land by way of only legal heirs and successors.

THEREAFTER the present owners after received of the said land mutated their names in separate L.R Khatian, being Khatian Nos. 7006 & 7007 and land revenue tax paid up-to-date & the land recorded as Bastu.

AND WHEREAS the LAND OWNERS are the absolute owners seized and possessed of or otherwise well sufficiently entitled to all that land particularly mentioned and described in the schedule hereunder written and hereinafter for the sale of brevity referred to as the said property.

AND WHEREAS the OWNERS/VENDORS are jointly desirous of construction of a multi storied building containing several self-contained flats and Car parking spaces and Residential Housing Complex etc. But for want of time, experience and fund they are unable to proceed with such a project.

AND WHEREAS the OWNERS/ VENDORS are in need of a Firm/ Company/person who would take up the project and start and complete the multi storied building containing several self-contained flats and car parking spaces etc by taking all sorts of steps for developing the said property and for completing the proposed building by providing fund from its own source,

AND WHEREAS the DEVELOPER is engaged in civil construction and development of immovable properties. The OWNERS jointly approached the DEVELOPER to take up the project and complete the same by providing his own fund.

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THAT if the appropriate authority sanctioned further construction, the Developer has right further according to the ratio as stated herein and the rooftop with also be vested to the Developer and if the Land Owners in future not willing to hold the said Flats, in that case the Developer will provide a certain amount instead of Flats as per their mutual understanding. The Allocations of Owner's and Developer's will be final after received of Approved Building Plan from Durgapur Municipal Corporation.

AND WHEREAS the Landowners being satisfied with the Developer of said offer have agreed to enter into an agreement for development of said property as per terms and conditions set-forth below.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED &
AGREED BY THE PARTIES AS FOLLOWS. -**

1) That this agreement shall be deemed to have commenced on and with effect from the date, month and the year first above written.

2) **GENERAL MEANING OF THE TERMS. -**

i) **BUILDING**, shall means the proposed multistoried building/s up to maximum limit of floors consisting of as many as flats/units, garages etc., to be construct by the Developer herein, according to the permissions & approvals of the Durgapur Municipal Corporation and Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, on the 'said property' more-fully and specifically describe in the "First Schedule" written hereunder, and the said multistoried building hereinafter referred to as the **BUILDING** known as **"PAPA GORILLA PH-I"**.

ii) **PREMISES** as well as **SAID PROPERTY**, shall mean ALL THAT piece and parcel of land measuring an area of land 12 Decimal along with 20 Years old cemented structure measuring area more or less 1150 Sq. Feet. under Mouza - Kururia, JL No. 56, Khatian No. 874, L.R. Khatian Nos.7007, 7006, R.S. Plot No. 1651 corresponding to L.R. Plot No. 2122, classified as Bastu and proposed use for Residential Housing Complex as more-fully and particularly mentioned, described, explained, enumerated and provided in the 'First Schedule' hereunder written and/or given, and the premises hereinafter referred to as the **"SAID PREMISES** as well as **SAID PROPERTY"**.

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- iii) PLAN, shall mean the Approved Building Plan for construction of the 'said building' on the 'said premises, which will approve and/or permit by the Durgapur Municipal Corporation as/or by the concerned Authorities, and shall also include variations/modifications, alterations therein, that may be made by the Developer herein, if any, as well as all revisions, renewals and extension thereof, made or caused by the Developer and/or the Landowners with mutual consent. DEVELOPMENT AGREEMENT, shall means this Agreement Between the Landowners and the Developer herein relating to the development, promotion, construction, erection of building/s at and upon the 'said premises', and shall also include all amendments, modifications, alterations, and changes, if any, made therein and all extensions, if any, thereof from time to time.
- iv) DEVELOPMENT AGREEMENT shall means this Agreement Between the Landowners and the Developer herein relating to the development, promotion, construction, erection of building/s lying/erected at and upon the said premises, and the right of common use of the common portion to the concerned Unit/Flat, and wherever the context to intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- v) THE UNIT/FLAT, shall mean any Unit/Flat/apartment or any other covered space in the said Building/s, which is capable of being exclusively owned, used and/or enjoyed, and the Unit/Flat in the said Building/ s lying/erected at and upon the said premises, and the right of common use of the common portion to the concerned Unit/Flat, and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/ Flat.
- vi) PARKING SPACE, shall mean the covered space at the Ground Floor of the said Building/s and also surrounding the said proposed multistoried Building/s, if any that may be earmarked by the Developer herein.
- vii) ARCHITECT(S), shall mean such Architect(s) whom the Developer from time to time, appoint for execution of the development of schedule mentioned land.
- viii) PROJECT, shall mean the proposed multistoried building/s up to maximum limit of floors, consisting of as many as flats/units/garages etc. i.e. the construction work of development, undertake and to be done by the Developer herein, over the "said premises" in pursuance of the Development Agreement and/or any modification or extension thereof, till the completion of such development, erect,
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promotion, construction of the multistoried building/s at and upon the said premises.

- ix) LANDOWNER - shall mean **MR. APARUP CHATTERJEE** [PAN NO. AGLPC4711D] [AADHAAR NO. 7761 8639 4113], Son of Late Joydev Chatterjee and **MRS. RINKU CHAKRABORTY** [PAN NO. AVSPC5573F] [AADHAAR NO. 6185 1930 9004] Daughter of Late Joydev Chatterjee and includes their heirs, representative, executors, administrator and assigns.
- x) DEVELOPER shall mean **"PAPA GORILLA"** [PAN-ABAFP4943L], a Partnership Firm, having its office at 24 Khudiram Sarani, Saradapally, Benachity, Durgapur-13, P.S.-Durgapur, Dist.- Paschim Bardhaman, West Bengal, Pin- 713213, represented by its Partners namely **-MR. SANTANU KUMAR ROY** [PAN NO. AKDPR7364P] [AADHAAR NO. 5877 3183 7622], Son of Pramotha Nath Roy and **MR. SUBHOJIT DAS** [PAN NO. CGHPD1798R] [AADHAAR NO. 288834871078] Son of Pradip Kumar Das and includes its successors-in-office, successors in interest and assigns, representatives.
- xi) FORCE MAJEURE shall mean & include natural calamities, act of god, fire, civil commotion, riot, war, strike, lockout, notice or prohibitory order from any authority, shortage of essential commodities, Labour unrest, Local problem and/or local disturbance, and/or any other act or commission or circumstance beyond the control of the Developer.
- xii) EFFECTIVENESS - This agreement shall become effective from the date of execution of this agreement.
- xiii) COMMENCEMENT OF CONSTRUCTION WORK shall mean the "DATE" on which the Developer will start excavation of earth at the "said premises" to do the development construction work/construction of the said Building/ s, after receive approved building plan & all the permissions as approvals for the same, from the concerned authority/authorities. Be it mentioned the Developer herein shall intimate the "Date" by writing to the Landowners herein.
- xiv) WORDS COMMONLY USED TO REFER THE MASCULINE GENDER shall include the feminine and neuter gender and vice versa.
- xv) SINGULAR NUMBER Shall include the plural and vice-versa unless the context states otherwise.

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3) LANDOWNERS as DEVELOPER'S ALLOCATION

That it has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be construct by the Developer herein on the 'First Schedule' below property, will be in this way:-

i) that the Landowners will get jointly 27% (Twenty-Seven) percent of approved Plan area together with the undivided proportionate interest in the said land in accordance with the sanction building plan, which will be duly approved & permitted by the Durgapur Municipal Corporation and/or by the concerned authority, in respect of the "First Schedule" hereunder.

ii) That the Developer will get the remaining units / flats / parking space / portions / constructed area, on the actual coverage / usage of the land, as per sanctioned building plan duly approved & permitted by the Durgapur Municipal Corporation, and/or by the concerned authority after handed over Landowner's Allocation.

iii) That the Landowners shall jointly receive a REFUNDABLE SECURITY Shall mean ~~Rs.5,00,000/- (Rupees Five Lakh)~~ only out of which only a sum of Rs.1,00,000/- (Rupees One Lakh) only will pay to the Landowners at the time of execution of this Development Agreement and a sum of Rs. Rs.1,00,000/- (Rupees One Lakh) at the time of execution of the Development Power of Attorney and rest amount of Rs.3,00,000/- (Rupees Three Lakh) only shall be pay by the Developer at the date of Bhumi puja part by part as per amicable understanding after execution of this Development Agreement. This amount is paid as per Schedule below which shall refunds by the Landowners to the Developer after completion of Residential project. In the meanwhile, if any amount is paid by the Developer to the Landowners that shall be refunded by the Landowners to the Developer before completion of project.

4) Duties es Liabilities of the Landowners, and it is hereby undertake & agreed by the Landowners as follows. -

i) That the Landowners is/are now absolutely seize and possess of or otherwise well and sufficiently entitled to the said premises' as the absolute owner, with free from all encumbrance having marketable title thereof, and without receiving any notice for acquisition and requisition from any authority, having been beyond the ceiling limit under the Urban Land (Ceiling and Regulation Act, 1976), and being not attached with any suit, decree or order of any court of law or due Income Tax or Revenue or any public demand whatsoever, in spite of that, if there is an dispute in respect of the said property, then the

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Landowners shall be fully responsible and shall solve the same at his own costs and expenses as early as possible from the date of raising out of the said dispute.

ii) That the Landowners in pursuance of this agreement, hand-over the peaceful physical vacate possession of the 'said premises' as mentioned in the "First Schedule" hereunder, to the Developer herein, for the proposed development project/ construction of multistoried building/s, simultaneously within the 7(seven) days from the execution of this agreement, and the same shall remain under the possession of the Developer, till the completion of the said proposed development project/ construction of building/s, and till handover the possession of all flats/units/apartments thereof, with registered deed of conveyance(s)/sale by each of unique intended owneris thereof.

iii) That the Landowners shall pay all taxes, fees, outgoings and etc. including arrears of the Government/Durgapur Municipal Corporation and any other authority / authorities before the concerned authority/authorities in respect of said premises, till the date of signing of these presents, and also liable to pay the expenses for Mutation of his name in the L.R.R.O.R. in respect of the 'said premises'.

iv) That if any dispute arises regarding the title and ownership & possession in respect of the said premises of the Landowners herein, from any person / s or any other, then the Landowners at his own costs and expenses to be clear the "said property" having establishing of right and marketable title in his name, with free from all encumbrance, though the Landowners admits that no suits and /or proceedings and for litigations are filed /pending before any court of law in connection with the said property or any part thereof, and if any dispute arise in future in respect of the said property & against the development works thereon, & for which if the Developer became unable to complete the said project thereon, then the Landowners shall be liable to pay to the Developer, the entire costs and expenses of the Developer incurred for the said project/ development works at the "said property", till that date, as assessed by the Developer in accordance with the market value.

v) That the Landowners shall not claim any manner save & except that written in the "Second Schedule" herein below in respect of his allocation in respect of the "said Building/s".

vi) That the Landowners during the continuance of the development work of the project shall not cause any impediment of hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed building and/or project, caused by the developer.

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vii) That the Landowners shall not sell, lease, mortgage, let-out and /or charge the said premises and any part thereof, towards any third party on and from the date of execution of this Agreement, till the date of completion of the project including subsisting of this Agreement, and, also the Landowners shall not, do any acts, deeds or things, where by the Developer may be prevented from selling, assigning and / or disposing of any portion fallen under the Developer's allocation in the said proposed building. It is further declared by the Landowners that he did not sign and/or execute any agreement in any manner with any third party in respect of the "First Schedule" property, and subsequently, if any sort of agreement/s is/are found then the same will be treated as cancelled.

viii) That the Landowners shall have no right or power to terminate these presents, till the completion of the aforesaid development project, including to sell/transfer the Developer's allocated portion, written in the "Second Schedule" herein, towards the intending purchaser/ s, subject to the terms & conditions & time limit of these presents.

ix) That the Landowners shall handover to the Developer the all original title Deeds, Parcha/land records of rights / Tax Receipts & other relevant documents/papers, what he/she/they possessed in respect of the First Schedule hereunder, simultaneously with the signing of these presents.

x) That Landowners shall be liable to pay the proportionate share of cost in connection with D.G. setup, Expenses for Electricity Connection, & all other amenities attach to the proposed project/building/s at the "said property", in connection with his respective allotted flat/ unit/apartment/parking space, in addition to the Govt. taxes like; GST etc., towards the Developer herein.

5) Rights, Duties & Liabilities of the Developer, and it is hereby undertake & agreed by the Developer as follows:-

i) That the Developer by these presents, shall have every right and power to start all kinds of development works of the proposed project on and from the date of signing of this agreement, including obtaining plan & permission from the Durgapur Municipal Corporation and by the concerned authority, including the proper plan for development of the said property described in the "First Schedule" hereunder written, and to submit the same to the Durgapur Municipal Corporation and by the concerned authority for obtaining approval to the same, and to enter upon the said property, either as on or along with others, to look after and to control all the affairs of the proposed development works, and to erect new building and structure by virtue of the sanctioned building plan, and to

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supervise the development work in respect of the new construction through contractors, sub-contractors, architects and surveyor's as may be required by the said developer for construction of the proposed building/s and structures of the said property in accordance with the plan and specifications sanctioned by the Durgapur Municipal Corporation and/or by the concerned authority but without transferring any ownership right in favour of the Developer.

ii) That the Developer by these presents, shall have every right and power to collect and receive earnest money and/or advance or part payment of full consideration from any prospective buyer/ s or purchaser for booking and sell/transfer of such flat/s, and parking space/s, and also to receive and collect or demand the consideration amount for the same, and for that act/s or purpose/ s to make sign and execute and/or give proper and lawful discharge for the same, in respect of allocation of the Developer but without transferring any ownership right in favour of the Developer.

iii) That the Developer by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit/s or flats, and parking space at the said proposed multistoried building/s or project known as "PAPA GORILLA PH-I" at the said premises, in respect of Developer's allocated portion, on ownership basis towards any intending purchaser/s or buyer/s, and/or in any other manner as may be deem fit and proper, and accept final consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project at the "First Schedule" herein, as deem fit & proper, after receive Regd. Development Power of Attorney from the Landowners herein.

iv) That the Developer by these presents, shall have every right and power, to execute from time to time, agreements or agreement for sale of such flat/s or apartment or garage/s, and to transfer the same, on ownership basis by conveyance in respect of the multistoried building/s, which will be constructed on the said property, and also to execute and sign conveyance, transfer and surrender in respect of the said property, or any part thereof, and present document/s for registration, and to admit the execution of any such document/s before the appropriate registering authority, in respect of the allocation of the Developer, after receive Regd. Development Power of Attorney from the Landowners herein.

v) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, which will be needed by the Developer for the proposed development project, shall be prepared by the developer at its' own costs and expenses in the name of the Landowners &/or his/her/their names, without reimbursement the same by the Landowners, and the Landowners shall sign on the plan application.

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papers, documents etc., when the developer asked for the same without demanding any remuneration and money for the same.

vi) That by virtue of these presents, the Developer is hereby empowered to raise the construction of the proposed new multistoried building/ s of maximum limit of floors consisting of as many as flats, garages etc. on the above mentioned property as well as on the property more-fully mentioned in the "First Schedule" hereunder by investing his own finance, and, the Developer may take Construction Loan/Project Loan or take loan /borrowed money from any financial institutions or any Nationalized, Private or Public Sector Banks for the proposed construction of the project at the "First Schedule" hereunder, and the Landowners shall not be liable in any course of incident for the same.

vii) That the Developer shall be authorized in the name of the Landowners, if necessary to apply for temporary and permanent; connection for electricity, sewerage, drainage, water and other facilities, if needed, for the construction of the building as well as completion of the projects, at the costs of the Developer.

viii) That the Developer shall complete the construction of the "Said Building/s" and/or Project' known as "PAPA GORILLA PH-I" at its costs and expenses in pursuance of the sanctioned Building Plan & Permissions within 48(Forty Eight) months from the date of approval of Sanctioned Plan from DMC with further additional period of 6(Six) months, if needed and the time shall be computed on and from the date of execution/commencement of this agreement, subject to the circumstances of Force Majeure.

ix) That the stipulated time for construction as stated above shall be extended, if the Developer is prevented to continue the Development Works of the project by any unforeseen reasons beyond the control of the Developer and/or force majeure, and in that case, the time so to be elapsed should be extended further beyond the aforesaid contractual period without raising any objection from the part of the Landowners.

x) That after the execution of these presents, all the taxes, rates, fees, outgoings etc. in respect of the "said premises" shall be borne the Developer till the date of hand-over the allocation to the respective unit/flat owner/s.

xi) That the Developer shall be continue the development construction works of the "said Building" at the "said Premises" under the name & style, as the Developer shall choice/ fix and that will be final.

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xii) That the Developer shall have exclusive right to amalgamate the "Said Property" to any other adjacent plot of land / lands situated around the said property without taking any prior permission from the Landowners in the manner whatsoever the developer may deem fit and proper. The Landowners shall sign and execute all necessary Agreement/s, documents, deed of amalgamation and other paper/ s in whatsoever manner and/or nature to the Developer, without raising any objection and demanding any amount in respect thereof, but the Landowners allocation will remain same, as written in these presents. The Developer shall have every right to take project finance from any Nationalized Bank in that effect the Landowners shall not give any objection and he will help the Developer to take the project Loan and also complete the said project smoothly.

xiii) The Developer hereby undertakes to keep the Landowners indemnified against any third party, claim, suits, costs, proceedings and claims for any third party including and /or statutory authorities and /or adjacent neighbors, which may arise out of the Developer's actions with regard to the development and construction of the building on the said premises".

xiv) That the Developer by virtue of these presents, shall have right and/ or authority to deal with any person/persons, and/ or enter into any contract, and/ or agreement, to borrow money &/ or to take advance against any unit/flat/portion along with acquired right under this agreement, from any Nationalized, Private or Public Sector Bank and/ or financial institution.

xv) That the Developer shall be responsible for any acts, deeds, or things done towards any fund collection from one or more prospective buyer of the proposed flats/apartment.

xvi) That the Developer shall be liable/responsible for received any booking amount/advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units in respect of the proposed project at the first schedule hereunder.

6) Mutual consent of the Parties :-

I) That all the term & conditions of this agreement shall be bound to obey by all the parties of these presents.

II) The Landowners and the Developer have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership

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Adv)

between the Landowners and the Developer in any manner, nor shall the parties here to be constituted as Association of persons.

iii) That any terms & conditions & clauses of these presents, if required to amend /alter in future, then both the parties by mutual understanding can amend/alter the same by preparing a Registered Instrument/Document in continuation of these presents.

iv) That if any fraction figure is cane-out, at the time of handover the allocation of the Landowners as mentioned in the 'Second Schedule' hereunder, then the fraction figure will be roundup by adding the same in the area of Landowners or Developer, as per their mutual understanding, in that case, whoever will hold the fraction figure, he will be liable to pay Rs.1800/-(Eighteen Hundred) only per square feet for the same towards another person.

v) That if any dispute & difference arise out of these presents, shall be referred to an Advocate namely Swapan Kumar Dutta, Advocate, Durgapur Court as decided by the Developer herein for arbitration and the said Advocate shall act, as Arbitrator having power of summary procedure and may or may not keep any record of Arbitration proceedings and shall be governed by the provisions of Indian Arbitration & Conciliation Act 1996, with all modification for the time being in force & whose decision shall be final & binding upon all the parties herein.

vi) The court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

FIRST SCHEDULED
ABOVE REFFERED TO
ENTIRE LAND

ALL THAT piece and parcel of land situated in the District of Paschim Bardhaman, Under Durgapur Municipal Corporation, total Area of Land more or less 12 Decimal along with 20 Years old cemented structure measuring area more or less 1150 Sq. Feet. under Mouza - Kururia, JL No. 56, Khatian No. 874, L.R. Khatian Nos.7007(Land Area 0.0600 Acre), 7006(Land Area 0.0600 Acre), R.S. Plot No. 1651 corresponding to L.R. Plot No. 2122, Classification of Land is Bastu and proposed Land will be use for residential Housing Complex, situated at Milan Pally Kururia Danga, Drgapur-713203.

Butted and bounded by:-

ON THE NORTH, - 20 Feet wide Pucca Road & Pond

ON THE SOUTH - Irrigation Cannel

ON THE EAST - House of Gangadhar Mukherjee

ON THE WEST - Land of Tukun Dutta

SECOND SCHEDULE
AS REFERRED HEREIN ABOVE
DESCRIPTION OF ALLOCATION OF THE LANDOWNERS & DEVELOPER

a) That it has been agreed between the parties that the Landowners will get jointly 27% (Twenty-Seven) percent of approved Plan area together with the undivided proportionate interest in the said land upon the proposed multistoried Building/project name as "PAPA GORILLA FH-I", in accordance with the sanction building plan, which will be duly approved & permitted by the Durgapur Municipal Corporation, in respect of the "First Schedule" hereunder.

b) That the Developer will get all the units/flats/apartments/parking space/portions/constructed area, as per sanction building plan duly approved & permitted by the Durgapur Municipal Corporation, and/or by the concerned authority, after excluding the Landowner's allotted flat/apartment.

e) That the Landowners hereinafter, shall have no right to claim or demand any further unit/flat or any further sum of money, except the mentioned above.

General Specification of "said Building"

Foundation	R.C.C. Framed
Structure	R.C.C. Framed Structure
Roof	RCC Slab with good quality materials.
Brick Work	Bricks wall with plastering, thickness External Walls 10" & internal walls 5" and/or 3"
External Wall Finished	Weather Coat
Interior Wall Finished	All internal wall-wall Putty finished.
Flooring	Vitrified Tiles in all rooms, and anti-skid ceramic Tiles in Toilet & Kitchen.
Window	Anodized Aluminum Sliding windows with glass
Sanitary Fittings & Toilet	Concealed pipeline, glazed tiles up to 5' feet height. Plumbing CP fittings of ISI slandered. One Shower and Geyser Point in common

	Bathroom.
Kitchen Platform & wall	Cooking platform with granite/green polish slab, one stainless steel sink, ceramic tiles up to 24" above cooking platform.
Electrical Installation	Concealed wiring throughout the flats, Havels switches with adequate power point in each room.
Lift	24 (Twenty-Four) hours Lift Service (Slandered Quality)
Fire Protection	Fire extinguishing Equipment at Common Spaces.
Common Facilities	Septic Tank, water supply arrangement, pathways, boundary wall, roof, meter spaces and other as stated herein
Generator	24 Hour Power backup by slandered quality D.G

A separate sheet has been annexed to this agreement containing the signature, fingers print and photographs of the Landowners & Developer herein, which is the part and parcel of these presents.

IN WITNESS WHEREOF both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, after gone through all the terms & conditions & expressions of these presents on this the 4th day of March, 2022 at Durgapur.

WITNESSES:

1/ Sourin Roy
S/o Alok Roy
9/6 - Panagah Bazar,
P.m - 713148

2/ Tutu Singha
S/o - Sumit Kumar Singha
15/9 Nagarjun B-zone
Durgapur - 713205

Rinku Chakraborty
Rinku Chakraborty

Signature of the Land Owners

Santanu Roy
Partner's

PaPa Gorilla

Subhojit Das
Partner's
Signature of the Land Developer

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Swapan Kumar Dutta
Swapan Kumar Dutta
Advocate.
En. No. WB/999/09

ডান হাত Right Hand						
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand						

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Apur Chakraborty

ডান হাত Right Hand						
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand						

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Pinku Chakraborty

ডান হাত Right Hand						
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand						

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Santanu Roy

ডান হাত Right Hand						
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand						

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Subhasit Das

भारत सरकार
Government of India

Souvik Roy
Father : ALOK ROY
DOB : 31/12/1997
Male

4398 2382 4531

आधार - आम आदमी का अधिकार

आधार
आम आदमी का अधिकार
Unique Identification Authority of India

Address:
SOUTH CANEL PAR, PANAGARH BAZAR, G T ROAD,
BUS STAND, Panagar, Bardhaman, Panagar Bazzara,
West Bengal, 713148

4398 2382 4531

1947
1000 200 1947

1947
1000 200 1947

1947
1000 200 1947



[Handwritten signature]

[Handwritten signature: Souvik Roy]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABAFP4943L



नाम/Name
PAPA GORILLA

07072021

निर्माण / मंजूर
Date of Incorporation
01/07/2021

PaPa Gorilla

Santamu Ray

PaPa Gorilla

Subhojit Das



ভারত সরকার
Government of India



সন্তানু রায়
SANTANU ROY
পিতা : প্রমথ নাথ রায়
Father : Premath Nath Roy
জন্ম তারিখ / DOB : 26/08/1973
পুত্র / Male



5877 3183 7622

আধার - সাধারণ মানুষের অধিকার

Santanu Roy



ভারতীয় অনন্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
টাকিগঞ্জ রোড ফরিদপুর,
দুর্গাপুর-13, দুর্গাপুর (এম কর্প),
বর্ডহামান, ভিরিঙ্গি, পশ্চিম বঙ্গ,
713213

Address:
TAKIGANJ ROAD FARIDPUR,
DURGAPUR-13, Durgapur (m
Corp), Bardhaman, Bhiringie,
West Bengal, 713213

5877 3183 7622

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANTANU KUMAR ROY
PRAMOTHA NATH ROY

26/08/1973

Permanent Account Number
AKDPR7364P

Signature



Santanu Roy

ভারত সরকার
Government of India

ভুক্তিগ্রহণ
Shubhojit Das
পিতা: প্রদীপ কুমার দাস
Father: PRADIP KUMAR DAS

জন্ম তারিখ: 10/03/1997
লিঙ্গ: Male

2888 3487 1078



আধার - সাধারণ মানুষের অধিকার

ভারতীয় পরিচয় পরিচালনা-প্রাধিকার
Unique Identification Authority of India

ঠিকানা: সারাদা পল্লি
খুদিরাম সরানী, বেনাচিটি
হর্দীপুর (এস কর্প), বারদহামান
বেনাচিটি, পশ্চিম বঙ্গ

Address: SARADA PALLY,
24 KHUDIRAM SARANI,
BENACHITY, Durgapur (m
Corp.), Bardhaman,
Benachity, West Bengal,
713213

2888 3487 1078

1147
1800 301 1147

1147
1800 301 1147

1147
1800 301 1147

Shubhojit Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBHOJIT DAS
PRADIP KUMAR DAS
16/03/1997

Permanent Account Number
CGHPD1798R

Signature



Subhojit Das



भारत सरकार
GOVERNMENT OF INDIA



Rinku Chakraborty
DOB: 09/05/1982
Female / FEMALE



6185 1930 9004

NERA AADHAAR, MERI PEHACHAN



भारतीय पहचान प्रमाण प्रणाली
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

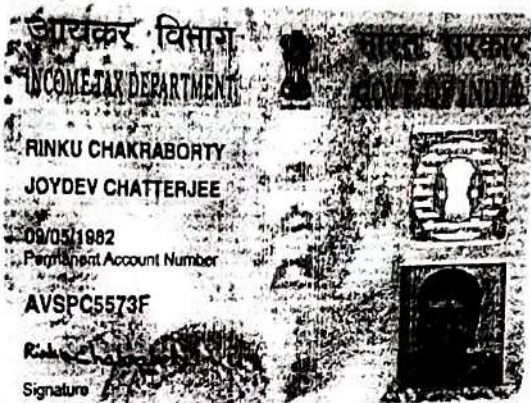
Address:

W/O: Subrata Chakraborty, Vill -
Khottadihi Rana Para, P.O. -
Khottadihi, P.S. - Pandaveswar,
Haripur (ct), Bardhaman,
West Bengal - 713378

6185 1930 9004

NERA AADHAAR, MERI PEHACHAN

Rinku Chakraborty



Rinku Chakraborty



भारत सरकार
GOVERNMENT OF INDIA



অপর্ণা চ্যাটার্জী
Aparup Chatterjee
জন্ম তারিখ / Year of Birth : 1984
পুরুষ / Male



7761 8639 4113

অধিকার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O জয়েদেব চ্যাটার্জী, বিএ/২০
মিলন পল্লী, কুরুরিয়া ডাঙ্গা, পো
-আমরাই, দুর্গাপুর, বর্ডহমান,
পশ্চিমবঙ্গ, 713203

Address:
S/O Joydev Chatterjee,
B5/20 MILAN PALLY,
KURURIA DANGA, PO
-AMRAI, Durgapur, Amrai,
Bardhaman, West Bengal,
713203



1847
'800' '80' '947'



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-560 001

Aparup Chatter



Aparup Chatterjee



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

GRN Details

GRN: 192021220197882728
GRN Date: 03/03/2022 22:04:43
BRN: 1247129863418
Gateway Ref ID: IGANCULEJ9
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBICPay Payment Gateway
BRN Date: 03/03/2022 22:03:50
Method: State Bank of India NB
Payment Ref. No: 2000676843/4/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: PAPA GORILLA
Address: Durgapur-713203
Mobile: 9735168110
Depositor Status: Buyer/Claimants
Query No: 2000676843
Applicant's Name: Mr Swapan Kumar Dutta
Identification No: 2000676843/4/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

SL No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000676843/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	2910
2	2000676843/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				2924

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.



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

GRN Details

GRN: 192021220198696768
GRN Date: 04/03/2022 17:39:41
BRN: 3780187286936
Gateway Ref ID: IGANCYERZ4
Payment Status: Successful
Payment Mode: Online Payment (SBI E-pay)
Bank/Gateway: SBIEPay Payment Gateway
BRN Date: 04/03/2022 17:03:55
Method: State Bank of India NB
Payment Ref. No: 2000676843/8/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: PAPA GORILLA
Address: Durgapur-13
Mobile: 9735168110
Contact No: 09735168110
Depositor Status: Buyer/Claimants
Query No: 2000676843
Applicant's Name: Mr Swapan Kumar Dutta
Identification No: 2000676843/8/2022
Remarks: Sale, Development Agreement or Construction agreement Payment No 8

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000676843/8/2022	Property Registration- Stamp duty	0030-02-103-003-02	1
2	2000676843/8/2022	Property Registration- Registration Fees	0030-03-104-001-16	5000
Total				5001

IN WORDS: FIVE THOUSAND ONE ONLY.

Major Information of the Deed

Deed No :	I-2306-02384/2022	Date of Registration	04/03/2022
Query No / Year	2306-2000676843/2022	Office where deed is registered	
Query Date	02/03/2022 7:27:26 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Kumar Dulla Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN: 713363, Mobile No. : 9635371031, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 5,00,000/-]		
Set Forth value	Market Value		
	Rs. 34,18,031/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 5,014/- (Article:E, E. B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Milan Pally Road, Mouza: Kururi, JI No: 56, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2122 (RS :-1651)	LR-7006	Bastu	Bastu	6 Dec	13,50,000/-	Width of Approach Road: 20 Ft.,
L2	LR-2122 (RS :-1651)	LR-7007	Bastu	Bastu	6 Dec	13,50,000/-	Width of Approach Road: 20 Ft.,
		TOTAL :			12Dec	0 /-	27,00,000 /-
		Grand Total :			12Dec	0 /-	27,00,000 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1150 Sq Ft.	0/-	7,18,031/-	Structure Type: Structure

Gr. Floor, Area of floor : 1150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type Pucca, Extent of Completion: Complete

	Total :	1150 sq ft	0 /-	7,18,031 /-	
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Developer Details :
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr APARUP CHATTERJEE (Presentant) Son of Late JOYDEV CHATTERJEE Executed by: Self, Date of Execution: 04/03/2022 Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office	 04/03/2022	 LTI 04/03/2022	 04/03/2022

B 5/20, MILAN PALLY, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx1D, Aadhaar No: 77xxxxxxxx4113, Status :Individual, Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs RINKU CHAKRABORTY Daughter of Late JOYDEV CHATTERJEE Executed by: Self, Date of Execution: 04/03/2022 Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office	 04/03/2022	 LTI 04/03/2022	 04/03/2022

VILL KHOTTARDIHI, City:- Not Specified, P.O:- KHOTTARDIHI, P.S:-Pandabeswar, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713378 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVxxxxxx3F, Aadhaar No: 61xxxxxxxx9004, Status :Individual, Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office

Developer Details :

SI No	Name, Address, Photo, Finger print and Signature
1	PAPA GORILLA 24 Khudiram Sarani, Saradapally, Benachity, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 , PAN No.:: ABxxxxxx3L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SANTANU KUMAR ROY Son of Pramatha Nath Roy Date of Execution - 04/03/2022, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office	 Mar 4 2022 6:31PM	 LTI 04/03/2022	 04/03/2022
Taliganj Road, Faridpur, Bhiringi, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx4P, Aadhaar No: 58xxxxxxx7622 Status : Representative, Representative of : PAPA GORILLA (as PARTNER)			
Mr SUBHOJIT DAS Son of Pradip Kumar Das Date of Execution - 04/03/2022, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office	 Mar 4 2022 6:32PM	 LTI 04/03/2022	 04/03/2022
24 Khudiram Sarani, Saradapally, Benachity, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CGxxxxxx8R, Aadhaar No: 28xxxxxxx1078 Status : Representative, Representative of : PAPA GORILLA (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUVIK ROY Son of ALOK ROY SOUTH CANEL PAR, PANAGARH BAZAR, GT ROAD BUS STAND, City:- Durgapur, P.O:- PANAGARH BAZAR, P.S.-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148	 04/03/2022	 04/03/2022	 04/03/2022
Identifier Of Mr SANTANU KUMAR ROY, Mr SUBHOJIT DAS, Mr APARUP CHATTERJEE, Mrs RINKU CHAKRABORTY			

Transfer of property for L1

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs RINKU CHAKRABORTY	PAPA GORILLA-6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr APARUP CHATTERJEE	PAPA GORILLA-575.00000000 Sq Ft
2	Mrs RINKU CHAKRABORTY	PAPA GORILLA-575.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Milan Pally Road, Mouza: Kurunia
 JI No: 56, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2122, LR Khatian No:- 7006	Owner: অপরূপ চ্যাটার্জী, Gurdian: জয়দেব , Address: নিজ , Classification: বাস্তু, Area: 0.06000000 Acre,	Mr APARUP CHATTERJEE
L2	LR Plot No:- 2122, LR Khatian No:- 7007	Owner: রিংকু চক্রবর্তী, Gurdian: সুব্রত , Address: নিজ , Classification: বাস্তু, Area: 0.06000000 Acre,	Mrs RINKU CHAKRABORTY

04-03-2022

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 (9) of Indian Stamp Act 1899.

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

Presented for registration at 13.31 hrs on 04-03-2022, at the Office of the A.D.S.R. DURGAPUR by Mr APARUP CHATTERJEE, one of the Executants.

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 34,18,031/-

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

Execution is admitted on 04/03/2022 by 1. Mr APARUP CHATTERJEE, Son of Late JOYDEV CHATTERJEE, B 5/2, MILAN PALLY, P.O: DURGAPUR, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL India, PIN - 713203, by caste Hindu, by Profession Others, 2. Mrs RINKU CHAKRABORTY, Daughter of Late JOYDEV CHATTERJEE, VILL KHOTTARDIHI, P.O: KHOTTARDIHI, Thana: Pandabeswar, Paschim Bardhaman, WEST BENGAL, India, PIN - 713378, by caste Hindu, by Profession Others

Indetified by Mr SOUVIK ROY, Son of ALOK ROY, SOUTH CANEL PAR, PANAGARH BAZAR, GT ROAD BUS STAND, P.O: PANAGARH BAZAR, Thana: Kanksa, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL India, PIN - 713148, by caste Hindu, by profession Others

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

Execution is admitted on 04-03-2022 by Mr SUBHOJIT DAS, PARTNER, PAPA GORILLA (Partnership Firm), 24 Khudiram Sarani, Saradapally, Benachity, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203

Indetified by Mr SOUVIK ROY, Son of ALOK ROY, SOUTH CANEL PAR, PANAGARH BAZAR, GT ROAD BUS STAND, P.O: PANAGARH BAZAR, Thana: Kanksa, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 04-03-2022 by Mr SANTANU KUMAR ROY, PARTNER, PAPA GORILLA (Partnership Firm), 24 Khudiram Sarani, Saradapally, Benachity, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203

Indetified by Mr SOUVIK ROY, Son of ALOK ROY, SOUTH CANEL PAR, PANAGARH BAZAR, GT ROAD BUS STAND, P.O: PANAGARH BAZAR, Thana: Kanksa, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL India, PIN - 713148, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,014/- (B = Rs 5,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/03/2022 10:06PM with Govt. Ref. No: 192021220197882728 on 03-03-2022, Amount Rs: 14/-, Bank: SBI EPay (SBIEPay), Ref. No. 1247129863418 on 03-03-2022, Head of Account 0030-03-104-001-16
Online on 04/03/2022 5:41PM with Govt. Ref. No: 192021220198696768 on 04-03-2022, Amount Rs: 5,000/-, Bank: SBI EPay (SBIEPay), Ref. No. 3780187286936 on 04-03-2022, Head of Account 0030-03-104-001-16

Statement of Stamp Duty

Amount of required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-

Rs 2,011/-

Description of Stamp

Type: Impressed, Serial no 4687, Amount: Rs 5,000/-, Date of Purchase: 28/01/2022, Vendor name

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal

Online on 03/03/2022 10:06PM with Govt. Ref. No: 192021220197882728 on 03-03-2022, Amount Rs: 2,010/-, Bank: SBI

SBIPay (SBIPay), Ref. No. 1247129863418 on 03-03-2022, Head of Account 0030-02-103-003-02

Online on 04/03/2022 5:41PM with Govt. Ref. No: 192021220198696768 on 04-03-2022, Amount Rs. 1/-, Bank: SBI

SBIPay (SBIPay), Ref. No. 3780187286936 on 04-03-2022, Head of Account 0030-02-103-003-02

(Santanu Pal)

Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

Paschim Bardhaman, West Bengal

...icate of Registration under section 60 and Rule 69.
...istered in Book - I
...olume number 2306-2022, Page from 96783 to 96818
...eing No 230602384 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.03.29 11:23:44 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/03/29 11:23:44 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)