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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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certified that the document is admitted to
registration. The signature sheet / sheet's
and the endorsement sheet/sheet's
attached with this document's are the part
of this document

15/9/23
19 SEP 2023

DEVELOPMENT AGREEMENT

THIS DEED OF AGREEMENT is made on this the 15th day
of September, 2023 (Two Thousand and Twenty Three)
as per CHRISTIAN ERA.

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Alokendu Bandyopadhyay

Advocate

ANNAPURNA UDYOG
Suresh Chandra Chatterjee
Partner

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BETWEEN

SMT. TAPASI DAS ROY (PAN: CABPR6078Q), Wife of Sri Partha Das, Daughter of Late Tarun Kumar Roy, by Nationality-Indian, by Religion-Hindu, by Occupation-Household, Residing at: 3/154, Mahajati Nagar, P.O. Agarpara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109, hereinafter called and referred to as the "**LAND OWNER/S**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, successors, legal representatives and/or assigns) of the **ONE PART.**

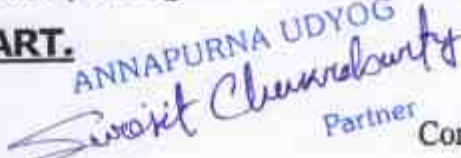
AND

"ANNAPURNA UDYOG" (PAN : ACAFA4231D), a Partnership Firm having it's registered office at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058, hereby represented by it's partners namely, **(1) SRI BISWAJIT PAUL (PAN: CAFPP3188M)**, Son of Sri Basudeb Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058,

(2) SRI SUROJIT CHAKRABORTY (PAN: CIWPC6391Q), Son of Sri Swapan Chakraborty, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 3/74, Mahajati Nagar, P.O. Agarpara, P.S Khardah, Dist. North 24 Parganas, Kolkata-700109, hereinafter called and referred to as **PROMOTER/DEVELOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include it's/their respective heirs, executors, administrators, representatives, assigns and nominee or nominees) of the **OTHER PART.**


Alokendu Bandyopadhyay

Advocate


ANAPURNA UDYOG
Surojit Chakraborty
Partner

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WHEREAS the land Owner hereof is the absolute and lawful owner of a plot of land measuring more or less **10 Chittaks 14 Sq.ft. of land** classified as "Bastu" lying and situates within **Mouza : Agarpara**, J.L. No. 11, Re.Su. 31, Touzi No. 155, E.P. No. 24, S. P. No. 509, comprised and contained in C.S. & R.S. Dag No. 1217(P), corresponding to **L.R. Dag. No. 1217/2556**, under L.R. Khatian No. 888, P.S. Khardah, Dist. North 24 Parganas, A.D.S.R.O. Sodepur, under the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, within the local limits of Panihati Municipality, Bearing Holding no. 32/C at 3No. Mahajati Nagar, under Ward No. 9 being morefully described in the Schedule appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Development Agreement.

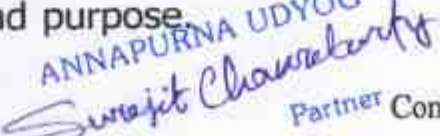
WHEREAS after the partition of India a large number of residence of formal East Pakistan crossed over and came to the territory of the state of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such homeless persons for their residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the urban area for homestead purpose.


Alokendu Bandyopadhyay

Advocate

ANNAPURNA UDYOG

Partner

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AND WHEREAS the Predecessor-in-title of the Land Owner hereof namely Smt. Jiban Rani Roy (Wife of Late Prafulla Ranjan Roy) was one of such persons who had come to use and occupy a piece of land particularly described in the schedule hereunder written.

AND WHEREAS the said Smt. Jiban Rani Roy being refugee displaced from the then East Pakistan now Bangladesh approached the Government of West Bengal for the said plot of land for her rehabilitation.

AND WHEREAS the Govt. of West Bengal subsequently by a Deed of Gift, being No. 2061, dated 19.12.1990 and registered at A.D.R. North 24 Parganas, Barasat and recorded in Book No. I, Volume No. 28, pages from 141 to 144, being No. 2061 for the year 1990 gifted a plot of land measuring an area about 3 Cottah 12 Chittack 22.5 sq.ft. within Mouza-Agarpara, J.L. No. 11, Re. Su. No. 31, Touzi No. 155, E.P. No. 24, S.P. No. 509, comprised and contained in C.S. & R.S. Dag No. 1217(P), P.S. Khardah, the than A.D.S.R.O. Barrackpore, at Present A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality and she made a R.T. Shed residential house over the said plot of land and residing there with her son & daughter and enjoying the same without any interruption of others.

AND WHEREAS the said Jiban Rani Roy while had been enjoying the actual physical possession of the said landed property she died intestate on 16.11.1996 leaving behind her Five sons namely Sri Arun Kumar Roy, Sri Tapan Kumar Roy, Sri Arabindo Roy, Sri Barun Kumar Roy & Sri Tarun


Alokendu Bandyopadhyay
Advocate

ANNAPURNA UDYOG
Swajit Chakraborty
Partner

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Kumar Roy and Three daughters namely Smt. Anjana Guha Roy (Wife of Late Santirajan Guha Roy), Smt. Itu Basu (Wife of Sri Biswanath Basu) & Smt. Mita Biswas (Wife of Sri Sankar Biswas) as her legal heirs and successors of the said landed property as left by Late Jiban Rani Roy devolved upon them as undivided 1/8th share in each part as per the Provision of Hindu Succession Act, 1956.

AND WHEREAS while enjoying the same the said Tarun Kumar Roy died intestate on 08.08.2012 leaving behind him his widow Smt. Alo Roy and One Daughter namely Smt. Tapasi Das Roy as his surviving legal heirs and successors. Subsequently said Alo Roy died intestate on 15.04.2022 leaving behind her only Daughter as abovenamed and after the demise of Tarun Kumar Roy & Alo Roy the said Smt. Tapasi Das Roy has got the undivided 1/8th share of the said landed property as left by Tarun Kumar Roy as per the Provision of Hindu Succession Act, 1956.

AND WHEREAS while enjoying the same the said Arun Kumar Roy died intestate on 20.12.2004 leaving behind him his widow Smt. Bina Roy, One Son namely Sri Amitava Roy & One Daughter namely Smt. Pragna Paramita Roy as his surviving legal heirs and successors. Subsequently said Bina Roy died intestate on 15.07.2020 leaving behind her One Son & One Daughter as abovenamed and after the demise of Arun Kumar Roy & Bina Roy the said Sri Amitava Roy and Smt. Pragna Paramita Roy jointly has got the undivided 1/8th share of the said landed property as left by Arun Kumar Roy as per the Provision of Hindu Succession Act, 1956.


Alokendu Bandyopadhyay
Advocate

ANNA PURNA UDYOG

Partner

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AND WHEREAS while enjoying the same the said Arabindo Roy died intestate on 07.03.2021 leaving behind him his widow Smt. Suparna Ray and only Son namely Sri Atanu Ray as his surviving legal heirs and successors. After the demise of Arabindo Roy the said Smt. Suparna Ray and Sri Atanu Ray jointly has got the undivided 1/8th share of the said landed property as left by Arabindo Roy as per the Provision of Hindu Succession Act, 1956.

AND WHEREAS in the manner aforesaid the said Sri Tapan Kumar Roy, Sri Barun Kumar Roy, Smt. Anjana Guha Roy, Smt. Itu Basu, Smt. Mita Biswas jointly by virtue of inheritance from their deceased mother has got undivided 1/8th share of each part of the aforesaid landed property and the said Sri Amitava Roy, Smt. Pragna Paramita Roy by virtue of inheritance from their deceased father & mother jointly have got undivided 1/8th share of the aforesaid landed property and the said Smt. Suparna Ray and Sri Atanu Roy by virtue of inheritance from their deceased husband & father jointly have got undivided 1/8th share of the aforesaid landed property and the said Smt. Tapasi Das Roy by virtue of inheritance from her deceased father & mother has got undivided 1/8th share of the aforesaid landed property.

AND WHEREAS in the manner aforesaid the said SRI TAPAN KUMAR ROY, SRI BARUN KUMAR ROY, SMT. ANJANA GUHA ROY, SMT. ITU BASU, SMT. MITA BISWAS, SRI AMITAVA ROY, SMT. PRAGNA PARAMITA ROY, SMT. SUPARNA RAY, SRI ATANU RAY become the lawful joint owners of 7/8th undivided share of land and building and



Alokendu Bandyopadhyay

Advocate

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the said Smt. Tapasi Das Roy became the lawful owner of 1/8th undivided share of the said land & building and possessing the same as joint owners.

AND WHEREAS in the foregoing events & description the said SRI TAPAN KUMAR ROY, SRI BARUN KUMAR ROY, SMT. ANJANA GUHA ROY, SMT. ITU BASU, SMT. MITA BISWAS, SRI AMITAVA ROY, SMT. PRAGNA PARAMITA ROY, SMT. SUPARNA RAY, SRI ATANU RAY & SMT. TAPASI DAS ROY hereof jointly became the lawful owners of the landed property measuring an area about 3 Cottah 12 Chittak 22.5 Sq.ft. of land in R.S. Dag No. 1217(P), togetherwith old dilapidated residential house standing thereon and enjoying the actual physical possession of the said landed property and thereafter they for their better enjoyment mutually decided to divide the said Plot of Land into several individual plot out of which One Plot of land measuring 10 chittak 14 sq.ft. togetherwith 200 sq.ft. R.T. Shed standing thereon and the said plot of land enjoyed by them as ezmal peacefully, quietly and without interruption of others and hinderance from any corner whatsoever.

AND WHEREAS in the manner aforesaid the said SRI TAPAN KUMAR ROY, SRI BARUN KUMAR ROY, SMT. ANJANA GUHA ROY, SMT. ITU BASU, SMT. MITA BISWAS, SRI AMITAVA ROY, SMT. PRAGNA PARAMITA ROY, SMT. SUPARNA RAY & SRI ATANU RAY jointly has got undivided 7/8th share of land and building measuring 9 Chittaks 1 Sq.ft. of land togetherwith undivided 7/8th share R.T. Shed 175 sq.ft. out of the total Plot of land, measuring an area 10



Alokendu Bandyopadhyay

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Chittak 14 Sq.ft. of land togetherwith R.T. Shed having area of 200 Sq.ft. standing thereon and enjoying the actual physical possession of the said landed property with their co-sharer i.e. the said Smt. Tapasi Das Roy & while enjoying the same the said SRI TAPAN KUMAR ROY, SRI BARUN KUMAR ROY, SMT. ANJANA GUHA ROY, SMT. ITU BASU, SMT. MITA BISWAS, SRI AMITAVA ROY, SMT. PRAGNA PARAMITA ROY, SMT. SUPARNA RAY, SRI ATANU RAY jointly make a Gift in respect of their 7/8th share of land & building i.e. 9 Chittak 1 Sq.ft. of land togetherwith undivided 7/8th share of R.T. Shed i.e. 175 sq.ft. out of the total Plot of land measuring an area 10 Chittak 14 Sq.ft. of land togetherwith R.T. Shed having area of 200 Sq.ft. standing thereon infavour of Smt. Tapasi Das Roy by Executing a Deed of Gift which was Executed & Registerd on 10.05.2023 at the Office of A.D.S.R. Sodepur and the same was recorded in Book No. I, Volume No. 1524-2023, pages from 125272 to 125306, being no. 152403531 for the year 2023.

AND WHEREAS the Land Owner namely Smt. Tapasi Das Roy hereof by virtue of the aforesaid Deed of Gift has got 7/8th share of land & building i.e. 9 Chittak 1 Sq.ft. of land togetherwith undivided 7/8th share of R.T. Shed i.e. 175 sq.ft. and by virtue of inheritance from her deceased father & mother has got undivided 1/8th share of land & building i.e. 01 Chittack 13 sq.ft. of land togetherwith undivided 1/8th share of R.T. Shed i.e. 25 sq.ft. thus she became the absolute and lawful sole owner of the **total plot measuring an area 10 Chittaks 14 Sq.ft. of land togetherwith 200 sq.ft. R.T. Shed standing thereon.**



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AND WHEREAS after obtaining the aforesaid landed property the Land Owner hereof mutated her name in Assessment Registrar of Panihati Municipality bearing Holding No. 32, No. 3 Mahajati Nagar, under Ward No. 9 and enjoying as well as possessing the said land and building by exercising all the rights, authorities and powers and also possessing a good and marketable title over the aforesaid landed property free from all sorts of encumbrances and charges.

AND WHEREAS the Land Owner hereof with a view to fulfil her desire and with the consent to amalgamate her landed property with the other contiguous plot holders as well as with amalgamation with the others holding in to a single holding and for making construction of a Multi Storied Building over the landed property mentioned in the Schedule hereunder written the Land Owner of the First Part approached the Developer of the Second Part to construct a Multi Storied Building consisting of several residential flats, shops and garages etc. as per plan to be sanctioned by the Panihati Municipality at the cost, expenses and charges of the Developer and the Developer hereto agreed.

AND WHEREAS the parties hereto made and executed this agreement for construction of a Multi Storied Building in joint venture on the terms and conditions hereunder contained.

After completion of the construction of the proposed building the Land Owner will be entitled to:-



Alokendu Bandyopadhyay

Advocate

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In consideration of the owners having granted the Developer and exclusive consent to develop the said property the land owner namely Smt. Tapasi Das Roy is entitled to get her Owner's Allocation in respect of her land area into the new proposed multistoried building by using her land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The land owner namely Smt. Tapasi Das Roy solely is entitled to get **1 (One) no. of self contained residential Flat on the Fourth Floor, Flat No. '4A', North-East Facing, measuring more or less 540 Sq. Ft. Constructed covered area into the new proposed multistoried building.**

Covered area means : Constructed covered area of Flat/Unit + share of stair case, Lift & Corridor.

The Land Owner herein also hereby solely entitled to get a sum of **Rs. 1,00,000.00 (Rupees One Lakhs)** only from the Developer as non-refundable/non-adjustable amount out of which **Rs. 20,000.00 (Rupees Twenty Thousand)** only shall be paid by the Developer to the Land Owner on or before execution and Registration of this Development Agreement and the rest amount i.e. **Rs. 80,000.00 (Rupees Eighty Thousand)** only will be paid by the Developer to the Land Owner at the time of handover the peaceful vacant possession of her Owner's Allocation and after receiving such amount as aforesaid the land owner shall issue proper money receipt in favour of the Developer. Be it mentioned hereto that after receiving the possession of owner's allocation and the money value as



Alokendu Bandyopadhyay
Advocate

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mentioned hereinabove as her Owner's allocation the land Owner herein shall have no future claim or demand in respect of her allocation from the Developer.

Be it specifically mentioned here that other than the Owners' allocation as aforesaid of the respective land owner's the remaining portion of the said proposed Multi Storied Building will be the sole property of the Developer.

The Land Owner shall pay all the taxes & outgoings & shall be liable to pay all the outstanding dues and arrears till the date of signing of this agreement and/or handing over the vacant physical possession of her landed property to the Developer which ever is earlier & shall not call upon the Developer for the same.

AND WHEREAS the parties hereto confirm all the terms and conditions being accepted by them and/or now desirous of recording in writing the same terms and conditions subject to which the Developer agreed with the Land Owner for construction of a Multi storeyed building on the said land comprising the said property in the following manner:-

a) Simultaneously with the execution of this Agreement the owner shall deliver physical vacant possession of the said property morefully described in the Schedule hereunder written for proceedings with acts, deeds and things necessary for Development of the said property and construction of a proposed Multi Storeyed Building thereon in accordance with the covenants of this Agreement.

b) Simultaneously with the execution of this Agreement the Developer shall make prepare and caused to be made and prepared all Plan or Plans, Design, Drawings, specifications, applications, and all other papers and



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documents as may be necessary and/or required for the purpose of and/or for and/or in connection and/or in relation to the construction and/or erection of the proposed building by an Architect and/or Engineer of the Building at the entire costs, fees, charges to be borne by the Developer exclusively which shall be signed, executed, affirmed, endorsed by the Land Owner and to be submitted and filed by the Developer in the name of the Land Owner before the Panihati Municipality for sanctioning thereof, Fire Brigade Authority, Police authority, C.E.S.C. or W.B.S.E.D.C.L. or any other appropriate Government, Semi Govt, or Quasi Govt, authority or authorities whomsoever and when required necessary from time to time at the entire costs charges and expenses of the Developer. The Land Owner hereby declare that she would extend all sorts of co-operation necessary for such require acts, deeds and things to be done and/or caused to be done by the Developer.

- c) It is specifically agreed by the parties that all costs, charges, fees, fines, penalties, expenses etc. to be incurred and/or paid on account of obtaining of the required building plan in respect of the said proposed Multi Storied building to be sanctioned by the Panihati Municipality and/or other concerned authority as the case may be shall exclusively be borne and/or paid by the Developer.
- d) The Developer shall construct, re-construct, erect and/or build the said proposed building on the land comprised in the said property as per the said sanctioned building Plan at it's own costs.
- e) The Developer shall complete the construction, re-construction, erection and/or build the said proposed building in accordance with the sanctioned building Plan



as per below mentioned specification within **30 months** from the date of sanction building plan or revised sanction plan if any (hereinafter referred to as the said stipulated period) **with a Grace Period of 6 (six) months**, save & except due to force majeure viz. act of god, inter alia, earthquakes, civil war, Air raid, Enemy War, Strike, Riot, Civil commotion and/or held up and/or obstructed due to any central and/or state government enactment ordinance or any injunction order of the court or any other reasons beyond the control of the Developer, then and in that event the said stipulated period shall be increased by the same period without any objection by the Land Owner,

f) The Land Owner shall execute Registered Development Power of attorney in favour of the Developer authorising it to take all steps for obtaining sanctioned plan or plans in respect of construction of the proposed building as aforesaid and for the purpose of the same to do all allied works, deeds or things in terms of this presents.

g) The Developer is at liberty to enter into agreement for sale with the intending purchaser or purchasers in respect of flats, shops and Garages from the Developer's allocation and to receive the earnest money, advances or payment from them without any consent of the owners at the terms and conditions the Developer may think and proper. The Land Owner will not be liable for any transaction entered into by the Developer for the Developer's allocation vice-versa.

h) The Developer is entitled to enter into such Agreement and/or in all or any other agreements for sale, transfer, assignment, mortgage as may be from time to time be prepared, executed and/or registered by the



Alokendu Bandyopadhyay

Advocate

Developer in favour of such said intending buyers and/or purchaser of the respective units or portion comprising the said share due to the developer in which the Land Owner shall have no say whatsoever and the Land Owner shall whenever be necessary be a confirming or principle party in such sale or transfer on the request of the Developer.

- i) The Developer shall be at liberty to sell, let-out, lease out take advance for the Developer portion **except Owners' allocation** as per agreement.
- j) Save and except as stated herein the Land Owner shall have no right to enter into any agreement of whatsoever nature with any third party in respect of the said property after execution of this Agreement and shall keep the Developer indemnified for the same.
- k) If the Land Owner and Developer fail or neglect to comply with any of the terms and conditions of this agreement then the Land Owner and the Developer shall have right to sue either party for specific performance of this Agreement and/or for damage.
- l) The Land Owner will not interfere in the day to day working of the Developer. The Developer will use quality materials for construction and in case of any dispute the decision of the appointed Architect or Engineer will be final and binding on both the parties.
- m) If the Land Owner intend to sell their Owners' allocation to any purchaser/purchasers, the measurement of the flat should be calculated as Super-built-up area.
- n) The Developer will have every right to demolish the existing building on the land stated in the Schedule hereunder and whatsoever the materials of the said



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building subject to be demolished shall be disposed of by the Developer and the sale proceeds thereon shall absolutely be credited to the Developer's account and no claim thereon on the part of the Land Owner shall be entertained in any case.

Be it mentioned here that the land Owner shall shift to a nearby place to facilitated the construction of proposed Multistoried Building and the Developer shall pay the monthly rent @ Rs. 3,500.00 (Rupees Three Thousand Five Hundred) only per month to the land owner hereof and upon completion the Owner shall shift back to her allocated portion in ready and finished condition.

(o) Both the Developer and the Land Owner shall do all other acts, deeds and things as may be required in law for giving effect to and/or due implementation of this Agreement and not to do any act, deeds or things which may amount to violation or contravention of any of the terms and condition herein contained.

(p) The Completion Certificate of Municipality will be obtained by the Developer at the costs, expenses and charges of the Developer.

(q) All disputes and differences arising between the parties to this agreement shall on the First place be referred to arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly in accordance with Arbitration and Conciliation Act, 1996 to process, the dispute and difference and any step otherwise without compliance the provision of said arbitration, either of the parties will not be entitled to proceed before the court of law as regards the said disputes and differences.



Alokendu Bandyopadhyay

Advocate

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(r) The name of the proposed multistoried building will be decided by Developer.

(s) All the interior fittings be it electrical, plumbing or any other materials etc. will be used as per the specification as mentioned in the Fourth Schedule herein below.

(t) No portion of the proposed building or the area of the premises as mentioned in this Development Agreement shall be used for any illegal purposes by any person including the developer or by any future buyer.

(u) In case of any dispute regarding construction, construction materials, design or anything which is related to the process of construction as mutually agreed Architect or Civil Engineer shall be deputed as to the settlement or the dispute and decision of the said Architect or Civil Engineer shall be final and binding on both parties.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring more or less **10 Chittak 14 sq.ft.** of land togetherwith **200 sq.ft.** R. T. Shed standing thereon with **Cemented Flooring** classified as "**BASTU**" lying and situates within **Mouza-Agarpara**, J.L. No. 11, Re. Su. No. 31, Touzi No. 155, E.P. No. 24, S.P. No. 509, comprised and contained in R.S. Dag No. 1217, **corresponding L.R. Dag No. 1217/2556**, L.R. Khatian No. 888, P.S. Khardaha, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, under the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, within the



Alokendu Bandyopadhyay

Advocate

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local limits of Panihati Municipality, bearing Holding No. 32, No. 3 Mahajati Nagar Road, under Ward No. 9, Kolkata-700109 TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Development Agreement.

BUTTED AND BOUNDED BY

On the North : 11ft. wide 3 No. Mahajati Nagar bye Lane.

On the South : House of Smt. Chandra Das.

On the East : 16ft. wide 3 No. Mahajati Nagar Road.

On the West : House of Jiban Rani Roy.

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNER'S ALLOCATION)

In consideration of the owners having granted the Developer and exclusive consent to develop the said property the land owner namely Smt. Tapasi Das Roy is entitled to get her Owner's Allocation in respect of her land area into the new proposed multistoried building by using her land in commercial purpose and such area shall be allotted in the new building and distributed in the following manner:-

The land owner namely Smt. Tapasi Das Roy solely is entitled to get **1 (One) no. of self contained residential Flat on the Fourth Floor, Flat No. '4A', North-East Facing, measuring more or less 540 Sq. Ft. Constructed covered area into the new proposed multistoried building.**

Covered area means : Constructed covered area of Flat/Unit + share of stair case, Lift & Corridor.



Alokendu Bandyopadhyay
Advocate

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The Land Owner herein also hereby solely entitled to get a sum of **Rs. 1,00,000.00 (Rupees One Lakhs)** only from the Developer as non-refundable/non-adjustable amount out of which **Rs. 20,000.00 (Rupees Twenty Thousand)** only shall be paid by the Developer to the Land Owner on or before execution and Registration of this Development Agreement and the rest amount i.e. **Rs. 80,000.00 (Rupees Eighty Thousand)** only will be paid by the Developer to the Land Owner at the time of handover the peaceful vacant possession of her Owner's Allocation and after receiving such amount as aforesaid the land owner shall issue proper money receipt in favour of the Developer. Be it mentioned hereto that after receiving the possession of owner's allocation and the money value as mentioned hereinabove as her Owner's allocation the land Owner herein shall have no future claim or demand in respect of her allocation from the Developer.

Be it specifically mentioned here that other than the Owners' allocation as aforesaid of the respective land owner's the remaining portion of the said proposed Multi Storied Building will be the sole property of the Developer.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's allocation)

DEVELOPER'S ALLOCATION : shall mean all the remaining portion of the entire building (excluding Owners' allocation) including the common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the developer



Alokendu Bandyopadhyay

Advocate

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togetherwith the absolute right of the part of the Developer to enter into agreement for sale with intending purchaser/ purchasers by and mode of Transfer of property Act. and/ or lease, let out, or in any manner may with the same as the absolute Owners thereof.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of work)

NUMBER OF FLOOR : Ground floor plus upper stories.

BUILDING AND WALL : R.C.C. Super structure with Grade 1 quality materials local brick field's bricks.

Internal finish : Putty Finish.

External Finish : Cement based paint over plaster.

Door Frame : Wooden.

Palla : Flash Door. Toilet with P.V.C. Frame and palla.

Windows : Aluminium sliding window will be provided with glass fitted.

Flooring : All rooms, dining, balcony, kitchen and toilet floor finished by Tiles.

Stair & Corridor : Marble floor.

Kitchen : 4 ft. height glazed tiles covering from kitchen table top finished with Black Stone and one steel sink will be provide and two taps.

Bathroom & Toilet: 6ft. height glazed tiles from 6 inches skirting, concealed Water pipes lines finishing with two taps and one shower point. White Indian Pan and One Anglo Indian Commode. One twin tap, Commode Shower.

Balcony : 2'-6" covered with brick work/or grill fittings.



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Dinning : One basin with white colour with tap, one water purifier point.

ELECTRICITY

Sufficient electric points as follows:

Main Entrance : One Light and one Calling Bell point.

Bedroom : One Tube, One fan, One plug, Double bracket point.

Balcony : One light, One plug point,

Dining : One Tube, One fan, One plug, Single Bracket, 15 Amps Plug for freeze, One D.P. Main Switch.

Toilet : One light, One fan (exhaust), One Geyser Point (only One Toilet).

Kitchen : One light, One fan (exhaust), One 15 Amps Plug points.

Water : 24 hours supply through Submersible & Municipal water connection.

Mother Meter/Common Lift : Proportionate cost of infrastructure i.e mother line and proportionate lift cost per unit/flat will be borne by the intending purchaser/s of the building exclusively for their respective allocation.

Extra works : Any extra works other than the standard schedule shall be charged extra and such amount shall be deposited by the owner or purchaser before the execution of such works.



Alokendu Bandyopadhyay

Advocate

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

SIGNED & DELIVERED
in presence of following

WITNESSES:

- ✓ 1. Ayan Banerjee.
S/o - Swapan Banerjee. — Adv
Barrackpore Court.
Enl no:- FI 1429/2013.
- ✓ 2. Suhanu Bhattacharyya
S/O Biplob Bhattacharyya
Kumar Chatterjee Road
Bolkak - Joo/LS.

Tapas Das Roy

SIGNATURE OF THE LAND, OWNER

ANNAPURNA UDYOG

Bismita Das

Susmit Chatterjee

Partner

SIGNATURE OF THE DEVELOPER

Drafted by:

Alokendu Bandyopadhyay

ALOKENDU BANDYOPADHYAY

Advocate

Calcutta High Court, District Judge's Court Barasat,

Barrackpore Court

Enl. No.-WB-570/2004

Laser Setter:

Preetam Das

Preetam Das

(22)

Memo of Consideration

We, the land owners hereof do hereby received a sum of **Rs. 20,000.00 (Rupees Twenty Thousand)** only from the within named Developer/s as part payment of owners allocation in the following memo:

<u>Date</u>	<u>Cheque No.</u>	<u>Bank Name</u>	<u>Amount</u>
15.09.2023	000003	B.O.B.	Rs. 20,000.00

Total : Rs. 20,000.00

In Word: **Rupees Twenty Thousand** Only.

SIGNED AND DELIVERED

IN PRESENCE OF FOLLOWING

WITNESSES:

1. Ayan Banerjee
—Adv
Barraclough Court.

2. Subhankar Bhattacharyya
Kuan Chatterjee Road,
Kolkata 700 115.

Tapasi Das Roy

SIGNATURE OF THE LAND OWNER

Tapasi Das Roy



Alokendu Bandyopadhyay

Affiliate

Contd.....23



(1) Name : **SMT. TAPASI DAS ROY**

Tapasi Das Roy

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Tapasi Das Roy

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



SRI BISWAJIT PAUL

Biswajit Paul

(1) Name :

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Biswajit Paul

SIGNATURE OF THE PRESENTANT

SRI SUROJIT CHAKRABORTY

Surojit Chakraborty

(2) Name :
Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Surojit Chakraborty

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person,
and attested by the said person.

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



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

Query No / Year	2002333884/2023	Office where deed will be registered
Query Date	13/09/2023 11:04:11 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, 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 : 20,000/-]	
Set Forth value	Market Value	
Rs. 8,00,000/-	Rs. 9,06,600/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 5,021/- (Article:48(g))	Rs. 221/- (Article:E, E, B)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
	20/09/2023	Rs. 100/-
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: PANIHATI, Road: Mahajati Nagar No.3, Mouza: Agarpara, Ward No: 9, Holding No:32 JI No: 11, Touzi No: 155 Pin Code : 700109

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-1217/2556 (RS :-)	LR-888	Bastu	Bastu	10 Chatak 14 Sq Ft	7,50,000/-	8,52,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
Grand Total :					1.0633Dec	7,50,000 /-	8,52,600 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	54,000 /-	

Land Lord Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt Tapasi Das Roy (Presentant) Wife of Mr Partha Das3/154, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 15/09/2023	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 15/09/2023

Developer Details :

SI No	Name & address	Status	Execution Admission Details :
1	ANNAPURNA UDYOG Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058 , PAN No.: ACxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Biswajit Paul Son of Mr Basudeb PaulElias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CAxxxxxx8M,Aadhaar No Not Provided by UIDAI	ANNAPURNA UDYOG (as Partner)
2	Mr Surojit Chakraborty Son of Mr Swapan Chakraborty3/74, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Clxxxxxx1Q,Aadhaar No Not Provided by UIDAI	ANNAPURNA UDYOG (as Partner)

Identifier Details :

Name & address
Mr Ayan Banerjee Son of Mr Swapan Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Tapasi Das Roy, Mr Biswajit Paul, Mr Surojit Chakraborty

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Tapasi Das Roy	ANNAPURNA UDYOG-1.06333 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Tapasi Das Roy	ANNAPURNA UDYOG-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: PANIHATI, Road: Mahajati Nagar No.3, Mouza: Agarpara, Ward No: 9, Holding No:32 JI No: 11, Touzi No: 155 Pin Code : 700109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1217/2556, LR Khatian No:- 888	Owner:বলিত মোহন চট্টোপাধ্যায়, Gurdian:ব্রজনাথ , Address:পানিহাটি Classification:বাড়, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 13-10-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 13-10-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that sellers/transferors are not recorded owners/tenants. Please get their names mutated at concerned Block Land & Land Reforms Office at immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumigov.in.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I NORTH 24-PARGANAS, D.S.R. - II NORTH 24-PARGANAS, A.D.S.R. SODEPUR, D.S.R. - III NORTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

Major Information of the Deed

Deed No :	I-1524-06781/2023	Date of Registration	19/09/2023
Query No / Year	1524-2002333884/2023	Office where deed is registered	
Query Date	13/09/2023 11:04:11 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Alokendu Bandyopadhyay Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9830075574, 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 : 20,000/-]	
Set Forth value		Market Value	
Rs. 8,00,000/-		Rs. 9,06,600/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,021/- (Article:48(g))		Rs. 221/- (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: PANIHATI, Road: Mahajati Nagar No.3, Mouza: Agarpara, , Ward No: 9, Holding No:32 JI No: 11, Touzi No: 155 Pin Code : 700109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1217/2556 (RS :-)	LR-888	Bastu	Bastu	10 Chatak 14 Sq Ft	7,50,000/-	8,52,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					1.0633Dec	7,50,000 /-	8,52,600 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	54,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	Smt Tapasi Das Roy (Presentant) Wife of Mr. Partha Das Executed by: Self, Date of Execution: 15/09/2023 Admitted by: Self, Date of Admission: 15/09/2023, Place : Office   15/09/2023 15/09/2023 15/09/2023
3/154, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: CAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/09/2023 Admitted by: Self, Date of Admission: 15/09/2023, Place : Office	

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA UDYOG Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058 , PAN No.: ACxxxxxx1D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	Mr Biswajit Paul Son of Mr Basudeb Paul Date of Execution - 15/09/2023, , Admitted by: Self, Date of Admission: 15/09/2023, Place of Admission of Execution: Office   Sep 15 2023 2:05PM 15/09/2023 15/09/2023
Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CAxxxxxx8M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA UDYOG (as Partner)	
2	Name Photo Finger Print Signature
2	Mr Surojit Chakraborty Son of Mr Swapan Chakraborty Date of Execution - 15/09/2023, , Admitted by: Self, Date of Admission: 15/09/2023, Place of Admission of Execution: Office   Sep 15 2023 2:05PM 15/09/2023 15/09/2023

ANNAPURNA UDYOG
Surojit Chakraborty
Partner

3/74, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Clxxxxxx1Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANNAPURNA UDYOG (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr. Swapni Banerjee Barrackpore Court, City:- Barrackpore, P.O:- Barrackpore, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120		 Captured	
	15/09/2023	15/09/2023	15/09/2023
Identifier Of Smt Tapasi Das Roy, Mr Biswajit Paul, Mr Surojit Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Tapasi Das Roy	ANNAPURNA UDYOG-1.06333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Tapasi Das Roy	ANNAPURNA UDYOG-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Mahajati Nagar No.3, Mouza: Agarpara, , Ward No: 9, Holding No:32 JI No: 11, Touzi No: 155 Pin Code : 700109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1217/2556, LR Khatian No:- 888	Owner:স্বর্গিক রোমন চট্টোপাধ্যায়, Gurdian:রমানচন্দ্র . Address:পানিহাটি . Classification:বাং. Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.

ANNAPURNA UDYOG
Surojit Chakraborty
Partner

Endorsement For Deed Number : I - 152406781 / 2023

On 15-09-2023

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

Presented for registration at 13:54 hrs on 15-09-2023, at the Office of the A.D.S.R. SODEPUR by Smt Tapasi Das Roy, Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,06,600/-

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

Execution is admitted on 15/09/2023 by Smt Tapasi Das Roy, Wife of Mr Partha Das, 3/154, Mahajati Nagar, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Others

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-09-2023 by Mr Biswajit Paul, Partner, ANNAPURNA UDYOG (Partnership Firm), Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 15-09-2023 by Mr Surojit Chakraborty, Partner, ANNAPURNA UDYOG (Partnership Firm), Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058

Indetified by Mr Ayan Banerjee, , Son of Mr Swapan Banerjee, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 221.00/- (B = Rs 200.00/- , E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 221/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2023 10:50AM with Govt. Ref. No: 192023240221223281 on 15-09-2023, Amount Rs: 221/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 327643360 on 15-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4676, Amount: Rs.100.00/-, Date of Purchase: 18/08/2023, Vendor name: T K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 15/09/2023 10:50AM with Govt. Ref. No: 192023240221223281 on 15-09-2023, Amount Rs: 4,921/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 327643360 on 15-09-2023, Head of Account 0030-02-103-003-02

MD. MAZHAR IMAM

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

North 24-Parganas, West Bengal

ANNAPURNA UDYOG

Surojit Chakraborty
Partner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2023, Page from 240586 to 240620
being No 152406781 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.10.10 14:08:06 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 10/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

ANNAPURNA UDYOG
Surejit Chakraborty
Partner