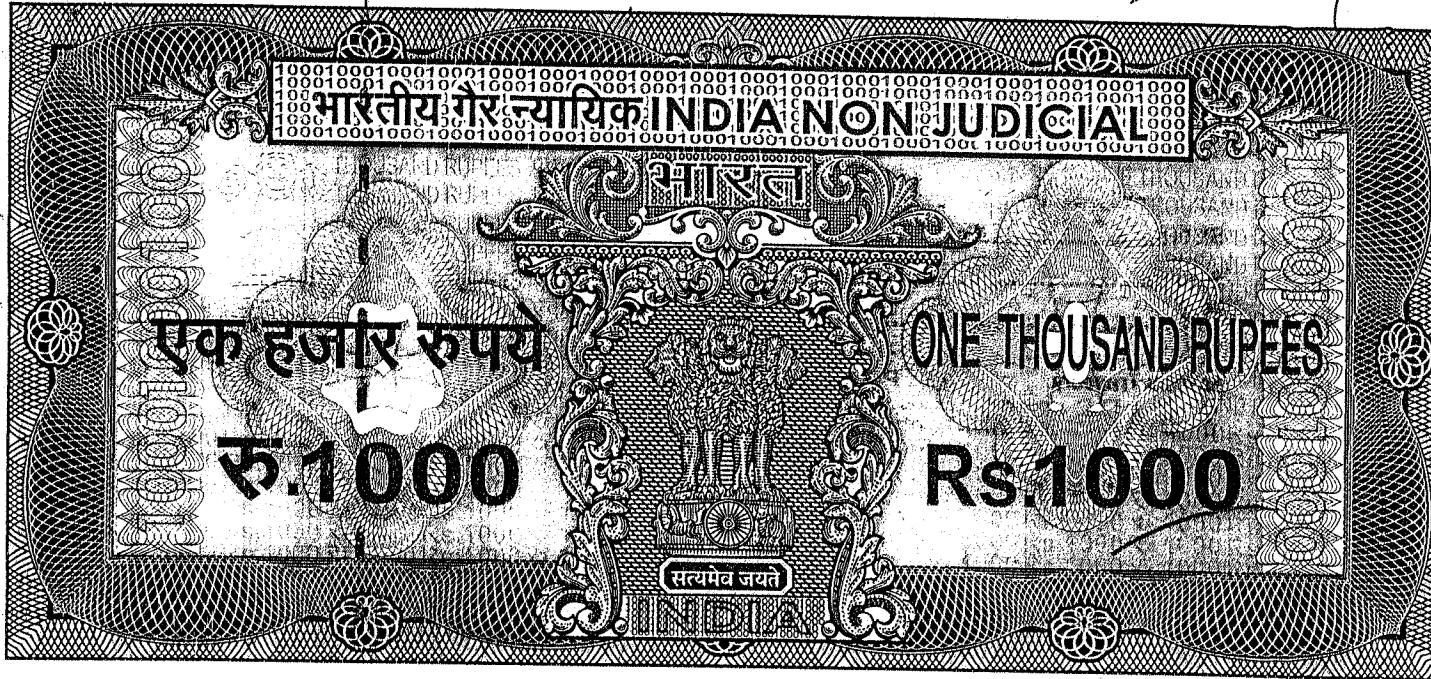


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Asmita Ghosh

Ram Kishore Sutter

Sayin Choudhury

Nimai Chand Ghosh

BASUNDHARA REALTY

Partner

Certified that the Endorsement Sheet's and the Signature Sheet attached to this documents are part of the Document.

Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

30 MAY 2023

Query No. 2001369575/2023

Grn No. 19-202324-0073289328

DEVELOPMENT CONSTRUCTION AGREEMENT CUM
GENERAL POWER OF ATTORNEY

THE PRESENT DEVELOPMENT & CONSTRUCTION AGREEMENT CUM GENERAL POWER OF ATTORNEY IS MADE ON THIS THE 30th DAY OF MAY, 2023 HERE AT KULTI.

Assessed Market value of Rs.20,04,750/-

Goipikrishna Dutta
Sudip Chowdhury
Ashmita Ghosh
Ranbarsha Dutta
Sajay Choudhary
Nimai Choudhury
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Partner

BY & IN BETWEEN

SRI GOPIKRISHNA DUTTA, s/o Late Bejoy Krishna Dutta, aged about 72 years, having **PAN No.- ACWPD9966C**, by Faith Hindu, by Occupation Business, by Nationality Indian, being a resident of Thana More, Near F P School Para, Kulti, P.O.+ P.S. – Kulti, Dist. – Paschim Bardhaman(W.B.), Pin- 713343, being the owner & possessor of the schedule mentioned property, herein after referred to as the **FIRST PARTY/OWNER** (which expression shall mean and include all his legal heirs, successors, representatives & assigns unless contrary to and/or repugnant to the context) of the **ONE PART**.

AND

BASUNDHARA REALITY, (being a Partnership firm), having its registered office at c/o Late Sukhendra Nath Chowdhury, Hill Colony, P.O.+P.S.- Kulti, Dist- Paschim Burdwan(W.B.), having **PAN No.- AAXFB2064Q** and being represented by its partners namely 1. **Sri. Sudip Chowdhury**, having **PAN No.- ACSPC7750P**, s/o Late Sukhendra Nath Chowdhury, of Hill Colony, P.O.+P.S.- Kulti, Dist.- Paschim Bardhaman,(W.B.),Pin- 713343, 2. **Smt. Ashmita Ghosh** having **PAN No.- ALDPG3983E**, d/o Asit Sarkar, of Bhattacharjee Para Lane, Baranagar , P.O. & P.S. – Baranagar, Dist- 24 Parganas(N)(W.B.), Pin- 700036, 3. **Sri**

Gopi Krishna Dutta
Sudip Chowdhury

Ashmita Ghosh

Ram Krishna Dutta

Sanjay Chowdhury

Nimai Chand Ghosh

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Ramkrishna Dutta, having PAN No.- ANMPD6149A, s/o Sri Gopi Krishna Dutta, of Thana More, P.O.+P.S.- Kulti, Dist- Paschim Bardhaman(W.B.), Pin- 713343, ~~4. Sri Sanjay Chowdhury~~, having PAN No.- ADMPC5283C, s/o Late Sukhendra Nath Chowdhury, of Hill Colony, P.O.+P.S.- Kulti, Dist- Paschim Bardhaman(W.B.), Pin- 713343 & ~~5. Sri Nimai Chand Ghosh~~, having PAN No.- ACZPG3214B, s/o Late Hari Charan Ghosh, of Bhattacharjee Para Lane, Baranagar, P.O. & P.S. - Baranagar, Dist- 24 Parganas(N)(W.B.), Pin- 700036 hereinafter referred to as the **SECOND PARTY /BUILDERS/DEVELOPERS** (which expression shall mean and include all their legal heirs, successors, representatives, administrators & assigns unless contrary to and/or repugnant to the context) of the **OTHER PART**.

WHEREAS the **First Party** member is the exclusive owner and have been in possession of the below mentioned "**A**" **Schedule property**, which he acquired by way of a Deed of Sale vide **Deed No. I-3858 for the year of 2019** from its lawful & rightful owner and has/have been in possession of the same with the knowledge of all concerned and his name have also been duly recorded in the L.R. Record of Rights before the **B.L. & L.R.O., Kulti**.

AND WHEREAS the property mentioned in **Schedule "A"** consists of a vacant land butted and bounded by a boundary wall

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on all the four sides total measuring about 5(Five) Cottahs of vacant land being class of land as Baid and proposed use as Bastu.

AND WHEREAS the property mentioned in Schedule A is vacant land butted and bounded by a boundary wall on all the four sides total measuring about 5(Five) Katthas of land which is presently covered by bushes and rubbish, and as such the Owner i.e. the **First Party/Owner** member consider that the said rubbish and bushes are causing great pollution and at the same time the said Owner is in an immediate requirement of a residential accommodation and as for which the said premises/land needs immediate construction thereby removing the rubbish, bushes and the stacked garbage.

AND WHEREAS the **First Party/ Owner** does not have the requisite funds and is aptly not in a position to construct/build thereby cleaning up the whole area by employing men and labor(s) and thereafter making construction over and above the said land and for the said reason the **First Party/Owner** has/have approached the **Second Party** member(s) being a renowned **Builder/Developer** having vast expertise in the said field and in response to the said approach, the **Builder/Developer** has/have agreed to **Develop/Construct** a multi-storied Residential unit over and above the schedule mentioned property at their own costs & by their own expertise, knowhow and experience thereby

Accepted

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removing all the garbage, bushes with the rubbish accumulated over and above the said land.

AND WHEREAS the property mentioned herein below in the schedule below presently continues to be wholly in the possession of the **First Party/Owner** with his having absolute right, title and interest over and above the said property without any encumbrances as to what so ever or in any manner such as sales, mortgage, lease, lien or otherwise with the knowledge of all concerned.

AND WHEREAS the **First Party/Owner** has/have not entered into any type of construction agreement with any other **Third Party** as on date or on any earlier date as to in any manner as to whatsoever save and except this present **Deed of Agreement** in between the above mentioned parties.

AND WHEREAS the **First Party** member does herein seek and intends to **Develop/Construct** a multi-storied residential building over and above the said schedule mentioned property.

AND WHEREAS it is pertinent to mention that the **First Party** member does not have any sort of experience, expertise and skill for **Building/Construction** of a multi-storied building(s) in the one hand and on the other hand the **Second Party/Builder Developer** being the constituted **Power of Attorney** holder having been acquainted and accomplished in the field of building

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Ram Kanchana Datta

Sajin Choudhury

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Construction/Development is a renowned builder in the said field is interested to **Develop/Construct** a multi-storied building over and above the schedule property and for the said reason both the **First Party/Owner** and the **Second Party/Developer/Constituted Attorney holder** has/have approached unto each other wherein both parties has/have agreed to the **Development/Construction** of a multi-storied Residential unit over and above the said schedule mentioned property at the cost(s), experience, expertise and the knowledge of the **Second Party/Developer/Constituted Attorney holder** subject to the terms and conditions as is mentioned here under.

**IT IS HEREBY AGREED BY & BETWEEN THE PARTIES AS
FOLLOWS:-**

1. That, the **First Party/Owner** does hereby grant exclusive rights and authority unto the **Second Party/Developer/Builder/Constituted Attorney Holder** to develop and construct a multi-storied Residential complex comprising of parking space, over and above the schedule mentioned property after getting the requisite sanctioned building plans from the Asansol Municipal Corporation as maybe required or necessary and also after getting the requisite permission(s) and consent from the concerned authorities for commencing and for carrying on the development work.

Signature

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Sajin Chetty

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2. That, it is herein agreed and consented in between both the parties that the **First Party/Owner** shall hand over and deliver vacant possession of the said schedule mentioned property within a period of 1 (One) month unto the **Second Party/Builder/Developer** from the day of execution of this **Deed of Agreement cum General Power of Attorney**.
3. That, the **First Party/Owner** does hereby give sole and exclusive authority unto the **Second Party/Developer/Constituted Attorney** to sell, transfer from the part of their allocated saleable area of the said constructed multi-storied complex to be developed and shall also be entitled to appropriate the sale proceeds thereof in regards of the same.
4. That, in exchange of the **First Party/Owner** granting sole and exclusive rights being restricted to the development of the schedule mentioned property unto the **Second Party/Developer/Constituted Attorney** under this agreement the super structure to be so built by the **Second Party/Developer/Constituted Attorney** at their own costs on the said landed property mentioned in the schedule below the allocation(s) of both the parties shall be determined as is mentioned here under:-

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- i.) That the **First Party** member shall be allotted **20% (Twenty Percentage)** of the total super built up area [i.e. salable flat area] i.e. all the flats and which shall be inclusive of only the super build up area as well as open saleable area as well as open, and other areas in the building inclusive of proportionate undivided interest in the land comprising in the premises which can be separately occupied, used and enjoyed by the **First Party Member/Owner** as per Sanction Plan to be provided by the Asansol Municipal Corporation of the "**A Schedule**" property as is mentioned in the schedule below and the **Second Party/Developer** shall be allotted **80% (Eighty Percentage)** of the total super built up area [i.e. salable flat area] i.e. all the flats and which shall be inclusive of only the super build up area as well as open saleable area as well as open, and other areas in the building inclusive of proportionate undivided interest in the land comprising in the premises which can be separately occupied, used and enjoyed by the **Second Party/Developer**.

- ii.) That the **First Party Member/Owner** shall be allocated **2(Two) Four Wheeler** parking space/open garage and shall have no further claims/demands on the and if in future there is any requirement of parking space then the required area shall have to

Signature

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Sudip Choudhury

Ashmita Ghosh

Ram Krishna Datta
Sajay Choudhury

Nimai Choudhury

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be purchased from the **Second Party/ Developer** at the present market value.

- iii.) That, in the meantime till such sanctions and permissions are forthcoming, the **Second Party/Developer** shall have the suitable plans prepared for the proposed Residential building at their own cost and the concurrence of the **Owner(s)** shall be obtained with regards to final submission of plans, that the parties can mutually settle their allocation (i.e., 20% + 80%) by an agreement in future as per the plan at preliminary stage of construction.
- iv.) That, as per mutual understanding and settlement in between the parties above the total area of the **First Party Member/Owner** shall be converted into equitable areas from the Ground Floor to the Top Floor in regard to construction over and above the "**A**" **Schedule Property** having **G + 3 specifications**. It is stated herein that the respective shares of the **First Party Member/Owner** shall be handed over to them after completion of the construction and finishing work of the said multi storied building, as per specifications within a period of 2(**Two**) years from the date of sanction plan.
- v.) It is mutually agreed herein that the saleable area in respect to the said multi-storied building to be constructed shall be

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Anshika Ghosh
Ram Krishna Sultia
Sajay Chakraborty
Nimai chand Ghosh
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handed over to the tune of 20% unto the **First Party Member/Owner** as is mentioned herein above.

Note: In case of any construction over the limit of G + 3 the same terms and conditions shall be applied i.e., Owner's shares and Developer's shares shall be allocated as per mutual negotiations of both the parties.

vi.) That, there shall be 1 (One) lift of suitable capacity.

vii.) It is also agreed by and between the parties that the **Second Party/Developer** shall be liable to hand over all the copies of documents in regard to the Sanctioned Plan, Conversion etc. in duplicate unto the **First Party**.

viii.) It is also agreed by and between the parties that, in case of abandon/failure of the multistoried Construction/Development project by **Second Party/Developer**, then the agreement will be revoked and the **Second Party/Developer** shall be liable to hand over all the rights unto the **First Party**. In this case **First Party** will get ownership of the aforesaid land. **Second Party/Developer** shall take away and remove within one month of such termination, with/without all buildings, structures and materials brought on the property and in default thereof, the same shall belong to and vest in the Owner absolutely and the **Second Party/Developer** shall not be entitled to any compensation or damages in respect thereof.

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Abhijeet Ghosh
Ramkrishna Datta
Sajal Chakravarty
Nimai Choudhury
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ix.) It also further mutually agreed by and in between the parties that the unto the **First Party Member** shall liable to hand over all the up-to-date papers in the connection with the property mentioned herein below in the schedule prior to the commencement of the construction work unto the **Second Party/Developer**.

x.) That, the entire super structure shall be in accordance with the Sanctioned Plan. In addition, if there will be any modification on architecture of **G + 3** in sanctioned plan, i.e., increase/decrease in area, **First Party** will be equally benefited/participant on this modification.

xi.) That, the **Second Party/Developer/Constituted Attorney** shall be at a liberty to prepare site plan, building plan by engaging competent technical person/persons of his own choice at his own cost(s) and expenses and in consideration of feasibility of the entire project of the **Second Party/Developer/Constituted Attorney**.

xii.) That, the period of completion of the construction/development of the said super structure multi-storied building shall be for a period of **2 (Two) years** from the date of the sanction plan by Asansol Municipal Corporation of

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the schedule premises and on any event of failure by the **Second Party** on condition that time may/shall be extended for any such unavoidable reasons or circumstances or any such legal complicacies that may arise in due course of time and over which the **Second Party/Developer/Constituted Attorney** may/shall have no control or domain.

xiii.) That, the **Second Party/Developer/Constituted Attorney** shall have the right and authority absolutely to dispose of or appropriate all or any portion of the super structure multi-storied building to be constructed/developed falling in the share of the **Second Party/Developer/Constituted Attorney** and shall also be entitled to appropriate the sale proceeds thereof.

xiv.) That, the **First Party/Owner** does herein by this indenture does undertake to take all the necessary and appropriate steps in case of any defect of title of the **First Party/Owner** if detected in due course of time subsequent to this **Development/Construction Agreement cum General Power of Attorney** and then on such an event the **First Party/Owner** does herein does undertake to make good the title in respect of the Schedule mentioned property as stated herein below.

xv.) That, the **Second Party/Developer/Constituted Attorney** shall bear all costs and expenses in respect of all the paper

Signature

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Sudip Chowdhury

Anurita Ghosh

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works and/or otherwise for getting the plan of the proposed building sanctioned and also for making the necessary and requisite applications for such other purposes such as water supply service connection(s) from the appropriate authorities, electricity connections, no objection from the Fire Brigade, lift installation(s), and all other allied and similar purposes the costs of which shall be borne by the **Second Party/Developer/Constituted Attorney.**

xvi.) That, it further more stated and mentioned that on the event of any accident at the construction site during the course of erection of the said multi storied Residential building the **First Party** shall in no way be responsible and the sole liability shall be upon the **Second Party member(s).**

xvii.) That, the **Second Party/Developer/Constituted Attorney** shall be at a liberty to take all the necessary and appropriate steps in regards to have the electric connection(s), water connection(s), deep tube well, etc. at his cost from the very moment of execution of this **Development Agreement cum General Power of Attorney**, in his name and favour or in the name and favour of the **First Party/Owner** as and may be applicable. It is also agreed that the **First Party/Owner** will submit their requisite "No Objection(s)" and shall put their

Recd. by
[Signature]

Geeta Bisht Datta
Sudip Chowdhury
Ashmita Ghosh
Ram Koushik Datta
Sajay Choudhary
Nimish Choudhary
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 Partner

respective signature(s) which may be required for getting the requisite connection(s) and/or permissions.

- xviii.) That, the **First Party/Owner** will render all necessary co-operations unto the **Second Party/Developer/Constituted Attorney** so much so to have the Sanction Plan from the Asansol Municipal Corporation and all other allied permission if in any way is required from any such authority towards lawful construction of the building over and above the land mentioned in **Schedule "A"** below.
- xix.) That, all the persons required to be engaged for construction of the said building shall be appointed by the **Second Party/Developer** at his own choice and preference and all expenditures thereof shall be borne by the **Second Party/Developer/Constituted Attorney** and the **First Party/Owner(s)** shall in no way interfere neither shall they be in any way liable or responsible.
- xx.) That, the **First Party/Owner** shall pay proportionate share of all the requisite Municipal taxes and all other Govt. taxes and rents in regard to the land & building and the Electricity Charges up to this date of execution of this **Deed of Agreement** in respect of the **"A" Schedule** mentioned property and from this date **Second**

Key to

Gopi Krishna Datta
Sudip Choudhury

Abhila Ghosh

Ram Kishore Datta
Sajin Choudhury

Nimai Choudhury

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Party/Developer/Constituted Attorney shall pay all those taxes, rents, electricity charges of the land mentioned in "A" **Schedule** property.

xxi.) That, for sake of convenience in erecting the said construction upon Schedule property as also to perform the acts, deeds and things in terms of the conditions embodied in this agreement the **First Party/Owner** is executing this document as **Development Agreement cum General Power of Attorney** in favour of the **Second Party/Developer/Constituted Attorney** thereby conferring upon them i.e. the **Second Party/Developer/Constituted Attorney** the following powers and authority in connection with the Schedule property which are to be exercised by the **Second Party/Developer/Constituted Attorney** as constituted **Attorney** of the **First Party/Owner** in the matter of raising the said multi-storied building on "A" **Schedule** property:-

a. To prepare site plan, building plan for construction of multi-storied building upon schedule property through competent Civil Engineer, Architect, Draftsman or other licentiate, authorized person/persons as is prescribed by the **Asansol Municipal Corporation**.

b. To submit site plan, building plan before Asansol Municipal Corporation and obtain approval, sanction of

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Rajm Krishna Datta
Sajit Choudhury
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the same from Asansol Municipal Corporation and shall bear all costs, fees and/or charges for preparation of site plan, building plan and pay all the necessary fees, charges to Corporation for approval, sanction of site plan, building plan.

- c. To carry on construction of multi-storied building comprising of residential flats, parking spaces, in accordance to the building plan to be sanctioned by the Asansol Municipal Corporation.
- d. To appoint from time to time as may be required Architects, E.C.C. Consultant(s), Contractors and other personnel and other workmen for the carrying out of the construction of the said building and for the development work on the said property and to pay out their respective fees in consideration of money, salaries, wages and remuneration.
- e. To supervise the development, construction work in respect of the multi-storied building to be so constructed thereon and shall raise construction of the building in accordance with the specification(s), dimension(s) of the structure as per the sanctioned plan and shall strictly follow and shall use the specified

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Ashmita Ghosh

Ram Krishna Datta

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building materials and shall maintain the quality and quantity thereof in accordance of the structural engineer.

f. To bear all the costs of the construction materials and to pay various deposits unto the respective authorities concerned and to carry out the development work on the said property to construct structures thereon and to claim, refund of such deposits so paid and also to give valid and effectual receipts in respect to refund of such deposits.

g. To make all the necessary correspondences with all the concerned authorities and bodies including the Govt. of India in all its respective departments of Asansol Municipal Corporation, the Planning & Development authority of the said Corporation and other concerned authorities in connection with the development and construction of multi-storied building to obtain clearance from Fire Brigade, Pollution Control Board and other authorities required to be obtained as per the provisions of law.

h. To make necessary representation(s) before the concerned authorities in the matter of boring of deep tube well & for lifting of underground water and after

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Anurita Ghosh
Ran Kishore Datta
Saty Choudhary
Nimish Choudhary
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getting/obtaining permission/sanction therefore may cause boring work in any portion of the said property which may deem fit proper/suitable by the **Attorney**.

- i. To make necessary representation(s) before the **W.B.S.E.D.C.L** or any other electric supply company for obtaining power over the said property and the building to be so constructed thereon and the **Attorney** is hereby empowered to execute any such Agreement with the **W.B.S.E.D.C.L** or any other such electric supply company for supply of electricity and to put up and erect a sub-station over any portion of the said property which may deem suitable by the **Attorney**.

- j. To apply and to make representation before the authorities concerned for the purpose of obtaining various permissions and other service connection(s) including water connections from the existing public water supply line under the domain and control of the local Municipal body/authority(s) and to connect sewerage line of the proposed building with the public sewerage line under the control and the domain of the local Municipal body/authority(s) concerned. Also to appear and represent before all concerned authorities and parties as may be necessary with the said property as aforesaid.

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Anurita Ghosh

Ram Krishna Sulte
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Nimai choudh Ghosh

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- k. To apply from time to time for modification and revision of building plan in respect of the building to be constructed over and above the said property.
- l. To advertise and to publish brochure for sale of flats, parking spaces that may be constructed on the said property on ownership basis or in any other manner that may be deemed fit and proper by the **Attorney** and at the price or for the consideration amount that the said **Attorney** may think fit and proper.
- m. To agree to sell/to let out from the part of **Second Party** members allocated super buildup area part of the building or any part thereof to such person/persons and on such terms and conditions as the said **Attorney** may in his opinion and in his absolute discretion think fit and proper in respect of the entitled allocation of the **Second Party/Developer/Constituted Attorney**.
- n. To sell or dispose of from the part of **Second Party** members allocated super buildup area of the flats, parking spaces that may be constructed on the said property on ownership basis or in any other manner and shall execute the conveyance or conveyances in respect

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Anurag Ghosh

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to the said property and building so to be constructed thereon in respect of any part thereof in favour of such person/persons either by entering into agreement(s) of purchase of Flats/Parking space on the basis of valuation/price/consideration thereof claimed or agreed and settled by and between the said **Attorney** and the intending **Purchaser(s)** and the same shall be at the sole discretion of the said **Attorney**, restricted to their respective allocation(s).

o. To make conveyance deed(s) of transfer/sale, lease/license and/or any other document(s) of transfer that may be required to be executed and to present the same by the said **Attorney** for Registration and to admit the execution of the same before the concerned Registration office as per the provisions of the Indian Registration Act and to receive the consideration amount, advance/earnest money, rent(s)/premium, part payments and balance payment(s) in regard to sell, transfer, lease or rent from the part of **Second Party** members allocated super buildup area of the said property and to sell, transfer, lease or rent from the part of **Second Party** members allocated super buildup area of property and to issue valid money receipts and acknowledgement thereof properly in respect of the

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Ashutosh Ghosh
Ram Krishna Datta
Saty Choudhury
Nimai choudhury
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 entitled allocation of the **Second Party/Developer/Attorney.**

p. To ask receive and recover from all the Purchasers of the Flats/Parking spaces and other occupiers whatsoever all rents, charges, emoluments and sum of money at any time therein and on becoming due of the said amount/amounts in respect to the respective allocation of **Second Party/Developer/Attorney** shall be entitled to take appropriate legal steps for recovery of the same thereof and/or shall also be entitled to eject such defaulting acquirer/occupant(s).

q. To appear in any court to accept or to receive service of any writ or summons or other legal process and to appear in any court and before all courts of any Magistrate or in any tribunal(s) or forums or other Judicial authorities for the appointers and to contest/appear in any such case or cases by the said **Attorney** and by appointment of any Lawyer/Advocate of his choice as may/shall deem advisable by the said **Attorney** or as he may think fit and proper and shall also take such other lawful and legal recourses and means for recovering or getting any issue or dispute settled in connection with the instant schedule mentioned

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Ashmita Ghosh

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Sanyal Chakraborty
Nimai Chandra Ghosh

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property in question and shall be also at a liberty to do all such act(s) or deeds which may/shall be required or may be necessary for settlement of any sort(s) of dispute(s) in respect of the said property mentioned in the schedule and which may/shall require the appointment of any such Solicitor/Advocate/Lawyer and to prosecute or to defend any matter in regards to the said property which may/shall arise in due course of time in the name of the said **First Party/Owner** or in respect to the **Second Party/Developer/Constituted Attorney**.

- r. To sign, verify any sort of any plaint(s), written statements, counter claims, appeal(s), revision, review application(s) or any sort of any petition(s) that may be necessary to be signed, verified and to swear all sort(s) of affidavit(s) and papers of every description that may be necessary in proceeding of any kind whatsoever in any court(s), Tribunal(s) or before any Judicial authorities, local bodies and/or any Govt. officer, etc.
- s. To depose and to give testimony before any court of law, any Tribunal(s) or any other Judicial Authority as/or may be required.

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Gopin Bishnag Sutta
Kripa Choudhary
Anurag Ghosh

Ram Kishore Sutta
Sajid Choudhary
Nimmi Choudhary

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t. To do all other act(s), deeds or things in any manner whatsoever which may be necessary to be done for rendering these present(s) and effectual to all intents and purposes according to the law of the land and the customs and both the parties does also hereby agree that the **First Party/Owner** shall be liable to ratify and confirm all and any other act(s) and deeds/acts which may be necessary from time to time by the **Attorney** to lawfully do, execute or perform or cause to be done, executed or to be performed in connection with the construction of the said multi-storied building by virtue of this deed.

xxii.) That, the **Second Party/Developer/Constituted Attorney** shall obtain sanction plan from the Asansol Municipal Corporation or any other competent/appropriate authority within 1(One) year from the date of this instrument and shall hand over a copy of the **No Objection Certificate** issued by the **A.M.C.** unto the **First Party** member.

xxiii.) That, the **Second Party/Developer/Constituted Attorney** shall have no right to take loan or mortgage the schedule property in any manner whatsoever without the written consent of the **First Party/Owner** but the **Second Party/Developer/Constituted Attorney** shall be at a liberty



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Ashutosh Ghosh

Ram Varadan Datta
Sajin Choudhary
Nimai Chand Ghosh

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take loan and arrange/raise any sorts of funds in respect to the construction and the development work to be done/performed over the "A" schedule property.

xxiv.) That, this agreement shall stand in force until and unless it is altered or modified by the mutual consent of the parties in writing.

xxv.) That, one certified of this agreement is to be supplied unto the **First Party/Owner** by the **Second Party/Developer/Constituted Attorney**.

xxvi.) That, this **Power of Attorney** is revocable for any sort of noncompliance of the duties/obligation(s) as is stated in this said agreement by the **Second Party/Developer/Constituted Attorney**.

xxvii.) That, the **First Party/Owner** shall also be duty bound by this **Deed of Agreement** to hand over vacant, peaceful and unencumbered possession of the schedule property within a period of **1(One) months** from the date of execution of this **Deed of Agreement** unto the **Second Party/Developer/Constituted Attorney** towards the furtherance of development and raising of the said multi-storied building over and above the said property.

May 11

Gopikrishna Dutta
Kripa Choudhary
Abhika Ghosh
Ram Krishna Dutta
Sajit Choudhary
Nimai Choudhary
BASUNDHARA REALITY
 Partner

"A" SCHEDULE PROPERTY

Within the District of Paschim Bardhaman, P.S.- Kulti, A.D.S.R at
 Kulti, Mouza Kulti, J.L.No.- 16, , Touzi No. - 19, within the Asansol
 Municipal Corporation, under Ward No. 72, in R.S. & L.R. Dag No.-
 1068, under L.R. Khatian No.- 4336, measuring about 5(Five)
 Cottahs of land being butted and bounded by:-

On the North :- House of Manoj Bose.
 On the South :- House of M.C.Gorai.
 On the East :- 10" Wide Road
 On the West :- House of Mihir Das.

B SCHEDULE PROPERTY

(OWNER'S ALLOCATION)

That the **First Party** member shall be allotted **20% (Twenty Percentage)** of the total permissible built up area [i.e., salable Flat area] and which shall be inclusive of all the Flats of only the super built up area as well as open, and other areas in the building inclusive of proportionate undivided interest in the land comprising in the premises which can be separately occupied, used and enjoyed by the **First Party Member/Owner** as per Sanction Plan to be provided by the Asansol Municipal Corporation of the **"A" Schedule** property.

Gopi Krishna Datta
Sudip Chowdhury
Ashmita Ghosh

Ram Krishna Datta
Sangita Choudhury
Nimai choudhury
BASUNDHARA REALITY

Partner

(DEVELOPER'S ALLOCATION)

Second Party/Developer shall be allotted **80% (Eighty Percentage)** of the total permissible built up area [i.e., salable Flat area] and which shall be inclusive of all the Flats of only the super built up area as well as open, and other areas in the building inclusive of proportionate undivided interest in the land comprising in the premises which can be separately occupied, used and enjoyed by the **Second Party/Developer**.

Signature

Gopi Krishna Datta
BASUNDHARA REALTY
Sudip Choudhury
Partner

BASUNDHARA REALTY
Asmita Ghosh
Partner

BASUNDHARA REALTY
Ranjana Datta
Partner

BASUNDHARA REALTY
Soumya Chakraborty
Partner

BASUNDHARA REALTY
Nimisha Ghosh
Partner

IN WITNESS whereof both the parties do put their respective signatures on this day, month and year as is mentioned herein above out of their own free will and without any fraud or coercion been practised upon them.

Witness: -

1. Joydeep Banerjee
S/o, Lt. Bhabani Prasad Banerjee
Kulh New Road,
opposite Kali Mandir,
P.O. + P.S. - Kulh,
Dist. Paschim Bardhaman,
Pin. 713343 (W.B.)

Gopi Krishna Datta

Signature of First Party

2. Sabiha Parveen
S/o Md. Mushim Ansari
Railpara, Kazi Mohalla,
Azamgarh.

Sudip Chowdhury
Abhila Ghosh

Partne
BASUNDHARA REALITY

Partne

BASUNDHARA REALITY

Ram Krishna Satter
Sagar Chakraborty

Partne
BASUNDHARA REALITY

Partne

BASUNDHARA REALITY

Nimai chand Ghosh

Partner

Signature of the Second Parties

Drafted and prepared by me as per the instructions of the parties & read over and explained the contents of this Agreement before the parties in their vernacular and printed in my office.

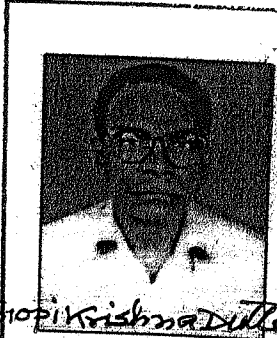
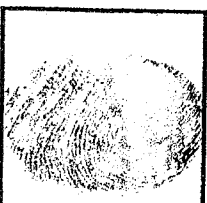
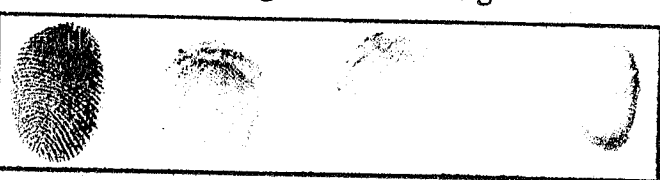
Vaskar Sengupta

ADVOCATE/ASANSOL COURT

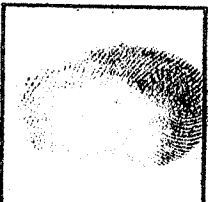
Enrolment. No - WB/55/2005.

N.B. : This deed consists of 1 (ONE) No. stamp paper & 27 sheets of A - 4 size paper..

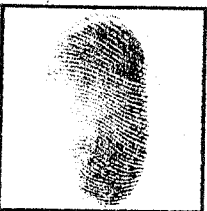
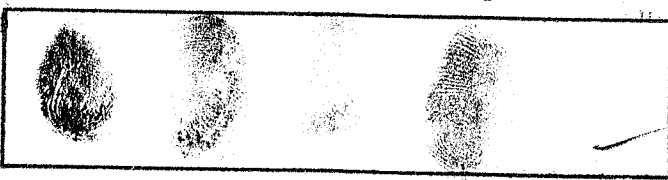
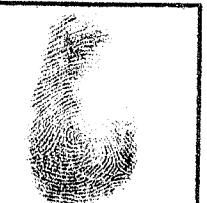
Two A 4 paper sheets containing finger impression of both the hands along with the colour photographs of FIRST PARTY/OWNER and the SECOND PARTY/DEVELOPER is attached & to be considered as part and parcel of this Deed.

	Thumb	Littlefinger to forefinger	 <i>Gopi Krishna Dutta</i>
Left Hand			
Right Hand			
	Thumb	Forefinger to Littlefinger	

Finger Print attested by me: *Gopi Krishna Dutta*

	Thumb	Littlefinger to forefinger	 <i>Sudip Choudhury</i>
Left Hand			
Right Hand			
	Thumb	Forefinger to Littlefinger	

Finger Print attested by me: *Sudip Choudhury*

	Thumb	Littlefinger to forefinger	 <i>Ashmita Ghosh</i>
Left Hand			
Right Hand			
	Thumb	Forefinger to Littlefinger	

Finger Print attested by me: *Ashmita Ghosh*

Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me: Ram Koushna Galtu

Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me: Saraj Cheddy

Thumb Littlefinger to forefinger

Left Hand

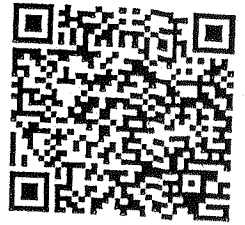
Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me: Nimai Chand Ghosh



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



290520232007328931

GRIPS Payment Detail

GRIPS Payment ID:	290520232007328931	Payment Init. Date:	29/05/2023 12:25:32
Total Amount:	4098	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0315514629036	BRN Date:	29/05/2023 12:26:50
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

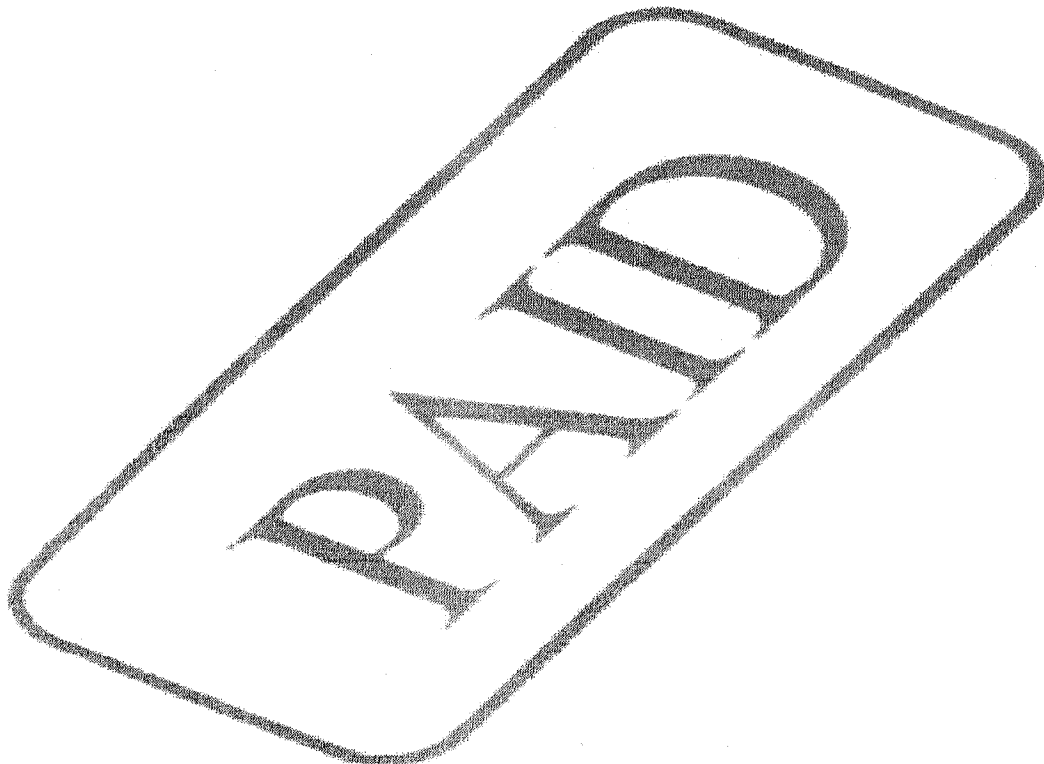
Depositor's Name: Mr Ramkrishna Dutta
Mobile: 9732266600

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240073289328	Directorate of Registration & Stamp Revenue	4098
Total			4098

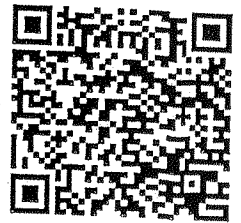
IN WORDS: FOUR THOUSAND NINETY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240073289328

GRN Details

GRN:	192023240073289328	Payment Mode:	SBI Epay
GRN Date:	29/05/2023 12:25:32	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0315514629036	BRN Date:	29/05/2023 12:26:50
Gateway Ref ID:	202314978267224	Method:	State Bank of India New PG CC
GRIPS Payment ID:	290520232007328931	Payment Init. Date:	29/05/2023 12:25:32
Payment Status:	Successful	Payment Ref. No:	2001369575/1/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Ramkrishna Dutta
Address: Kulti
Mobile: 9732266600
Period From (dd/mm/yyyy): 29/05/2023
Period To (dd/mm/yyyy): 29/05/2023
Payment Ref ID: 2001369575/1/2023
Dept Ref ID/DRN: 2001369575/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001369575/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	4070
2	2001369575/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
Total				4098

IN WORDS: FOUR THOUSAND NINETY EIGHT ONLY.

Major Information of the Deed

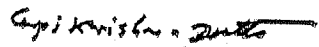
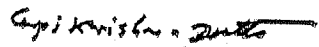
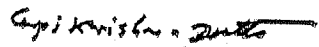
Deed No.	I-2324-02338/2023	Date of Registration	30/05/2023
Query No. / Year	2324-2001369575/2023	Office where deed is registered	
Query Date	29/05/2023 11:29:27 AM	A.D.S.R. KULTI, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	JOYDEEP BANERJEE NEW ROAD, KULTI, Thana : Kulti, District : Paschim Bardhaman, WEST BENGAL, PIN - 713343, Mobile No. : 7001773623, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth Value	Market Value		
	Rs. 20,04,750/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 5,070/- (Article:48(g))	Rs. 28/- (Article:E, E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (On Road -- On Road) , Mouza: Kulti, , Ward No: 72 JI No: 16, Pin Code : 713343

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1068 (RS :-)	LR-4336	Bastu	Baid	5 Katha		20,04,750/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	0 /-	20,04,750 /-	

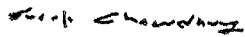
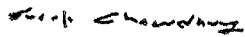
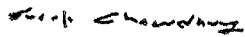
Land Lord Details :

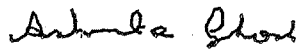
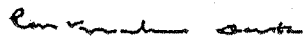
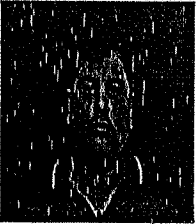
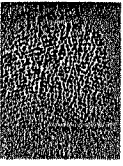
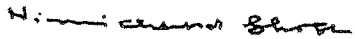
Sl No	Name/Address/Photo/Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri GOPIKRISHNA DUTTA (Presentant) Son of Late Bejoy Krishna Dutta Executed by: Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>30/05/2023</td> <td></td> <td>LTI 30/05/2023</td> <td>30/05/2023</td> </tr> </tbody> </table> THANA MORE, NEAR F P SCHOOL PARA, KULTI, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Shri GOPIKRISHNA DUTTA (Presentant) Son of Late Bejoy Krishna Dutta Executed by: Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office				30/05/2023		LTI 30/05/2023	30/05/2023
Name	Photo	Finger Print	Signature										
Shri GOPIKRISHNA DUTTA (Presentant) Son of Late Bejoy Krishna Dutta Executed by: Self, Date of Execution: 30/05/2023 , Admitted by: Self, Date of Admission: 30/05/2023 ,Place : Office													
30/05/2023		LTI 30/05/2023	30/05/2023										

Developer Details :

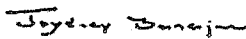
Sl No	Name/Address/Photo/Finger print and Signature
1	BASUNDHARA REALITY C/O LATE SUKHENDRA NATH CHOWDHURY, HILL COLONY, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 , PAN No.:: AAxxxxxx4Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name/Address/Photo/Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SUDIP CHOWDHURY Son of Late Sukhendra Nath Chowdhury Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>May 30 2023 2:05PM</td> <td></td> <td>LTI 30/05/2023</td> <td>30/05/2023</td> </tr> </tbody> </table> HILL COLONY, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx0P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BASUNDHARA REALITY (as PARTNER)	Name	Photo	Finger Print	Signature	SUDIP CHOWDHURY Son of Late Sukhendra Nath Chowdhury Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office				May 30 2023 2:05PM		LTI 30/05/2023	30/05/2023
Name	Photo	Finger Print	Signature										
SUDIP CHOWDHURY Son of Late Sukhendra Nath Chowdhury Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office													
May 30 2023 2:05PM		LTI 30/05/2023	30/05/2023										

2	Name Smt ASHMITA GHOSH Daughter of Asit Sarkar Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		May 30 2023 2:05PM	LTI 30/05/2023	30/05/2023
BHATTACHARJEE PARA LANE, BARANAGAR, City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ALxxxxxx3E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BASUNDHARA REALITY (as PARTNER)				
3	Name Shri RAMKRISHNA DUTTA Son of Shri Gopi Krishna Dutta Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		May 30 2023 2:06PM	LTI 30/05/2023	30/05/2023
THANA MORE, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ANxxxxxx9A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BASUNDHARA REALITY (as PARTNER)				
4	Name Shri SANJAY CHOWDHURY Son of Late Sukhendra Nath Chowdhury Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		May 30 2023 2:06PM	LTI 30/05/2023	30/05/2023
HILL COLONY, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxxx3C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BASUNDHARA REALITY (as PARTNER)				
5	Name Shri NIMAI CHAND GHOSH Son of Late Hari Charan Ghosh Date of Execution - 30/05/2023, , Admitted by: Self, Date of Admission: 30/05/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		May 30 2023 2:07PM	LTI 30/05/2023	30/05/2023
BHATTACHARJEE PARA LANE, BARANAGAR, City:- Baranagar, P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BASUNDHARA REALITY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JOYDEEP BANERJEE Son of Late Bhabani Prasad Banerjee KULTI NEW ROAD, OPP. KALI MANDIR, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343			
	30/05/2023	30/05/2023	30/05/2023
Identifier Of Shri GOPIKRISHNA DUTTA, SUDIP CHOWDHURY, Smt ASHMITA GHOSH, Shri RAMKRISHNA DUTTA, Shri SANJAY CHOWDHURY, Shri NIMAI CHAND GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri GOPIKRISHNA DUTTA	BASUNDHARA REALITY-8.25 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: Unassessed Municipal Road, Road Zone : (On Road -- On Road) , Mouza: Kulti, , Ward No: 72 JI No: 16, Pin Code : 713343

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1068, LR Khatian No:- 4336	Owner:গোপীকৃষ্ণ দত্ত, Gurdian:বিজয়কৃষ্ণ , Address:নিজ , Classification:বাইদ, Area:0.08000000 Acre,	Shri GOPIKRISHNA DUTTA

On 30-05-2023

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

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

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

Presented for registration at 13:01 hrs on 30-05-2023, at the Office of the A.D.S.R. KULTI by Shri GOPIKRISHNA DUTTA, 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 20,04,750/-

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

Execution is admitted on 30/05/2023 by Shri GOPIKRISHNA DUTTA, Son of Late Bejoy Krishna Dutta, THANA MORE, NEAR F P SCHOOL PARA, KULTI, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business

Indetified by Mr JOYDEEP BANERJEE, , , Son of Late Bhabani Prasad Banerjee, KULTI NEW ROAD, OPP. KALI MANDIR, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

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

Execution is admitted on 30-05-2023 by SUDIP CHOWDHURY, PARTNER, BASUNDHARA REALITY (Partnership Firm), C/O LATE SUKHENDRA NATH CHOWDHURY, HILL COLONY, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr JOYDEEP BANERJEE, , , Son of Late Bhabani Prasad Banerjee, KULTI NEW ROAD, OPP. KALI MANDIR, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

Execution is admitted on 30-05-2023 by Smt ASHMITA GHOSH, PARTNER, BASUNDHARA REALITY (Partnership Firm), C/O LATE SUKHENDRA NATH CHOWDHURY, HILL COLONY, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr JOYDEEP BANERJEE, , , Son of Late Bhabani Prasad Banerjee, KULTI NEW ROAD, OPP. KALI MANDIR, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

Execution is admitted on 30-05-2023 by Shri RAMKRISHNA DUTTA, PARTNER, BASUNDHARA REALITY (Partnership Firm), C/O LATE SUKHENDRA NATH CHOWDHURY, HILL COLONY, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr JOYDEEP BANERJEE, , , Son of Late Bhabani Prasad Banerjee, KULTI NEW ROAD, OPP. KALI MANDIR, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

Execution is admitted on 30-05-2023 by Shri SANJAY CHOWDHURY, PARTNER, BASUNDHARA REALITY (Partnership Firm), C/O LATE SUKHENDRA NATH CHOWDHURY, HILL COLONY, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr JOYDEEP BANERJEE, , , Son of Late Bhabani Prasad Banerjee, KULTI NEW ROAD, OPP. KALI MANDIR, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

Execution is admitted on 30-05-2023 by Shri NIMAI CHAND GHOSH, PARTNER, BASUNDHARA REALITY (Partnership Firm), C/O LATE SUKHENDRA NATH CHOWDHURY, HILL COLONY, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr JOYDEEP BANERJEE, , , Son of Late Bhabani Prasad Banerjee, KULTI NEW ROAD, OPP. KALI MANDIR, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 28.00/- (E = Rs 28.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/05/2023 12:26PM with Govt. Ref. No: 192023240073289328 on 29-05-2023, Amount Rs: 28/-, Bank: SB EPay (SBlePay), Ref. No. 0315514629036 on 29-05-2023, Head of Account 0030-03-104-001-16

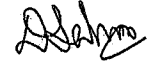
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,070/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 4,070/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 431, Amount: Rs.1,000.00/-, Date of Purchase: 03/05/2023, Vendor name: P Kr Panja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/05/2023 12:26PM with Govt. Ref. No: 192023240073289328 on 29-05-2023, Amount Rs: 4,070/-, Bank: SBI EPay (SBlePay), Ref. No. 0315514629036 on 29-05-2023, Head of Account 0030-02-103-003-02



Debasish Sahoo
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2023, Page from 41760 to 41799

being No 232402338 for the year 2023.



Debasish Sahoo

Digitally signed by DEBASISH SAHOO
Date: 2023.05.31 15:12:41 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 2023/05/31 03:12:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)