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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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N/Cer No. 686/23

Notarized that the document is admitted
for registration. The signature sheet / sheet's
and the endorsement sheet's are the part
of this document

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24 AUG 2023

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22/08/23
09:25 P.M.
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22 AUG 2023

Prishna Roy

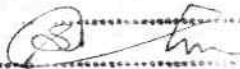
24 AUG 2023

22 AUG 2023

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 22nd day of August Two Thousand and Twenty Three 2023 in the Christian Era

[Signature]

No. 1121. Value 5000/-
Date 05.08.2023.
Sold to Talas Chandra Adv.
Address Bealoh Civil Court
Westy.
Vendor Sign 

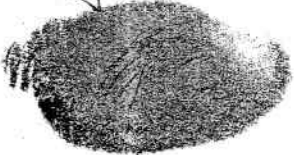
Sharmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Bealoh Civil Court, Kol-14

Gopal An.



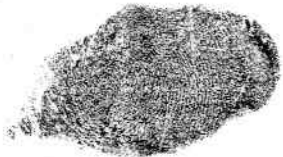
NR
2834

Gopal An.



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Kanti Ranjan Das.



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Krishna Roy



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Sanjay Kumar Sub-Registrar
Buxar, West Bengal

22 AUG 2023

Sandip Das
S/o Sri Dip Das
R.K. Puri, P.O. Panikhati,
P.S. - Khardah, Kol-14.

1 **SMT. KRISHNA ROY**, Pan – ACWPR9410P, Aadhaar no-7475 6894 5376, Wife of Late Binoyendra Chandra Roy, by Nationality – Indian, by Religion – Hindu, by Occupation – Retired, Residing at 393, New Colony Road, Paschimpara, P.O.- Rahara, Police Station – Rahara, District – North 24 Parganas, Kolkata- 700118,

(Herein after referred to as Owner, includes successors-in-interest.)

2.1. "**PIIONEER ASSOCIATES**", Pan – AAMFP7725R, a Partnership Firm having its Office on Building "SHREYASI APARTMENT", 1st Floor, lying at 12A/1/35, Khardah Station Road, P.O. + P.S. – Khardah, Dist.- North 24 Parganas, Kolkata – 700 117, Represented by its partners namely 1) **Sri Kanti Ranjan Das**, Pan – ADSPD7299P, Aadhaar no.- 8139 1092 0674, Son of Late Nalini Kanta Das, by Nationality- Indian, by Religion – Hindu, by Occupation – Business, residing at 1 no. Suryasen Nagar, P.O. & P.S. – Khardah , District. - North 24 Parganas . Kolkata – 700 117 and 2) **Sri Gopal Das**, Pan - AGAPD0725H, Aadhaar no.- 8646 2862 3840, Son of Late Narayan Chandra Das, by Nationality- Indian, by Religion Hindu, by Occupation Business, residing at "Kironalay", SasadharTarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas. (permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, Kolkata – 700 115).

(Hereinafter called and referred to as the Developer, includes Successors-in-interest and/or assigns) **AND**

3. **Chain of Title**

3.1 Whereas one Binoyendra Chandra Roy was the lawful owner and entitled to absolute Title in respect of freehold indispensable homestead land measuring about 07 Satak i.e. 04 Four Cottahs 04 Chhitaks more or less lying within the limit of North 24 Parganas, Police Station – Rahara, (formerly it was under Khardah), under the Khardah Municipality, ward no.-11, appertaining to Mouza –Rahara, J.L. no. – 3, Touzi no. – 184-190, Re.Su. no. -61, comprised and contained in C.S. Dag no. - 605/682, R.S. Dag no.- 605/1594, R.S. Khātian no. – 889, corresponding L.R. Dag no.- 1559, under L.R. Khatian no. – 627, within the jurisdiction of A.D.S.R.- Barrackpore (now it is under the A.D.S.R. at Sodepur), Kolkata- 700118, registered on 08/07/1972, recorded in the Office of A.D.S.R. at Barrackpore. entered into Book no. – I, Volume no. – 78, Written in pages from 75 to 77, **Being no- 2653 for the year 1972.** after purchased the same from one Basanta Kumar Sil, of MuktaramBabu Street, Kolkata.

Krishna Roy

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3.2 While seized and possessed the above land the owner Binoyendra Chandra Roy having all indefeasible rights, title, and interest **without any provocation with love and affection** duly executed and registered one Deed of Gift on the 10th day of September 1973 in favour to his wife Smt Krishna Roy, the present Owner herein, which was recorded in the Office of A.D.S.R. at Barrackpore, entered into Book no – I, Volume no. – 62, written in pages from 72 to 74, **Being no. – 3371 for the year 1973.**

3.3 That after becoming the absolute Owner by virtue of the above Deed of Gift and entitled to all rights, title, and interest said Smt. Krishna Roy had duly mutated her name in the Khardah Municipality and got Municipal Holding no.- 245/128, New Colony Road, Paschimpara, P.O.- Rahara, Ward no. – 11, and also mutated her name with her above land in the L.R. Settlement Record, under Mouza – Rahara, comprised with L.R. Dag no. – 1559, under L.R. Khatian no. - 627, Police Station – Rahara, within the District North 24 Parganas, Kolkata – 700 118 and constructed pucca Building thereon measuring more or less 1200 Square ft on her above-owned land and hereinafter called and referred to as the **Said Premises**, which is clearly stated and described in the First Schedule herein below.

4.1 Declaration about absolute Ownership: the above named Owner herein indemnifies and declares that besides her there is/are no other legal, representatives and or any claimant/s in the eye of the law regarding the First Schedule property and the present Owner is the lawful entitled the Premises having full and absolute Ownership right of the First Schedule Property lying at Holding no. -245/128, New Colony Road, Paschimpara, Ward no. – 11, P.O. – Rahara, Police Station- Rahara. Kolkata – 700118.

4.2 Nonencumbrances: The Owner indemnifies that she has good marketable title to her said Premises and the same is free from all encumbrances, charges, liens, acquisitions, vesting by Government under any Act, lispendences, attachment whatsoever or otherwise well and sufficiently entitled to the entirety of the said premises.

5.1 Engagement of Developer: The Owner now desires to build up her own residential units/Building upon her Schedule land measuring more or less 07 Satak, equivalent to 04 Cottahs 04 Chhitaks after demolishing the existing structure and due to paucity of time to deploy strictly for her own purposes and other reasons whatsoever, which are unavoidable, in such a situation the Owner has no alternative but to search for a good, reputable developer concern towards the selection of a Joint Venture partner in regard to the development of her Said Premises and with a view of that aspect she approached before the Developer, herein.

P. Binoyendra Roy



5.2 That after several meetings and duly scrutinizing of the proposals of the Developer herein namely **M/s Pioneer Associates**", a Partnership Firm represented by its Partners and all other relevant aspects, the Owner of the Said Premises has considered the proposal and is agreeable to such terms and conditions as mutually agreed upon and decided to assign the job of execution of the said project to the Developer as per the consensus arrived at in the said meetings of the Owner and the Developer where the Developer agreed to develop by dismantling the existing structure standing thereon and thereafter construct a new multi-storied Building thereon strictly in adherence and in conformity with the Sanctioned Building Plan that will be obtained from the Khardah Municipality. The Owner of this present has arrived at an understanding with the Developer's concern towards the development of the captioned land as aforesaid by utilizing the Developer Concern's expertise.

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

1.1 OWNER: Shall mean **Smt. Krishna Roy** and her legal heirs and successors.

1.2 DEVELOPER: Shall mean **"PIONEER ASSOCIATES", Pan – AAMFP7725R**, a Partnership Firm having its Office on building "SHREYASI APARTMENT", lying at 12A/1/35, Khardah Station Road, P.O. + P.S. – Khardah, Dist.- North 24 Parganas, Kolkata – 700 117, represent the Firm until further information by the Firm.

1.3 PROJECT: This shall mean a Project has been envisaged in consultation with the Owner by the Developer. A schematic plan has been prepared, made by the Architect of the Developer based on the requirement of the project, which is of mixed-use comprising of residential cum commercial. There shall be other infrastructures like Water Supply, along with the Security System, for the Common area & Lift/s. (hereinafter referred to as the **"Said Project"**). The preliminary scheme and planning of the Said Project may go through minor changes as per the requirement of sanctioning parameters of the appropriate Municipal Authority (hereinafter referred to as the **"Khardah Municipality"**) and/or any other appropriate authorities, as the case may be, along with finer tuning by the Architect for any improvement of the Said Project.

1.4 PREMISES: ALL THAT piece and parcel of Bastu land measuring more or less 07 decimals, equivalent to 04 Cottahs 04 Chhitaks with pucca constructed Building lying and situates within the limit of Khardah Municipality, Municipal Holding no.- 245/128, New Colony Road, Paschimpara, P.O.- Rahara, Ward no. – 11, appertaining to Mouza – Rahara,

Krishna Roy



J.L. no. - 3, Touzi no. - 184-190, Re. Su. no. -61, comprised and contained in C.S. Dag no. - 605/682, R.S. Dag no.- 605/1594, under R.S. Khatian no. - 889, corresponding L.R. Dag no.- 1559, under L.R. Khatian no. - 627, within the jurisdiction of A.D.S.R.- Sodepur, Kolkata- 700118.

1.5 BUILDING: Shall mean and include proposed multi-storied building/s G+4 storied to be constructed on the First Schedule property for the purpose of residential flats/apartments & commercial space under this agreement in the land as mentioned in the schedule hereunder written in accordance with the Plans to be sanctioned by the concerned Municipal authorities.

1.6 SALEABLE SPACE: Shall mean the space in the constructed building/s for independent use and occupation from the Developer's Allocation.

1.7. OWNER'S ALLOCATION COMPRISED OF CONSTRUCTED AREAS AND CONSIDERATION AMOUNT IN LIEU OF HER SAID PREMISES (TO THE EXTENT OF G+III STORIED BUILDING ONLY)

The Owner shall entitle to get the entire complete Second 2nd Floor from the newly proposed Constructed Building consisting of 03 three complete residential Units/Flats and an amount of Consideration Rs. 40,00,000/- (Rupees Forty Lakh) only in lieu of exploitation of her First Schedule lands for use of residential cum commercial purposes. The Flats will be allotted by the manners as follows.

A. Three 03 numbers of complete residential Flat /units, will be provided from the Second 2nd Floor of the proposed Building in the manners as follows :

I) One 01 Complete residential Flat /unit vide no.- A, measuring more or less 646 Square ft built-up area

II) One 01 Complete residential Flat /unit vide no.- B, measuring more or less 813 Square ft built-up area

III) One 01 Complete residential Flat /unit vide no.- C, measuring more or less 790 Square ft built-up area

All the above Flats/Units shall be constructed followed with the sanctioned Building Plan including common enjoyment with the other occupiers /Owners of the Building which is clearly stated and mentioned in the Schedule herein below.

B. The Developer shall also be liable to pay an amount of Rs. 40,00,000/- (Rupees Forty Lakh) only by the following manners to the Owner

I) Rs. 4,00,000/- (Rupees Four Lakh) only at the time of execution of this Agreement.

Krishna Roy

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- II) Another Rs.6,00,000/- only will be paid by the developer at the time of commencement of Work for construction.
- III) And the balance amount of Rs. 30,00,000/- (Rupees Thirty Lakh) only at the time of handover of the entire allocation of the above-mentioned Three Flats/Units.

That if in the future any additional Floor will be constructed in that event the Owner shall entitle to get 40% forty percent of such additional areas and that area would be adjusted by making payment of consideration amount by the Developer to the Owner @ 2700 per square feet. And the balance of 60% shall remain under the absolute occupation of the Developer.

The above allocations (hereinafter referred to as the "Owner's Allocation") are fixed, deemed final, and free of cost. No further claim, whatsoever in nature, will be entertained in the future in the New Project under the clause Owner's Allocation. On completion of the respective Flats, the Developer shall hand over the Owner's Allocation to the Owner together with the rights to common facilities and amenities in the building. That Handover of the Allocation of the Flat will be done at the request of the Owner amicably in the presence of the Developer's authorized representative and the Owner hereby accepts the same without any dispute. The specification of construction and finishing for the flats to be delivered free of cost by the Developer to the Owner will be finished as per Third Schedule hereunder written. The Development Agreement along with the finalization of the Owner's Allocation in the Said Project has been based on the computation of a Project on the land area 04 Cotthas 04 Chhitaks.

1.8 DEVELOPER'S ALLOCATION (SHARE)

Besides the Owner's Allocation as stated in clause 1.7 all the remaining constructed space/area together with common space, after allocating the Owner's Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price and that will be determined by the Developer Firm. None of the Owner shall have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project. The Developer or its nominee will have the right in perpetuity of putting up signage, hoardings including neon signs of its name on the roof or the side of the parapet wall, or common area of the building/s, without compromising the aesthetics of the building/buildings, the cost of material, installation and maintenance cost of such display and signage will be borne by the Developer. The Developer shall start marketing including the soft launching program of the Said Project on the Developer's Allocation only, at any suitable point of time, whenever it deems fit and proper. All sale proceeds of the Developer's Allocation whether earnest money or total consideration money shall absolutely belong to the Developer and the Owner shall not have any claim or right in respect of the same.

1.9 Building plans : Such plans will be prepared by the Developer Firm for the construction of the multi-storied building at the subject land including its modification, rectification, and

Krishna Roy



amendments, if any and to be submitted for sanction before the concerned Municipal authorities as the case may be.

1.10 Power to sign proposed sanction plan and amendments thereto

The Owner does hereby authorize the Developer Firm to sign as her constituted attorney in the plan to be submitted before the concerned Municipality and in any amendment of such plan.

1.11 Cost of this agreement: The Developer shall bear the cost of Stamp Duty and Registration, any other legal fees and charges to be paid on this Agreement, and the Power of Attorneys.

1.12. Jurisdiction: Any proceedings arising out of or in connection with this Agreement may be brought in any court of competent jurisdiction in North 24 Parganas only.

1.13 Notice and address: The address of the parties for the purpose of any correspondence shall be as stated above. Each party shall give notice under acknowledgment to the other of any change in address as soon as possible. All communications shall be sent by registered post with acknowledgment due or delivered personally with written acknowledgment and will be deemed to have been received by the addressee within three working days of dispatch.

1.14 Force majeure: The parties hereto shall not be considered to be liable for any obligation, hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure conditions, i.e. flood, earthquake, riot, war, storm, tempest, civil, commotion, strikes, etc.

ARTICLE - I- COMMENCEMENT

This Agreement shall be deemed to have commenced on and from the date of its execution.

ARTICLE - II -OWNER RIGHT AND REPRESENTATIONS

- 2.1 The Owner indemnifies that she has been seized and possessed of and/or otherwise well and sufficiently entitled to the said Premises
- 2.2 None other than the Owner has any right, title, interest, claim, and/or demand over and in respect of the said property and/or any portion thereof.
- 2.3 The owner further indemnifies that the said Premises is free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.
- 2.4 Owner shall be liable to pay G.S.T, Income Tax, charges, and or other duties as levied by the Government as per provision.
- 2.5. The Owner in pursuant to the Development Agreement also shall grant in favour of the Developer or its nominee or nominees, a Development Power of Attorney, and such Development Power of Attorney shall remain irrevocable to enable the Developer to implement the envisaged development expeditiously including all other acts and deeds and only to the extend of the Developer's Allocation regarding Sale.

Krishna Roy



transfer, Agreement For sale and to receive all consideration amount and to issue a valid receipt and discharge the same.

ARTICLE – III – DEVELOPER'S RIGHTS

- 3.1 The Owner hereby grants the exclusive right to the Developer to build upon and to exploit commercially the said property and construct thereon the said building in accordance with the building Plans to be duly sanctioned by the concerned Municipal authorities with or without any amendment and/or modification thereto made or caused to be made by the Developer hereto.
- 3.2 The Developer shall be exclusively entitled to sell the Developer's Allocation in the constructed new building as per clause no. 1.8 as stated above with exclusive right to transfer or otherwise deal or dispose of the same.
- 3.3 The Developer besides the Owner's constructed area shall have the authority to deal only with its properties i.e. Developer's Allocation in terms of the agreement to negotiate with any person or persons or enter into any contract of agreement or borrow money or taking any advance against only the Developer's allocation or acquire right under this agreement.
- 3.4 That the Developer shall carry out the construction work at their own costs in a most skillful manner and shall remain fully liable for all its acts deeds and things whatsoever.
- 3.5 Booking from intending purchaser/s for the Developer's entire allocation will be taken by the Developer but the agreement with the intending purchaser/s will be signed in their own name on behalf of the owners as its Constituted Attorney.
- 3.6 On completion of the proposed buildings when the flats are ready for giving possession to the intending purchasers the possession letter will be signed by the Developer as the representative and Power of Attorney holder of the Owner. The Deed of Conveyances will be also signed by the Developer on behalf of and as representative by dint of Power of Attorney holder of the Owners.
- 3.7 All construction costs will be borne by the Developer and no liability on account of the construction cost will be charged from the owner's allocation.
- 3.8 That the Developer has the absolute right to amalgamate all the adjacent plots of the other Owner in a single holding before the Khardah Municipality of the Schedule property and also has the right to amalgamate besides the plots of the Schedule property further adjacent plots if it needs in future.

ARTICLE – IV – CONSIDERATION

4. In consideration of the Owner has agreed to grant the Developer Firm to construct, erect, build, and complete the said multi-storied building as per the sanctioned plan from the concerned Municipal authorities and handover the said Owner's allocation after completion of the said multi-storied building and the Developer has agreed to

Krishna Roy

build the said multi-storied building at their own cost and expense and the owner shall not be required to contribute towards the construction of the said multi-storied building or otherwise subject to the provision that the owners shall not interfere during the development in any manner whatsoever.

ARTICLE -V - SPACE ALLOCATION

- 5.1. On completion of the new building according to the sanction building plan the developer shall be entitled to the entire portion of their allocation including the said common service areas and all sorts of easements rights and the proportionate share in the land and the developer shall have every liberty to commercially exploit the same.
- 5.2 Subject as aforesaid the common portion of the open spaces of the said building/s shall jointly belong to the developer and its nominee or nominees including the Owners.
- 5.3 All the flats and other areas in the said multi-storied building/s (hereinafter referred to as "the Developer's Allocations" shall belong to the Developer and the Developer shall be at liberty to sell transfer or deal with or dispose of the same as a seller in such manner and on such terms and conditions as the Developer may deem fit and proper.

ARTICLE -V I COMMON RESTIRCTION

The Owner's Allocation in the new Building shall be subject to the same terms and conditions on transfer and use as are applicable to the Developer's Allocation in the said new Building intended for the common benefits of all occupiers of the new Building which shall include the following.

- 6.1 All the Parties shall abide by all laws, Bye Laws, rules, and regulations of the Government, local bodies, and Associations when formed in the future as the case may be without invading the rights of the Owners.
- 6.2 The original Agreement, Original Title Deed, and all other necessary documents and permission in original from different proper Authority, Original Sanction Plan, original Tax receipts e.tc. in respect of the said Premises shall be kept at the Office of the Developer for the inspection of the intending purchaser/s subject to the above all original deeds and documents are to be treated as the property of the Flat Owners' Association and duly hand over the same by the Developer to the Owners after completion of the sell of the Developer's Allocation and formed the said Flat Owners' Association.

ARTICLE - VII - BUILDING

- 7.1 The Developer shall at its cost construct, erect, and complete the buildings at the said property in accordance with the sanction plan with good and standard quality (as per I.S. Standard) materials as may be specified by the Architects from time to time.
- 7.2 Subject as aforesaid, the decision of the Developer regarding the quality of the materials shall be final and binding between the parties hereto.

Krishna Rao

- 7.3 The Developer Firm shall be authorized in the name of the Owner in so far as it is necessary to apply for and obtain quotas entitlements and other allocations for cement, steel, bricks, and other building materials allocable to the Owner for the construction of the buildings and to similarly authorized to apply for obtaining temporary and permanent connections of water, electricity, power, drainage, sewerage and/or gas to the new building/s and other inputs and facilities required and or available for the construction or enjoyment of the buildings for which purpose the Owner shall execute, in favour of the Developer Firm, a Power of Attorney and other authorities as shall be required by the Developer Firm.
- 7.4 The Developer Firm shall at their own cost and expenses and without creating any financial or other liability on the Owner, construct and complete the said building comprising of various flats and/or Units/apartments, Garages /Shops therein in accordance with the sanction plan and any amendment thereto or modification thereof caused to be made by the Developer Firm.
- 7.5 All costs charges and expenses including Architect's fees shall be discharged by the Developer and the Owners shall bear no responsibility in this context.
- 7.6 The Developer Firm shall decide the name of the Building.

ARTICLE – VIII PRE COMMENCEMENT AND CONSTRUCTION COMPLETION

- 8.1 **Pre- commencement** period starts from the date of signing and registering the Development Agreement and execution and registration of the Power of Attorney by the Owners in favour of the Developer. All expenses related to such execution and registration of Agreements and Power of Attorneys would be borne by the Developer.
- 8.2 That either from the date of obtaining sanctioned Building Plan and or from the date of demolishing the existing structure whichever is later since from such date (subject to force majeure conditions) require 24 (twenty-four) months to complete the Owner's Allocation and hand over the possession and also handover immediate after obtaining the Completion Certificate or Partial Completion Certificate from the competent authority. Some works relating to common areas and infrastructure facilities may, however, continue for some time but the Developer guarantees that the Owners will not be deprived of their right to enjoy the common facilities without any inconveniences to be faced by them.
- 8.3 Once the sanction of the building plan is obtained from the appropriate authority as well as getting vacant possession of the demised land, the Developer shall start construction activity immediately and the Owner will not raise any objection thereto as time is the essence of the Said Project.
- 8.4 Once the construction activities get started, no question of withdrawal of Agreements or revocation of Power of Attorneys shall arise from either side of the Owner or the Developer and all conditions of this Agreement shall prevail.

Krishna Ray

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ARTICLE – IX – COMMON EXPENSES

The Owner shall pay and bear all property tax and other dues and outgoings in respect of the entire property accruing until the date of handing over vacant possession by the Owner to the Developer Firm.

ARTICLE – X – OWNER'S OBLIGATIONS

10.1 The Owner shall hand over the vacant possession of the entire said Schedule property to the Developer simultaneously with the execution of these presents for construction of the building/s on the said property in terms of this Agreement.

10.2 The Owner hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction and completion of the said building at the said property by the Developer.

10.3 The Owner hereby agrees and covenants with the Developer not to do any act deed or thing whereby the Developer may be restrained from selling, assigning, and/or disposing of any of the Developer's allocation in the building at the said property.

10.4 The Owner shall authorize the Developer to mortgage the property for raising necessary funds/finance from the FIs' and/or Bank or Banks or Body-Corporate as and when it would be required, save & except mortgaging the owner shares in the project & on the indemnification of the Owner that any liability on the aspects of financial nature shall be fully & satisfactorily borne by the said developer only without encumbering title, interest, etc. of the owner share in the said project.

10.5 The Owner shall not let out, grant, lease, mortgage, and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

10.6 The Owner hereby agreed and undertakes that the owner shall cause to join as such party or parties in the Deed of Conveyance as Vendor or Confirming Parties so as to transfer to the Developer its allocation to the intending purchasers if felt required by the Developer Company.

10.7 On the date of execution and registration of the Development Agreement the Owner shall handover the Original Title Deeds and all relevant documents to the Developer and after forming the Association/ Society / Committee of the proposed Building such original documents will be returned back to the Owner and once the said registration will execute no prior permission is required to proceed for Development and construction work from the Owner and after handing over the peaceful possession of the land of the Owner unto the Developer no further maintenance will pay by the Owner.

10.8 Subject to the provision contained in this deed including the schedule and subject to the provision of Law for the time being in force the Owner shall be entitled to exclusive ownership possession and enjoyment of the said Flats with other rights attached hereto hereby conveyed together with all the benefit and facilities as herein specifically provided. and it shall be heritable and transferable.

Krishna Rao

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10.9 The Owner will examine the facilities, fittings, and fixtures provided in the building including the said flat, and after fully satisfying herself with regard thereto and the nature, scope, and extent of the benefits rights interest provided to the Owner and shall no claim or demand whatsoever against the Developer after taking possession of the respective Flats as captioned "Owner's Allocation"

ARTICLE - XI - DEVELOPERS' OBLIGATION

11.1 The Developer shall conceptualize planning, designing, and implementing the project construction at the said property in accordance with the said sanction plan and the specification/s mentioned in the Schedule written hereunder and with standard materials with the intent that the said building will be a decent residential building at its own costs.

11.2 The Developer hereby agrees and covenants with the Owner to complete the construction of the said new buildings within 24 (twenty-four) months from the date of starting of construction which may extend to another 6 (six) months for reasons beyond the Developer's control.

11.3 The Developer shall arrange and or provide one 01 separate residential acceptable accommodation for the owner and such accommodation shall be provided on a rental basis in the locality and the entire rent shall be borne by the developer Firm till handing over the Owner's Allocation in the proposed new building by the Developer Firm. And the entire sale proceeds of the building materials after demolishing the existing structure shall be conducted by the Developer absolutely.

ARTICLE - XII - DEVELOPER'S INDEMNITY

12. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, proceedings, and claims that may arise out of the Developer's actions with regard to the development of the said property.

ARTICLE - XIII - MISCELLANEOUS

13.1 The Owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to construe as partnership.

13.2 The Developer shall take the necessary steps to negotiate with the adjacent Plot/s holder/s for necessary amalgamation with the scheduled land of the Owner and to sign and execute necessary papers, and documents towards such amalgamation.

The First Schedule referred to as Said Premises

ALL THAT piece and parcel of Bastu land measuring more or less 07 decimals, equivalent to 04 Cottahs 04 Chhitaks with pucca constructed Building measuring about 1200 Square feet lying and situates within the limit of Khardah Municipality, **Municipal Holding no.- 245/128, New Colony Road, Paschimpara, P.O.- Rahara, Ward no. - 11, appertaining**

Krishna Roy

to Mouza - Rahara, J.L. no. - 3, Touzi no. - 184-190, Re. Su. no. -61, comprised and contained in C.S. Dag no. - 605/682, R.S. Dag no. - 605/1594, under R.S. Khatian no. - 889, corresponding L.R. Dag no.- 1559, under L.R. Khatian no. - 627, within the jurisdiction of A.D.S.R.- Sodepur, Kolkata- 700118. butted and bounded the entire land as follows.:

- On the North : 12feet wide Municipal Road
- On the South : 4 ft common Passage
- On the East : Land of R.K. Mission.
- On the West: : Property of Sisir Ghosh and others.

The Second Schedule is Referred to as Owner's Allocation

Owner's Allocation comprised of constructed areas and consideration amount in lieu of her said Premises (to the extent of g+iii storied building only)

The Owner shall entitle to get the entire complete Second 2nd Floor from the newly proposed Constructed Building consisting of 03 three complete residential Units/Flats and an amount of Consideration Rs.40,00,000/-(Rupees Forty Lakh) only in lieu of exploitation of her First Schedule lands for use of residential cum commercial purposes. The Flats will be allotted by the manners as follows.

- A. Three 03 numbers of complete residential Flats /units, will be provided from the Second 2nd Floor of the proposed Building in the manners as follows :
- I) One 01 Complete residential Flat /unit vide no.- A, measuring more or less 646 Square ft built up area
 - II) One 01 Complete residential Flat /unit vide no.- B, measuring more or less 813 Square feet ft built up area
 - III) One 01 Complete residential Flat /unit vide no.- C, measuring more or less 790 Square ft built up area

Including all common enjoyment AND facilities with the other Occupiers /Owners of the Building as stated in the Fifth Schedule herein below.

The Developer shall also be liable to pay an amount of Rs. 40,00,000/- (Rupees Forty Lakh) only by the following manners to the Owner.

- I) Rs. 4,00,000/- (Rupees Four Lakh) only at the time of execution of this Agreement.

Koridhna Roy

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II) Another Rs.6,00,000/- (Rupees Six Lakh) only will be paid by the developer at the time of commencement of Work.

III) And the balance amount of Rs. 30,00,000/- (Rupees Thirty Lakh) only at the time of handover of the entire allocation of the above-mentioned Three Flats/Units.

That if in the future any additional Floor will be constructed in that event the Owner shall entitle to get 40% forty percent of such additional areas and that area would be adjusted by making payment of consideration amount by the Developer to the Owner @ 2700 per square feet. And the balance of 60% shall remain under the absolute occupation of the Developer.

The Third Schedule Referred to as Developer's Allocation

Besides the Owner's Allocation as stated in clause 1.7 all the remaining balance constructed spaces/areas together with common space, after allocating the Owners' Share, under this agreement in the project to be developed by the Developer Firm on the said land, will be in absolute control of the Developer which they can sale to anybody at any price to be determined by the Developer Firm. The Owner shall not have any right or claim over any part of the area under the Developer's Allocation including those reserved by the developer for their own use for any purpose excluding the roof area/s of the building(s) under the entire project.

The Fourth Schedule Specification of Building With Flats

Building And Wall:-	RCC Super structure with Grade-I quality materials. local brickfield's bricks.
External wall	- 8" inch thickness brick wall, plaster with cement mortar.
Internal Wall	- 5" inch thickness and plaster with cement mortar for the common wall.& inside partition wall 3"/5" inch thickness with cement mortar.
Flooring	:- All floors finished with Floor Tiles 16" x 16" except Toilet and Kitchen
Toilet	Bathroom wall will be finished with Glazed Tiles of the standard brand up to Lintel height Toilet of Indian /commodes type, standard P.V.C . cistern. The floor is finished with Floor Marble. All fittings are in standard type one wash hand basin is in the dining space of each Flat & one Hand shower

Krishna Roy

Kitchen		Kitchen wall will be finished with Glazed Tiles of the standard brand up to Lintel height from the cooking platform finished with Black Stone, Floor will be finished with Marble
Doors	:-	All doors will be flush doors, Bathroom P.V.C., and all frames Malaysia Sal wood (except Bathroom).
Windows		Aluminum sliding and /or openable windows will be provided with black glass fitted.
Water Supply	:	According to the supply of Municipal water
Plumbing		Toilet conceal type with two bibcock, one shower, and one point for the flush tank, all fittings are standard quality
Verandah		Grill/ brick will be provided up to 2'6" feet in height
Electricity		Full concealed wiring.
		Bedroom – Two light points, One fan, One 5 amp. Plug point, - One light point, one point for the water purifier. One point for A.C. as per the choice of the Owner with complete electrical Accessories.
		The toilet wall will be finished with Glazed Tiles of the standard brand up to Lintel height - One light point & one exhaust point, One light point at the main entrance, and one Gezer point.
		One A/c plug point will be provided according to the Owners' choice in each new Flat.
Walls		Inside wall of the Flat will be finished with plaster of paris and an external wall with super snowcem or equivalent.
Painting		All doors and windows frame and grill painted with two coats primer & painting finish.
Extra Work		Any work other than that specified above would be extra work for which separate payment is required to be paid by Owners accordingly.

The Fifth Schedule above referred to
Common Areas and Facilities for the Flat Owner/s

1. The foundation, columns, beams, supports, Path, and Passages for free egress and ingress leading to the said Unit.
2. Water Pump Motor, Water Tanks, Water Pipes, and other Plumbing installations.
3. Overhead & Underground Water Reservoir, Electric Meter room/space if any,

Krishna Rao

4. Drainage sewers and rainwater pipes. Drainage and sewerage evacuation pipes from the Units to the Municipal Drainage
5. Such other common parts, areas, equipment installations, fixtures fittings, in or about the said building as are necessary including the common areas.
6. Stair and all its landings, Top floor roof, Lift.
7. All other areas, facilities, and amenities for common use and enjoyment of Said Complex.

*The Sixth Schedule above referred to as Maintenance
for the Flat Owners*

1. All costs of maintenance, operating, replacing, repairing, whitewashing, painting, decorating, and rebuilding, reconstructing, lighting the common portions and the common areas of the proposed building including the outer walls.
2. All charges, and deposits for supplies of the common utilities to the co-owners in common.
3. Costs/expenses of constitutions and operation of the association.
4. Cost of running, maintenance, repairs, and replacements of pumps, its motor, Lift, and other as used as commonly.
5. Electricity charges for electrical energy consumed for the operation of the common services including water pumps and Lift etc.

The Seventh Schedule Common Easement Right

The Owners shall allow each other and the association upon its formation and taking over maintenance and management of the Building the following rights easements quasi easement privileges and or appurtenances.

- 1) The Owner with the Other CO- owners of the different flats shall use the said general common areas and facilities for the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other flat owners.
- 2) The right of passage in all the common portions.
- 3) The right of passage of utilization including connection for telephone, television, pipes, etc. through each and every part of the Building to the said Flat.
- 4) Right of support shelter and protection of each portion of the building by the Owners.
- 5) Such right support easement and appurtenances and as are usually held used occupied or enjoyed as part or parcel of the said Flat.

Krishna Roy

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IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month, and year first above written.

Signed and delivered by the
Owner Smt. Krishna Roy
In the presence of:

Hena Basu Roy.
c/o Jayanta Basu.
Parbatipur.
P.O. Britinagar.
St. Nadia.
Pin - 741247.

Signed and delivered by the
Developer Pioneer Associate
In the presence of

Hena Basu Roy.
s/o Late. Dhanu Chandra
Bosepur, Kharagpur
67-117

Krishna Roy

Signature of the Owner Smt. Krishna Roy

PIONEER ASSOCIATES

1. *Kanti Rajan Das*
Partner

2. *Tapas Chanda*

Signature of the Developer "Pioneer
Associates" by its Partners

Drafted & Prepared by

Tapas Chanda

Tapas Chanda

Advocate

Sealdah Civil Court

Kolkata - 700 014

Enrolment no.- WB/731/1992

MEMO OF CONSIDERATION

I Smt. Krishna Roy Received from the within-named Developer the Sum of Rs. 4,00,000/- (Rupees Four Lakh) only. as per the memo of consideration mentioned below.

By Cheque vide no. 008113 dated 10.08.2023
on B.O.B.

Rs. 3,60,000/-

By T.D.S 008114 10.08.2023

Rs. 40,000/-

Total Rs. 4,00,000/-

(Rupees four Lakh) only

Signed and delivered by the
Owner Smt Krishna Roy
In the presence of

Krishna Roy

Signature of the Owner Smt. Krishna Roy

1. Hena Basu Roy .
c/o Jayanta Basu -
Parbatipur -
P.O. Pritimagar.
St. Nadia -
Pin - 741247 .

2. Honey Bhabha
S/o Late Dhan Chandra
Bosepham, Kharab
KQ-117

[Handwritten mark]

SPECIMEN FORM FOR IMPRESSION OF TEN FINGERS
A.D.S.R. OFFICE AT SODEPUR, DIST. - NORTH 24 PARGANAS

 <i>Krishna Roy</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
						
 <i>Kanti Ranjan Das</i>	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE
						
SIGNATURE <i>Krishna Roy</i>						
 <i>Kanti Ranjan Das</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
						
 <i>Kanti Ranjan Das</i>	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE
						
SIGNATURE <i>Kanti Ranjan Das</i>						
 <i>Gopinath Das</i>	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
						
 <i>Gopinath Das</i>	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE
						
SIGNATURE <i>Gopinath Das</i>						
	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE
SIGNATURE						

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



192023240176525301

GRN Details

GRN:	192023240176525301	Payment Mode:	Online Payment
GRN Date:	19/08/2023 12:06:09	Bank/Gateway:	State Bank of India
BRN :	IK0CKKGDY5	BRN Date:	19/08/2023 12:07:22
GRIPS Payment ID:	190820232017652529	Payment Init. Date:	19/08/2023 12:06:09
Payment Status:	Successful	Payment Ref. No:	2002068638/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Tapas Chanda
Address:	Sealdah Civil Court Complex Kolkata, West Bengal, 700014
Mobile:	7980626720
EMAIL:	tapchanda97@gmail.com
Contact No:	7980626720
Depositor Status:	Advocate
Query No:	2002068638
Applicant's Name:	Mr Tapas Chanda
Identification No:	2002068638/1/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	19/08/2023
Period To (dd/mm/yyyy):	19/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002068638/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	5021
2	2002068638/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	4021
Total				9042

IN WORDS: NINE THOUSAND FORTY TWO ONLY.



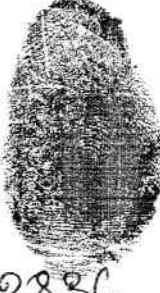
Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SODEPUR, District Name : North 24-Parganas

Signature / LTI Sheet of Query No/Year 15242002068638/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt KRISHNA ROY 393, NEW COLONY ROAD, PASCHIMPARA, City:- Khardah, P.O:- RAHARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118	Land Lord	 Krishna Roy	 2836	Krishna Roy 22.8.23
2	Shri KANTI RANJAN DAS 1 NO. SURYASEN NAGAR, City:- Khardah, P.O:- KHARDAH, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117	Represent ative of Developer [PIONEER ASSOCIA TES]	 Kanti Ranjan Das	 2835	Kanti Ranjan Das 22.08.23.
3	Shri GOPAL DAS 23, DR. GOPAL CHATTERJEE ROAD, City:- , P.O:- SUKCHAR, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700115	Represent ative of Developer [PIONEER ASSOCIA TES]	 Gopal Das	 2834	Gopal Das 22.08.2023



No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri SANDIP DAS Son of Shri DILIP DAS R. K. PALLY, City:- Panihati, P.O:- PANIHATI, P.S:- Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700114	Smt KRISHNA ROY, Shri KANTI RANJAN DAS, Shri GOPAL DAS		 2837	 22/08/2023.

Sandip Das



(Debjani Halder)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SODEPUR
North 24-Parganas, West
Bengal

*Additional District Sub-Registrar
Sodepur, North 24 Parganas*

Major Information of the Deed

No :	I-1524-06182/2023	Date of Registration	24/08/2023
Query No / Year	1524-2002068638/2023	Office where deed is registered	
Query Date	12/08/2023 6:28:44 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Tapas Chanda Sealdah Civil Court,Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7980626720, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 4,00,000/-]	
Set Forth value		Market Value	
Rs. 40,00,000/-		Rs. 66,23,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,021/- (Article:48(g))		Rs. 4,021/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: New Colony Road (Khardaha Municipality), Mouza: Rahara, , Ward No: 11, Holding No:245/128 JI No: 3, , PASCHIMPARA Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1559 (RS :-)	LR-627	Bastu	Bastu	4 Katha 4 Chatak	32,00,000/-	58,13,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					7.0125Dec	32,00,000 /-	58,13,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	8,00,000/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	8,00,000 /-	8,10,000 /-	

nd Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt KRISHNA ROY Wife of Late BINOYENDRA CHANDRA ROY 393, NEW COLONY ROAD, PASCHIMPARA, City:- Khardah, P.O:- RAHARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx0P, Aadhaar No: 74xxxxxxxx5376, Status :Individual, Executed by: Self, Date of Execution: 22/08/2023 Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/08/2023 Admitted by: Self, Date of Admission: 22/08/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PIONEER ASSOCIATES BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, PAN No.: AAxxxxxx5R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri KANTI RANJAN DAS Son of Late NALINI KANTA DAS 1 NO. SURYASEN NAGAR, City:- Khardah, P.O:- KHARDAH, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx9P, Aadhaar No: 81xxxxxxxx0674 Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)
2	Shri GOPAL DAS (Presentant) Son of Late NARAYAN CHANDRA DAS 23, DR. GOPAL CHATTERJEE ROAD, City:- , P.O:- SUKCHAR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx5H, Aadhaar No: 86xxxxxxxx3840 Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SANDIP DAS Son of Shri DILIP DAS R. K. PALLY, City:- Panihati, P.O:- PANIHATI, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114			
Identifier Of Smt KRISHNA ROY, Shri KANTI RANJAN DAS, Shri GOPAL DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt KRISHNA ROY	PIONEER ASSOCIATES-7.0125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt KRISHNA ROY	PIONEER ASSOCIATES-1200.00000000 Sq Ft

Land Details as per Land Record

District: North 24 Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: New Colony Road (Khardaha Municipality), Mouza: Rahara, , Ward No: 11, Holding No:245/128 JI No: 3, , PASCHIMPARA Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1559, LR Khatian No:- 627	Owner:কৃষ্ণা রায় ., Gurdian:বিনয়েন্দ্র রায়, Address:নিজ , Classification:বালু, Area:0.08000000 Acre,	Smt KRISHNA ROY

On 22-08-2023

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

Presented for registration at 21:28 hrs on 22-08-2023, at the Private residence by Shri GOPAL DAS ,.

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 66,23,999/-

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

Execution is admitted on 22/08/2023 by Smt KRISHNA ROY, Wife of Late BINOYENDRA CHANDRA ROY, 393, NEW COLONY ROAD, PASCHIMPARA, P.O: RAHARA, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person

Indetified by Shri SANDIP DAS, , Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha, , City/Town PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 22-08-2023 by Shri KANTI RANJAN DAS, PARTNER, PIONEER ASSOCIATES, BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Shri SANDIP DAS, , Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha, , City/Town PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 22-08-2023 by Shri GOPAL DAS, PARTNER, PIONEER ASSOCIATES, BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Shri SANDIP DAS, , Son of Shri DILIP DAS, R. K. PALLY, P.O: PANIHATI, Thana: Khardaha, , City/Town PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business



Debjani Halder

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

On 24-08-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,021.00/- (B = Rs 4,000.00/- ,E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/08/2023 12:07PM with Govt. Ref. No: 192023240176525301 on 19-08-2023, Amount Rs: 4,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CKKGDY5 on 19-08-2023, Head of Account 0030-03-104-001-16

ment of Stamp Duty

certified that required **Stamp Duty payable** for this document is Rs. 10,021/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = **Rs 5,021/-**

Description of Stamp

1. Stamp: Type: **Impressed**, Serial no 1121, Amount: Rs.5,000.00/-, Date of Purchase: 05/08/2023, Vendor name: S C Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on **19-08-2023 12:07PM** with Govt. Ref. No: 192023240176525301 on 19-08-2023, Amount Rs: 5,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CKKGDY5 on 19-08-2023, Head of Account 0030-02-103-003-02



Debjani Halder

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR**

North 24-Parganas, West Bengal

icate of Registration under section 60 and Rule 69.

istered in Book - I

Volume number 1524-2023, Page from 206825 to 206856

being No 152406182 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.08.29 13:59:27 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

Debjani Halder) 2023/08/29 01:59:27 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)