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DEVELOPMENT AGREEMENT

examined that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached to this Document are the Part of this Document.

A.D.S.R. Dwivedi
Bardhaman

QUERY NO. : 2002714469/2022
DISTRICT : Paschim Bardhaman
MOUZA : Bhiringi
P.S. : Durgapur
AREA OF LAND : 35.16 Decimal

12 SEP 2022

Murugan
12/9/22

SI No. 8200 Date 06/09/2022
Sold to Pansas Builders Developers Private Limited
Address Durgapur-16
Value of Stamp 5000
Date of Purchase of the stamp 18 AUG 2022
Prepar from Treasury
Name of the Treasury from Durgapur



Chatterjee

Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16,
Licence No.-1/2016-17

Alawal Kishor Rathi



1553

Kesarinandan Tradecom Private Limited
Alawal Kishor Rathi
Director



Handwritten signature of Addl. Dist. Sub-Registrar

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

09 SEP 2022



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PANSAS BUILDERS & DEVELOPERS PVT. LTD.
Kanchan Sarma
Director

Suresh Kumar
Sb. Hansa Kumar
v/v. Anjan. D-15
R.S. - C.A. Jy. B. B. B.
Bans. B. B. B.

THIS DEVELOPMENT AGREEMENT is made on this the 9th day of September, 2022 at Durgapur.

BETWEEN

KESARINANDAN TRADECOM PRIVATE LIMITED, (CIN- U74900WB2013PTC192308) (**PAN: AAFCK1201P**) an existing company under the Companies Act, 2013 having its registered office at P-38, William Carey Sarney 5th Floor, P.O Hare Street, and P.S- Hare Street, Kolkata 700001 and duly represented by ITS **Director Mr. Nawal Kishor Rathi (PAN- ACRPR5189C)** (AADHAAR 8182 3019 9820), son of Late Hari Kishan Rathi , by Faith Hindu, by Nationality – Indian, by Occupation – Business, residing at 12, Dr. P.K Banerjee Road, Mullick Fatak, P.O & P.S- Howrah- 711101, hereinafter called and referred to as the **FIRST PARTY / LAND OWNER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective legal heirs, successors, executors, administrators, legal representatives nominees/ and assigns) of the **FIRST PARTY.**

-AND-

PANSAS BUILDERS & DEVELOPER PRIVATE LIMITED (CIN- U45400WB2009PTC132327) (**PAN- AAFCP2168J**), an existing company under the Companies Act, 2013 , having its registered office at CA-15, Block Urvashi Complex, Tarasankar Sarani, City Centre, Durgapur, Dist – Paschim Bardhaman, West Bengal - 713216 represented by one of its **Director MR. KANCHAN SASMAL (PAN: BCAPS6508L)** (AADHAAR : 4318 4539 1367) (Mobile No. 9593500569) son of Late Achinta Kumar Sasmal residing at 2/7, Bharti Road, B-Zone, Durgapur, Dist-Paschim Bardhaman, West Bengal – 713205 herein referred as to the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors, successors-in-office and assigns) of the **SECOND PARTY.**

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WHEREAS Pran Krishna Das and Kajal Chandra Das@Noni Gopal Das purchased 8.25 decimal Land of R.S. Plot no. 469 of Mouza - Bhiringee from its recorded owners namely Smt. Krishna Mohini Debi, Smt. Khudubala Debi, Smt. Asalata Debi, Sri. Sushil Kumar Nayak and Anil Kumar Nayak vide Deed No. 2032 for the year 1971 of Joint sub-Registrar of Raniganj at Durgapur.

AND WHEREAS Pran Krishna Das purchased R.S Plot No. 468, area 4 Kathas (6.33 Decimal) vide Deed No. 3959 for the year 1990 of ADSR Durgapur.

AND WHEREAS Smt. Laxmirani Das purchased R.S Plot No. 468, area 2.63 Kathas (4.33 Decimal) vide Deed No. 3660 for the year 1990 of ADSR Durgapur.

AND WHEREAS Pran Krishna Das and Kajal Chandra Das@Noni Gopal Das purchased R.S. Plot No. 464 measuring 2.94 Decimal from Amitava Mukherjee vide Deed No. 848 for the year 1982 of ADSR Durgapur.

AND WHEREAS after death of Pran Krishna Das, Kajal Chandra Das @ Noni Gopal Das and Smt. Laxmirani Das, their legal heirs namely sri. Dipak Das, Sri. Mintu Das, Sri. Pintu Das, Smt. Mayarani Das, Smt. Kakali Das, Smt. Kalpana Mondal, Smt. Putul Sarkar, and Smt. Shikha Malakar jointly transferred R.S Plot No. 468 measuring 6.63 Kathas and R.S Plot No. 469 measuring 5 Kathas by way of sale vide DEED No. 2369 for the year 2014 with the ADSR Durgapur in favour of present owner Kesarinandan Trade Com Private Limited. Furthermore, they also transferred R.S. Plot No. 464 measuring 2.94 Decimal by way of Sale vide DEED No. 2370 for the year 2014 of ADSR Durgapur, in favour of present owner Kesarinandan Trade com Private Limited.

AND WHEREAS Jagannath Mukherjee transferred 4 Decimal Land in Mouza - Bhiringee, R.S. Plot No.470, by way of sale in favour of Indranarayan Majhi, vide DEED No. 161 for the year 1976 of the Joint sub-Registrar of Raniganj at Durgapur. Meanwhile Indranarayan Majhi died leaving behind his wife Smt. Namita Majhi, his son Partha Majhi and his three daughters namely Chameli Das, Mitali Badyakar and Smt. Kakali Biswas and they jointly transferred aforementioned land in favour of Kesarinandan Trade com Private Limited vide Sale DEED No. 2978 for the year 2014 of ADSR Durgapur.

AND WHEREAS one Chandi Charan Kar, Mihir Baran Kar, Biswarup Kar, Timir Baran Kar, Sri. Shyamapada Kar, Sri. Haradhan Kar, Sri. Rabindranath Dutta, Sri. Mahadeb Dutta are the L.R recorded owner in respect R.S Plot No. 460, L.R Plot No. 1249, measuring 12 Decimal land of Mouza - Bhiringee and they jointly transferred aforementioned 12 Decimal Land in favour of Kesarinandan Trade com Private Limited vide Sale DEED No. 7128 for the year 2014 of ADSR Durgapur.

AND WHEREAS Kesarinandan Tradecom Private Limited being the party of the first part became the absolute owner of ALL THAT piece and parcel of land measuring about 35.16 decimal situated at Mouza - Bhiringee, JL No. 119, LR Plot Nos 1241; 1245; 1247; 1248 and 1249; RS Plot No. 464; 468; 469; 470 and 460, P.S. Durgapur, District-Paschim Barddhaman.

AND WHEREAS After purchasing the land areas admeasuring 38.1295 decimals and at the time of recording the land in Record of Rights the same was recorded an area of 35.16 decimals instead of 38.1295 decimals.

AND WHEREAS the present owner recorded their name in LR R-O-R and converted the land from Baid to commercial-Bastu, vide

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conversion case No. CN/2021/2302/891, from the office of SDL & LRO, Durgapur.

AND WHEREAS first party herein being the absolute owner of the schedule mentioned land and being desirous of developing the vacant portion of land excluding the existing building standing thereupon the portion of land measuring about 35.16 decimal situated at Mouza - Bhiringee, J.L No. 119, LR Plot Nos 1241; 1245; 1247; 1248; and 1249; RS Plot No. 464; 468; 469; 470 and 460 lying and situated at, within the limits of the Durgapur Municipal Corporation, which is more particularly described in the SCHEDULE herein below and hereinafter referred to as the "said property" the First Party /Owner herein have agreed to get the property developed by engaging the developer for the purpose of development of the said property and the owner herein have agreed with the Developer herein by executing the instant development agreement-cum-Joint Venture and also agreed to execute a Development Power of Attorney to facilitate the Developer for smooth functioning of the Development work of the property as mentioned in the schedule.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:-

ARTICLE - I: DATE OF COMMENCEMENT

This agreement shall be deemed to have commenced on and with effect from the date of execution of this agreement and shall be valid for a period of 60 months from the date of sanction plan of the project by the developer. The completion of the project may be extended for another period of 6 months subject to the progress of the development work based on mutual discussions.

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ARTICLE - II : DEFINITION

OWNER:- Shall mean and include KESARINANDAN TRADECOM PRIVATE LIMITED, ,(CIN- U74900WB2013PTC192308)(PAN: AAFCK1201P) an existing company under the Companies Act, 2013 having its registered office at P-38, William Carey Sarney 5th Floor, P.O Hare Street, and P.S- Hare Street, Kolkata 700001, represented by Director Mr. Nawal Kishor Rathi (**PAN: ACRPR5189C**) son of Late Hari Kishan Rathi, by faith- Hindu, by Nationality- Indian, by Occupation- Business, residing at 12, Dr. P.K Banerjee Road, Mullick Fatak, P.O & P.S- Howrah- 711101.

DEVELOPER DEVELOPER/BUILDER:- Shall mean and include PANSAS BUILDERS & DEVELOPER PRIVATE LIMITED (PAN- AAFCP2168J), an existing company under the Companies Act 2013, having its registered office at CA-15, Block Urvashi Complex, Tarasankar Sarani, City Centre, Durgapur, District - Paschim Bardhaman, West Bengal - 713216 represented by its Director (1) Shri Kanchan Sasmal(PAN: BCAPS6508L) (AADHAAR : 4318 4539 1367) (Mobile No. 9593500569) son of Late Achinta Kumar Sasmal residing at 2/7, Bharti Road, B-Zone, Durgapur, District-Paschim Bardhaman, West Bengal - 713205 .

SAID PROPERTY:- Shall mean and include ALL THAT piece and parcel land measuring about 35.16 Decimal as per record and but as per physical measurement 38.1295 (Thirty Eight Point One Two Nine Five) situated at Mouza - Bhiringee, JL No. 119, LR Plot Nos 1241; 1245; 1247; 1248; 1249, RS Plot No. 464; 468; 469; 470 and 460 within the limits of the Durgapur Municipal Corporation, described and mentioned the SCHEDULE hereunder written;

NEW BUILDING :- Shall mean the building/buildings proposed to be constructed on or upon the land comprised in the said property as more fully described in the SCHEDULE hereunder written in

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accordance to the sanctioned building plan and/or revised or modified sanction building plan to be sanctioned by the Durgapur Municipal Corporation;

COMMON FACILITIES:- Shall mean and include corridors stair ways, landing, lift, lift well, lift machine room, passages, boundary wall, main gates for entrance and exit, vacant land around the building/ building(s), roof, terrace, over head water reservoir, underground water reservoir and other facilities required for the enjoyment, maintenance, management of the new building/ buildings or any part thereof;

ALLOCATION OF REVENUE FROM THE UPCOMING PROJECT OF DEVELOPMENT AMONGST THE PARTIES:-

Whereas schedule mentioned land is owned and possessed by the first Party i.e. Owner, and Second Party i.e. Developer is a reputed Developer Company in Durgapur and after prolonged discussion between the parties both the parties came to a conclusion that they are entering into this agreement on revenue sharing method for that both the parties hereby stipulate the following conditions for sharing of revenue:-

- i) That the said First Party & Second Party shall open and maintain an joint escrow account in any Scheduled commercial Bank in which both the representatives of the JV's shall be acting as signatory.
- ii) That all agreements for sale of Flats/parking space/ commercial space, etc. to be constructed upon including any amenities and future construction by the parties the Schedule mentioned land area(s), along with the Sale DEED(S) to be executed thereafter, shall be executed by conjoint efforts wherein representatives of both parties shall remain signatories/executants.

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- iii) That any considerations arising out of any transaction and/or conveyance of the property to the proposed buyers , the same shall be deposited in the escrow account and thereafter the respective allocation of the parties arising out of such transaction shall be distributed in the ratio of 37.5% for the Landowner(s) and, 62.5% for the Developer. The total amount of consideration of Landowner will be subject to TDS as per extant rules which will first be deposited by developer and the Landowner will thereafter reimburse the same to the Developer, subject to furnishing of TDS Certificate(s).
- iv) That if flat or commercial space sold to a prospective buyer if he/she/ they are required to TDS as per law then the same shall be deduct by the purchaser in the ratio of 37.5% for the Landowner(s) and, 62.5% for the Developer.
- v) That GST collected from indenting buyers and the same shall be borne by in the ratio of 37.5% by the Landowner(s) and, 62.5% by the Developer if law permit otherwise person who not liable to pay reimburse the same to other.
- vi) Interest Free Refundable security of Rs. 1,00,00,000/- (Rupees One Crore Only) is be paid to the OWNER as Interest Free Security Deposit which will be refunded later. Out of Rs. 1,00,00,000/- Rs. 25,00,000/- already paid on through NEFT/RTGS dated 30.08.2021 and Rs. 50,00,000/- paid on 01.09.2021 balance Rs.25,00,000/- paid on Dated 09.09.2022 at the time of Registration of Development Agreement - cum - Joint Venture.
- vii) Developer has already paid Rs. 25,75,067/- (Rupees Twenty Five Lakhs Seventy Five Thousand Sixty Seven Only) on 26.05.2022 to the landowner and same is already being utilized by the land owner for the purpose of shifting of high tension line from their landed property on the behalf of Developer allocated share.

- viii) Incase proposed develop property if sold in full before the receiving of Completion Certificate and payment from the prospective buyer be received in full the landowner shall refund Rs. 75,00,000/- (Seventy Five Lacs Only) out of Security deposit Rs. 1,00,00,000/- (One Core Only) and balance Security deposit of Rs. 25,00,000/- (Twenty Five Lacs Only) shall be refunded after receiving of completion certificate.
- ix) If any of the property whether commercial or residential is leased or let out on rent the repatriates or the amount received by way of rent or otherwise shall be attributed to the parties herein at the agreed ratio of 37.5 % and 62.5% wherein the GST & TDS shall be borne by the parties as per their allocated share.
- x) Unsold Stock shall be attributed to the parties as per the agreed Ratio of 37.5 % and 62.5% as mentioned in this agreement on the following basis:
- a) Firstly on mutual basis as agreed by and between the parties based on the agreed ratio as mentioned above.
 - b) If there is a dead lock in the attribution and the distribution of the stocks then by way of lottery wherein stock of Unsold Residential/Commercial Units shall be made and the units/flats drawn on lottery basis shall be taken up respectively by Land Owner and Developer. The Area of the Lottery Drawn Flats shall be calculated on the last sale price of the units and any difference in the distribution ratio shall be paid off to the respective party of residential/Commercial as per Govt. market price. Furthermore, If there is any Unit/ Flat which is

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indivisible, in that case, the same shall be taken by the developers as per Govt. market price which shall be paid to the owner by the developer.

BUILDING PLAN:- Shall mean and include the plan to be sanctioned by the Durgapur Municipal Corporation in the names of the owner and the costs and expenses of such building plan shall be borne by the Developer and further revised and/or modified building plan if any sanctioned by the Durgapur Municipal Corporation.

TRANSFER:- Shall mean and include registration, peaceful possession and delivery of possession and/or by any other means adopted for effecting transfer of flats/car parking Spaces and any other spaces under law.

TRANSFeree:- Shall mean and include person or persons, party or parties to whom any flat, commercial space, car parking space and or any other space in the new/proposed building may hereafter be agreed to be transferred.

ARTICLE - III OWNER'S REPRESENTATION

The First Part /owner are absolutely seized and possessed or otherwise well and sufficiently entitled to do ALL THAT the right, title and interest in the said property as mentioned the SCHEDULE hereunder written from all sorts of encumbrances whatsoever.

ARTICLE - IV:- DEVELOPER' REPRESENTATION

a) The Developer/Second Party shall keep Original Copy of all the documents related to the property and sanction plan e.g., title

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deed, tax receipt, assessment roll etc. and the photo copy of sanctioned building plan and the Photo Copies of all the documents related with the property shall be in the custody of the owner.

b)The Developer/Second Party shall carry out or cause to be carried out the work of development work in respect of the said property by developing of Ownership basis flats, commercial spaces, shop spaces, car parking spaces together with the proportionate share and interest in the land of the said new building in favour of owner, intending purchaser/s

c)The Developer/Second Party shall carry out and/or cause to be carried out the said work of development of the property and/or construction of the said new /proposed building in accordance to the sanctioned building plan and further revised plan, if any, to be sanctioned by the Durgapur Municipal Corporation in accordance to the rules of the Durgapur Municipal Corporation.

ARTICLE - V :- DEVELOPMENT WORK

a) The OWNER hereby allows the Developer/Second Party to appoint Contractor for development of the Project.

b) The Developer/Second Party shall carry out or cause to be carried out the work of development work in respect of the said property by developing of Ownership basis flats, commercial spaces, shop spaces, car parking spaces together with the proportionate share and interest in the land of the said new building in favour of owner, intending purchaser/s.

c) That the Developer shall assign with prior consent of the land owner to any third party at their own choice for the purpose of

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such development work and the owner shall not raise any objection in such matter and do all acts, deeds and things as per requirement and requests of the Developer.

ARTICLE - VI:-OWNER'S OBLIGATION:-

1.The First Party/ owner hereby agree and covenant with the Developer that they will co-operate with the Developer in the matter of obtaining building plan from the concerned Department from the Durgapur Municipal Corporation.

2.The First Party /owner further covenant with the Developer to handover and / or delivery of possession of such land to the Developer immediately after execution of the Development Agreement of the Power of attorney.

3.The First Party / owner do hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling out any portion of the Developer allocated portion in the proposed building to be constructed upon the land at the said premises.

4.The First Party/ owner do hereby agree and covenant with the Developer not to cause any interference or hindrance in the construction (of the said proposed building at the said premises to be constructed by the Developer.

5.The First Party/ owner herein undertake not to create any kind of Charges or mortgages including that of equitable mortgage by depositing the title deeds of the said premises or any portion thereof at any time during the subsistence of this agreement.

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6. For smooth progress of Development works the OWNER/ First Party herein appointing and empowering the Developer herein as their Constituted Attorneys by executing a Development Power of Attorney for smooth operation of construction and allied services.

7. The First Party/ owner henceforth for all times to come shall not raise any claim and/or press for any benefit and/or amount other than the terms of the Development Agreement.

8. At the time of execution of the Sale Agreement, whether registered or unregistered, and/or executing deed of conveyances, land owner shall become part of it and shall be acting as a signatory to the deed. Even, the clause of Payment Consideration shall include details of land owner and their share shall be mentioned in the same. Any payments against the Sale Agreement shall be paid to the escrow account and same shall be distributed among them as per the agreed ratio.

9. The First Party/ OWNER may appoint their own engineer for inspection of the building at their own costs from time to time for Owner's satisfaction.

ARTICLE: - VII: DEVELOPER'S OBLIGATION:

1. The Developer hereby agree and covenant with the First Party/owner to complete the construction of the proposed building as per sanctioned Building Plan at their own costs and expenses within 60 months from the date of obtaining sanctioned building plan to be sanctioned from the competent authority of the Durgapur Municipal Corporation plus six months extended period subject to force majeure like flood, earthquake, riot, war, storm, tempest, civil commotion, strike etc. and also subject to the First Party/ owner strictly complying with all their obligations under this agreement.

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2. The Developer hereby agree and covenant with the First Party / owner not to violate or contravene any of the provisions or rules applicable for construction of the said proposed building.

3. The Developer hereby agree and covenant with the First Party/ owner that they shall complete all legal formalities and get approval of the Sanction Plan of the Property from the concerned authority at Durgapur Municipal Corporation within 12 months from the date of execution of Joint Development Agreement plus 3 months extended period subject to force majeure like flood, earthquake, riot, war storm, tempest, civil accommodation, strike etc. If the said clause is not fulfilled, the said agreement shall stand cancelled and the Owner shall refund the Developer amount received from them after deducting /adjusting/forfeiting 10% of Security Deposit.

4. The Developer hereby agree and covenant with the First Party/ OWNER that all the Legal Fees such as Municipal Taxes, Khajana, etc., accruing after execution of Joint Development Agreement shall be paid by the Developer and a copy of payment challan shall be shared with the OWNER for their records along with other documentation at the time of registrations and/or alike.

ARTICLE - VIII :-

OWNER' COVENANTS

OWNER do hereby covenant with the Developer as follows:-

- a) The owner shall sign, execute, submit and deliver all applications, undertakings, declaration, affidavits, plans, letters and other documents and do all acts deeds and things as may be required by the Developer for obtaining the sanctioned building plans and any approvals required to be obtained by the Developer

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for commencing or carrying out the Development at the subject property.

b) For all or any of the purposes contained hereinabove and required by the Developer, the owner shall render all assistance and co-operation to the Developer and sign, execute, submit and deliver, at the costs and expenses of the developer, all plans, specification, undertakings, declarations, papers, documents and authorities as may be lawfully or reasonably required by the Developer from time to time, promptly and without any delay, failing which the time periods for construction by the Developer shall stand automatically extended by the periods of delay on the part of the OWNER.

c) With effect from the date of execution hereof, the owner shall neither deal with, transfer, let out or create any Encumbrance in respect of the Subject Property or any part thereof or any development to be made thereat save only to the extent permitted expressly hereunder.

d) That the owner (read with Clause "c" of Article V) shall not be entitled to assign this Agreement or any part thereof as from the date hereof without the prior consent in writing of the Developer.

e) That the owner shall not cause any interference or hindrance in the modification / addition / alteration of Sanctioned Plans in terms hereof, construction and development at the subject Property by the Developer and/or Transfer of the Developer' Allocation and not to do any act deed or thing whereby any right of the Developer hereunder may be affected.

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f) That the owner shall ensure that it shall not act in any manner which is detrimental to this agreement or goes against the terms and conditions of this agreement and shall keep the Developer and all persons deriving right from the Developer fully saved, harmless and indemnified, from and against all losses, damages, costs, claims, demands, actions or proceedings, that may be suffered or incurred by them or any of them in this regard.

g) That any of the land related dispute relating to right, title and interest shall be resolved by the owner .

ARTICLE-IX:-DEVELOPER COVENANTS

a) The Development of the said property and/or construction of the new / proposed building shall be made by the Developer at their sole discretion and obligation and same shall be without any objection by the owner.

b) The Developer/ Second Party itself shall be responsible to arrange necessary finance/fund and/ or money as may from time to time be required for the smooth running of said development work and /or construction of the said new/ proposed building. The owner shall have no responsibility or liability for any fund /finance for that purpose. However, it is made clear that the Developer does not have any right to mortgage the project and/or raise finance by way of depositing of Title Deed or any other form as may be prescribed under the law to raise additional finance of any.

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c) The Developer shall not ask owner to finance or to pay any cost of construction and/ or development of the said property for owner's allocated area as mentioned above.

d) The Developer/Second Party shall, at its own costs and expenses, apply and obtain all necessary sanctions or permissions or approvals or No Objection from appropriate authority/Municipality and/or Department as may from time to time be necessary or required for the purpose of carrying smooth construction and/or development work of the said property.

e) The Developer/Second Party shall, at its costs and expenses apply for and obtain temporary and/or permanent No Objection for supply of electricity water, drainage, sewerage and other inputs and facilities as may be required at the said new /proposed building.

f) The Developer/ Second Party shall install and provide lift, water filter facility, generator and other facilities as may be necessary if require as per statutory by-laws and/ or regulations of the Durgapur Municipal Corporation or other appropriate authority and/or department, at their own costs and expenses.

ARTICLE - X :- POSSESSION & CONSTRUCTION

a) Upon possession being taken of the said premises the same shall be held by the Developer and/ or on behalf of and in trust of the First Party/OWNER for the Purpose of carrying out the construction in terms of this agreement.

b) The construction of the said new/ proposed building shall be done by the Developer/Second Party as per the sanctioned

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- building plan and/or modified plan which is to be sanctioned by the Durgapur Municipal Corporation.
- c) The Developer shall be entitled to obtain necessary modification and/ or building plan for purpose of completion of the construction of the said new/proposed building.
 - d) The Developer will not deviate construction of new /proposed building from sanctioned building plan and/or not violate rules and regulations of the Durgapur Municipal Corporation. The Developer shall keep the OWNER absolutely indemnified and harmless from any civil and criminal action, claim and demand whatsoever.
 - e) That appointment of Architect, Engineer for construction of new building shall be done by the Developer.
 - f) Time shall be the essence of the contract in this regard provided that if any delay is caused due to Force Majeure, the time during which the Developer were prevented from carrying out its obligations shall be added to the respective Schedules.

ARTICLE XI :- PROCEDURE

a)The First Party/owner shall provide proper authority and has empowered, appointed and nominated the Second Party/Developer as their Constituted Attorney as mentioned under heads of Development Power of Attorney, for the purpose of obtaining all necessary permissions and sanctions from different authorities in connection with the construction of the building for pursuing and following up the matters with the Durgapur Municipal Corporation and other authorities.

b)The Developer do hereby undertake and declare that after completion of the entire project as well as the transfer of all flats, shops, car parking spaces etc., the Developer shall handover all

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original deeds, documents sanctioned plan etc. lying in the custody of the Developer to the owner who shall duly take charge of the same and also under the provision of West Bengal Apartment Ownership Act and the rules framed thereunder until the time re- associations are not formed, the document shall lie in the custody of the owner herein against a proper receipt of acknowledgement.

e) The owner does hereby undertake and declare that after completion of the entire project, the entire maintenance shall be carried on by the Developer till the association is formed for that, owner has every right to collect amount for the same.

ARTICLE-XII:- MISCELLANEOUS

a) The entire registration and execution along with the documentation shall be done by the Advocate/ Legal consultants appointed by the Developer.

b) PROPERTY TAXES AND OUTGOINGS: Till the date of execution of Joint Development Agreement, all taxes and outgoings (including arrears) on account of municipal/property tax, land tax and other outgoings shall be borne and paid by the OWNER and those arising for the period hereafter and until Completion of Construction "shall be borne and paid by the Developer. Provided that upon construction of any phase of development at the subject property, all taxes and outgoings shall be borne, paid and discharged by the transferees and for non alienated areas, by the parties hereto for their respective allocations.

c) REAL ESTATE LAWS; The Developer shall comply with all necessary requirements under the Real Estate Laws and required

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to be complied with by a developer of a building and the OWNER shall co-operate and assist the Developer in respect thereof and shall also comply with all necessary requirements under the Real Estate Laws required to be complied with, by a land owner including as regards the OWNER'S Allocation.

d)RERA: The Developer shall comply with the provisions of the Real Estate Regulatory Authority Act,2016 (RERA) and Rules made there under for implementation of this agreement and not withstanding any provisions content in this agreement. Provisions contained in RERA and rules made their under will prevailed.

e)FINAL DECISION IN RESPECT OF MATTERS TO BE CONSULTED: Except as specifically provided in this Agreement to the contrary, in all those matters agreed to be decided or carried out by the Developer in consultation with the OWNER, if there is any dispute or lack of consensus on any point or issue, the decision of the Developer on such point or issue shall be final and binding on the Owner.

f)INDEMNITY BY OWNER: At all times hereafter the owner hereto shall indemnify and agree to keep the Developer, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the Developer and arising due to any representation of the owner being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the owner.

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g)INDEMNITY BY DEVELOPER; At all times hereafter the Developer hereto shall indemnify and agree to keep the owner, saved, harmless and indemnified in respect of all actions, proceedings, liabilities, fines, penalties or other consequences suffered or incurred by the OWNER and arising due to any representation of the Developer being found to be false or misleading and also due to act, omission, default, breach, accident, negligence, non-compliance or violation of any kind or nature, whether statutory or contractual or under civil or criminal laws in relation to the terms and conditions hereof by the Developer.

h)NO PARTNERSHIP OR AOP: The owner and the Developer have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an Association of Persons (AOP).

i)NOT A PRESENT TRANSFER: Nothing in this Agreement is intended to or shall be construed as a transfer of possession of the Subject Property at present in favour of the Developer.

j)WAIVERS: Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights nor shall in any way affect diminish or prejudice (the right of such Party to require performance of that provision. A waiver on any occasion shall not be deemed to be waiver of the same or any other breach or non fulfillment on a future occasion.

k)ENTIRE AGREEMENT: This Agreement constitutes the entire agreement between the Parties and revokes and supersedes all previous discussions, correspondence and agreement between the Parties, written oral or implied.

Handwritten signature/initials

l)PART UNENFORCEABILITY: If any provision of this Agreement or the application thereof to any circumstance shall be found by any court or administrative body of competent jurisdiction to be invalid, void or unenforceable to any extent, such invalidity or unenforceability shall not affect the other provisions of this Agreement and the remainder of this Agreement and the application of such provision to circumstance other than those to which it is held invalid or unenforceable shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law, The Parties agree, in the circumstances referred above, to use all reasonable endeavors to substituted any invalid or unenforceable provision with a valid or enforceable provision. Which achieves, to the greatest extent possible, the same effect as would have been achieved by the invalid or unenforceable provision.

m)MODIFICATIONS: No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by the OWNER and the Developer.

n) DEATH OR INCAPACITY: Notwithstanding any subsequent death or incapacity etc. of the owner, this agreement as well as the Power /s of Attorney to be executed by' the owner, shall remain valid and effective and automatically bind all the heirs, executors, administrators, legal representatives of the owner as if they were parties hereto and to the said Power/ s of Attorney.

o)CHANGE IN CONSTITUTION: It is further expressly clarified that notwithstanding any amalgamation, merger, demerger etc. of any the parties, this agreement as well as the power/s of Attorney to be executed by the parties in pursuance hereof, shall remain valid

and effective and automatically bind all the successor or successors in-office of the parties.

p)NAME: The Building Complex shall be known by such name as be such as decided by the Developer.

q)EXECUTION:- The sale proceeds of the units/flats and other spaces whatsoever which may be sold to the prospective buyers the consideration of such shall be deposited in an Escrow account in which both the parties shall be joint signatories and all the sale proceeds shall be taken and/or collected in the name of "Landowner & Developer" being the joint escrow amount the account of which shall be maintained in a schedule bank.

ARTICLE - XIII:- DEFAULTS

a)DEFAULTS OF OWNER: In case the owner fail and/or neglect to make out a marketable title to the Subject Property or any part thereof or in case the owner fail and/or neglect to comply with any of their obligations mentioned in this Agreement the manner or within the period stipulated therefore, the Developer shall give a notice, in writing, to the Owner giving time of 6 months to remedy the default or breach and in case the Owner or any of them fail to remedy the same within such 6 months, the owner shall be liable to pay interest Bond Rate of 10 years Government Security per annum on all amounts for the time being paid or incurred by the Developer on the Project for the period of delay and without affecting the obligation to pay interest as above, the Developer shall be entitled to take any one or more of the following recourses in any priority or order as the Developer shall deem fit and proper:-

1.1. To itself try and attempt the compliance of the obligation under default, at the cost and expense of the owner and by paying

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such amounts and in such manner and on such terms and conditions as the Developer may deem fit and proper and without being liable to the owner for the result of such attempt. The period taken for such attempt or the compliance pursuant to such attempt shall automatically be added to the Time for Construction granted to the Developer hereunder.

1.2. To sue the owner for specific performance of the contract.

1.3. To cancel the contract envisaged herein and in such event consequences of cancellation.

b) **EFFECTS OF THE DEVELOPER CARRYING OUT OBLIGATIONS OF THE OWNER:** in case the Developer attempting the compliance of the obligation of the owner under default, the amounts, costs and expenses paid or incurred by the Developer together with interest @ Bond Rate of 10 years Government Security) per annum thereof shall be the liability of the Owner exclusively and the Developer shall have a lien on the Owner's Allocation for such amount.

c) **CONSEQUENCES OF CANCELLATION:** In case the Developer cancels this Agreement, then notwithstanding anything elsewhere to the contrary contained in this Agreement the following consequences shall apply:

1. Any amount received by either party from the Transferees and required to be refunded owing to cancellation, shall be refunded by the recipient parties respectively and they each shall respectively be liable for any other claims of the Transferees.

2. The security Deposit and all other amounts on any account paid or incurred by the Developer on the Subject Property including on its purchase, planning or development or otherwise together with all interest, compensation and damages payable by the Owner, shall immediately and in any event within 30 days of being

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demand the Developer, become refundable by the Owner to the Developer.

3. Nothing contained in the last preceding sub-clauses shall affect the other rights and remedies of the Developer.

d) UNILATERAL CANCELLATION: Neither party hereto can unilaterally cancel or rescind this Agreement at any time unless such party is entitled to do so by express terms of this Agreement contained elsewhere herein upon default of the other party.

e) REFERENCE: The parties will refer to any disputes or differences between them to the Arbitration Tribunal as more fully provided hereinafter and accept and abide the award made therein.

ARTICLE - XIV NOTICES

NOTICES: All notices to be served hereunder by any of the parties on the other shall be deemed to have been served on the 4th day from the date of dispatch of such notice by prepaid registered post with acknowledgement due at the address of the other party mentioned hereinabove or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered speed post without the same being served. None of the parties shall be entitled to raise any objection as to service of the notice deemed to have been served as aforesaid.

ARTICLE - XV ARBITRATION

ARBITRATION: All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and /or the Subject Property or determination of any liability shall be referred to arbitration and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the

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time being in force. In connection with the said arbitration, the parties have agreed and declared as follows:

- a) The Arbitration Tribunal shall have summary powers and will be entitled to lay down their own procedure.
- b) The Arbitration Tribunal will be at liberty to give interim orders and /or directions.
- c) The venue of the place shall be in Kolkata and the medium shall be in English.

THE SCHEDULE AS ABOVE REFERRED TO

(Description of the property)

ALL THAT piece and parcel of land measuring about **35.16 (Thirty Five point One Six) Decimal** but as per physical measurement 38.1295 (Thirty Eight Point One Two Nine Five) situated at **Mouza - Bhiringee**, JL No. 119, R.S. Plot No. 464; 468; 469; 470 and 460 , **L.R Plot No.1241 measuring 6.66 decimal; L.R Plot No 1245 measuring 3 decimal; L.R. Plot No-1247 measuring 9.5 decimal; L.R. Plot No-1248 measuring 4 decimal; and L.R. Plot No-1249 measuring 12 decimal, Comprised in L.R. Khatian No. 11039**, R.S. Khatian No. lying and situated at the aforesaid within the limits of the Durgapur Municipal Corporation, Ward No-14, Holding No-N/93, Assessment Slip No- 3309402986964, and which is butted and bounded as follows:-

| | |
|-----------------|--|
| ON THE NORTH :- | Plot No. 459 of Tushar Kanti Korar and Others |
| ON THE SOUTH :- | Darin and thereafter G. T. Road |
| ON THE EAST :- | Plot No. 461 of Anjali Kumar and Tarun Kanti Kumar |
| ON THE WEST :- | 4 feet wide passage and thereafter Plot No. 471 |

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It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of this deed.

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

SIGNED, SEALED & DELIVERED
In presence of: -

Witnesses: -

① Sumit Kumar
Sh. Yashin Kumar
Mr. Anjan D-15
P.S. Area, Dm Bm
Rm Dm Bm

② Lalit Choudhary
S/o Mr. Biswanath Choudhary
57/2E, D.H. Road
Kolkata-700023

Kesarinandan Tradecom Private Limited

Alawal Kishor Raito
Director

Signature of the OWNER

PANSAS BUILDERS & DEVELOPERS PVT. LTD.

Kanchan Sanyal
Director

Signature of the Developer

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

Vikas Banerjee
Advocate
WB/1027/2009
High Court at Calcutta



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

GRN Details

GRN: 192022230118561941 Payment Mode: Online Payment
GRN Date: 09/09/2022 16:53:54 Bank/Gateway: AXIS Bank
BRN : 713553441 BRN Date: 09/09/2022 16:55:39
Payment Status: Successful Payment Ref. No: 2002714469/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: PANSAS BUILDERS AND DEVELOPERS PRIVATE LIMITED
Address: City Center, Durgapur, PIN:- 713216
Mobile: 9647500145
Depositor Status: Buyer/Claimants
Query No: 2002714469
Applicant's Name: Mr SUBRATA MUKHERJEE
Identification No: 2002714469/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|---------------|
| 1 | 2002714469/2/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 70011 |
| 2 | 2002714469/2/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 125765 |
| | | | Total | 195776 |

IN WORDS: ONE LAKH NINETY FIVE THOUSAND SEVEN HUNDRED SEVENTY SIX ONLY.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Akawal Kishor Raut

(LEFT HAND)

| Little | Ring | Middle | Fore | Thumb |
|--------|------|--------|------|-------|
| | | | | |

(RIGHT HAND)

| Thumb | Fore | Middle | Ring | Little |
|-------|------|--------|------|--------|
| | | | | |

Signature:- Akawal Kishor Raut

Signature of the Executants/presentation



Kanchan Somai

(LEFT HAND)

| Little | Ring | Middle | Fore | Thumb |
|--------|------|--------|------|-------|
| | | | | |

(RIGHT HAND)

| Thumb | Fore | Middle | Ring | Little |
|-------|------|--------|------|--------|
| | | | | |

Signature:- Kanchan Somai

Signature of the Executants/presentation

(LEFT HAND)

| Little | Ring | Middle | Fore | Thumb |
|--------|------|--------|------|-------|
| | | | | |

(RIGHT HAND)

| Thumb | Fore | Middle | Ring | Little |
|-------|------|--------|------|--------|
| | | | | |

Signature:-







Government of West Bengal

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

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062002714469/2022

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

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|---|---|
| 1 | Mr NAWAL KISHOR RATHI 12, Dr. P. K. Banerjee Road, Mullick Fatak, City:- Howrah, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN:- 711101 | Representative of Land Lord [KESARIN ANDAN TRADECOM PRIVATE LIMITED] |  1553 Nawal Kishor Rathi |  | Kesaramandan Tradecom Private Limited Nawal Kishor Rathi 09/09/2022 Director |
| 2 | Mr KANCHAN SASMAL Qtr. No.-2/7, Bharati Road, City:- Durgapur, P.O:- B Zone, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713205 | Representative of Developer [PANSAS BUILDERS AND DEVELOPERS PRIVATE LIMITED] |  1554 Kanchan Sasmal |  | PANSAS BUILDERS & DEVELOPERS PVT. LTD. Kanchan Sasmal 09/09/2022 Director |

| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|--|---|--|---|--|
| 1 | Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215 | Mr NAWAL KISHOR RATHI, Mr KANCHAN SASMAL |  |  |  9/9/2022 |

(Santanu Pal)

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

Major Information of the Deed

| | | | |
|--|---|--|------------|
| Deed No : | I-2306-09729/2022 | Date of Registration | 12/09/2022 |
| Query No / Year | 2306-2002714469/2022 | Office where deed is registered | |
| Query Date | 09/09/2022 4:14:53 PM | A.D.S.R. DURGAPUR, District: Paschim Bardhaman | |
| Applicant Name, Address & Other Details | SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,25,75,067/-] | | |
| Set Forth value | Market Value | | |
| | Rs. 10,70,54,133/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 75,011/- (Article:48(g)) | Rs. 1,25,765/- (Article:E, E, B) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: G. T. Road (Viringi), Road Zone : (On Road -- On Road), Mouza: Viringi, JI No: 119, Pin Code : 713213

| 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-1241 (RS :-468) | LR-11039 | Other Commercial Usage | Bastu | 6.66 Dec | | 2,02,78,173/- | Width of Approach Road: 154 Ft., Adjacent to Metal Road, |
| L2 | LR-1245 (RS :-464) | LR-11039 | Other Commercial Usage | Bastu | 3 Dec | | 91,34,311/- | Width of Approach Road: 154 Ft., Adjacent to Metal Road, |
| L3 | LR-1247 (RS :-469) | LR-11039 | Other Commercial Usage | Bastu | 9.5 Dec | | 2,89,25,321/- | Width of Approach Road: 154 Ft., Adjacent to Metal Road, |
| L4 | LR-1248 (RS :-470) | LR-11039 | Other Commercial Usage | Bastu | 4 Dec | | 1,21,79,082/- | Width of Approach Road: 154 Ft., Adjacent to Metal Road, |
| L5 | LR-1249 (RS :-460) | LR-11039 | Other Commercial Usage | Bastu | 12 Dec | | 3,65,37,246/- | Width of Approach Road: 154 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 35.16Dec | 0 /- | 1070,54,133 /- | |
| | | Grand Total : | | | 35.16Dec | 0 /- | 1070,54,133 /- | |

Land Lord Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | KESARINANDAN TRADECOM PRIVATE LIMITED P-38, William Carey Sarani, 5th Floor, City:- Not Specified, P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

Developer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | PANSAS BUILDERS AND DEVELOPERS PRIVATE LIMITED CA-15, Block "URVASHI COMPLEX" Tarashankar Sarani, City Center, City:- Durgapur, P.O:- City Center, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 , PAN No.:: AAxxxxxx8J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr NAWAL KISHOR RATHI (Presentant) Son of Mr HARI KISHAN RATHI 12, Dr. P. K. Banerjee Road, Mullick Fatak, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9C, Aadhaar No: 81xxxxxxxx5429 Status : Representative, Representative of : KESARINANDAN TRADECOM PRIVATE LIMITED (as DIRECTOR) |
| 2 | Mr KANCHAN SASMAL Son of Late ACHINTYA KUMAR SASMAL Qtr. No.-2/7, Bharati Road, City:- Durgapur, P.O:- B Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx8L, Aadhaar No: 43xxxxxxxx1367 Status : Representative, Representative of : PANSAS BUILDERS AND DEVELOPERS PRIVATE LIMITED (as DIRECTOR) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215 | | | |
| Identifier Of Mr NAWAL KISHOR RATHI, Mr KANCHAN SASMAL | | | |

| Transfer of property for L1 | | |
|-----------------------------|---------------------------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | KESARINANDAN TRADECOM PRIVATE LIMITED | PANSAS BUILDERS AND DEVELOPERS PRIVATE LIMITED-6.66 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | KESARINANDAN TRADECOM PRIVATE LIMITED | PANSAS BUILDERS AND DEVELOPERS PRIVATE LIMITED-3 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | KESARINANDAN TRADECOM PRIVATE LIMITED | PANSAS BUILDERS AND DEVELOPERS PRIVATE LIMITED-9.5 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | KESARINANDAN TRADECOM PRIVATE LIMITED | PANSAS BUILDERS AND DEVELOPERS PRIVATE LIMITED-4 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | KESARINANDAN TRADECOM PRIVATE LIMITED | PANSAS BUILDERS AND DEVELOPERS PRIVATE LIMITED-12 Dec |

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: G. T. Road (Viringi), Road Zone : (On Road -- On Road) , Mouza: Viringi, JI No: 119, Pin Code : 713213

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1 | LR Plot No:- 1241, LR Khatian No:- 11039 | Owner:কেশরীন্দন ট্রেডকম প্রাইভেট লিমিটেড, Gurdian: , Address:১৯ পোলক ষ্ট্রীট কোলকাতা ৭০০০০১ , Classification:বাইদ, Area:0.06660000 Acre, | KESARINANDAN TRADECOM PRIVATE LIMITED |
| L2 | LR Plot No:- 1245, LR Khatian No:- 11039 | Owner:কেশরীন্দন ট্রেডকম প্রাইভেট লিমিটেড, Gurdian: , Address:১৯ পোলক ষ্ট্রীট কোলকাতা ৭০০০০১ , Classification:বাইদ, Area:0.03000000 Acre, | KESARINANDAN TRADECOM PRIVATE LIMITED |
| L3 | LR Plot No:- 1247, LR Khatian No:- 11039 | Owner:কেশরীন্দন ট্রেডকম প্রাইভেট লিমিটেড, Gurdian: , Address:১৯ পোলক ষ্ট্রীট কোলকাতা ৭০০০০১ , Classification:বাইদ, Area:0.09500000 Acre, | KESARINANDAN TRADECOM PRIVATE LIMITED |

| | | | |
|----|--|--|---------------------------------------|
| L4 | LR Plot No:- 1248, LR Khatian No:- 11039 | Owner:কেশরীন্দন ট্রেডকম প্রাইভেট লিমিটেড, Gurdian: . , Address:১৯ পোলক ষ্ট্রীট কোলকাতা ৭০০০০১ , Classification:বাইদ, Area:0.04000000 Acre, | KESARINANDAN TRADECOM PRIVATE LIMITED |
| L5 | LR Plot No:- 1249, LR Khatian No:- 11039 | Owner:কেশরীন্দন ট্রেডকম প্রাইভেট লিমিটেড, Gurdian: . , Address:১৯ পোলক ষ্ট্রীট কোলকাতা ৭০০০০১ , Classification:বাইদ, Area:0.12000000 Acre, | KESARINANDAN TRADECOM PRIVATE LIMITED |

On 09-09-2022

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

Presented for registration at 20:00 hrs on 09-09-2022, at the Private residence by Mr NAWAL KISHOR RATHI ,.

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 10,70,54,133/-

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

Execution is admitted on 09-09-2022 by Mr NAWAL KISHOR RATHI, DIRECTOR, KESARINANDAN TRADECOM PRIVATE LIMITED (Private Limited Company), P-38, William Carey Sarani, 5th Floor, City:- Not Specified, P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SURAJIT MONDAL. , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-09-2022 by Mr KANCHAN SASMAL, DIRECTOR, PANSAS BUILDERS AND DEVELOPERS PRIVATE LIMITED (Private Limited Company), CA-15, Block "URVASHI COMPLEX" Tarashankar Sarani, City Center, City:- Durgapur, P.O:- City Center, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

(Santanu Pal)

Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

On 12-09-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,25,765/- (B = Rs 1,25,751/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,25,765/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/09/2022 4:55PM with Govt. Ref. No: 192022230118561941 on 09-09-2022, Amount Rs: 1,25,765/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 713553441 on 09-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8200, Amount: Rs.5,000/-, Date of Purchase: 06/09/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/09/2022 4:55PM with Govt. Ref. No: 192022230118561941 on 09-09-2022, Amount Rs: 70,011/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 713553441 on 09-09-2022, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 226791 to 226829

being No 230609729 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.09.14 12:33:48 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/09/14 12:33:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
