

5618/24

I-5653/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 272353

Certified that the Documents is admitted to registration. The endorsement sheets attached with this document are the Part at this document.

Adm. District Sub-Registrar
Asansol, Dist-Paschim bardhaman

16 JUL 2024

GRN No. 19/202425012264/168

Query No. 2001837235 for the year 2024

A. D. S. R., Asansol..

AGREEMENT FOR DEVELOPMENT
AND CONSTRUCTION OF PROPERTY

Contd.p/2..

Asansol
Asks

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স্মারক নং : ১০৭৬ তারিখ : ১৫.০৭.২০২৪

মূল্য : ১০০/-

ক্রমিক নং : ১০৭৬

শ্রী/শ্রীমতী/শ্রীমতী (বাহিনী) ১০৭৬

পিতা/স্বামী : ১০৭৬

ও. ডি. নং : ১০৭৬

স্বাক্ষরিত তারিখ : ১৫.০৭.২০২৪

কার্যক্রম : ১০৭৬

১০৭৬



Addl. District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

16 JUL 2024

This Agreement for Development and Construction of Property is made

BY AND BETWEEN :

(1) SRI. SUBHASHIS CHOUDHURY

(PAN No. AZEPC 8957 F) & (Aadhar No. 5846 2516 1058)

(2) SRI. SOMASHIS CHOUDHURY

(PAN No. AZOPC 6236 F) & (Aadhar No. 5066 5195 7479)

Both are sons of Late Sunil Baran Choudhury, resident of Quarter No. DT – 2830, Tanki Side, Dhurwa, Ranchi, Post Office Dhurwa 834004, Police Station Dhurwa, District Ranchi (Jharkhand),

(3) SRI. NIRMALENDU BISWAS

(PAN No. AJFPB 4562 L) & (Aadhar No. 3463 3006 9346)

(4) SRI. SUVENDU BISWAS

(PAN No. AJZPB 8655 N) & (Aadhar No. 4476 1623 9060)

No. 3 and No. 4 are sons of Late Nikhil Ranjan Biswas, resident of Near Subhas Bakery, Vivekananda Road, Santinagar, Burnpur, Post Office Burnpur 713325, Sub division and Additional District Sub Registry Office, Asansol, Police Station Hirapur, District Paschim Bardhaman,

All are Citizens of Indian, by faith Hindu, by Occupations Service, hereinafter jointly and collectively called and referred to as the FIRST PARTY/OWNERS (which expression unless repugnant to the context shall mean and include their respective heirs, successors, assigns and legal representatives) of the ONE PART.

Subhashis Choudhury
Aadhar

AND

"JAGANNATH BUILDINFRA PRIVATE LIMITED" (PAN No. AAF CJ 5571 R), a Private Limited Company, having its registered office at 234/N, "Hotel Priyanka International", Burnpur Road, Asansol, Post Asansol 713304, Police Station Asansol (South), District Paschim Bardhaman, represented by one of its Director's (vide resolution for signatory authority of dated 10.07.2024 - SRI. SOMNATH BISWAL (PAN No. AEDPB 6418 A) son of Late Gangadhar Biswal, Citizen of India, by faith Hindu, by occupation Business, resident of Flat No. A-3, "Hill View Apartment", Hill View Park North, Asansol, Post Asansol 713304, Sub Division and Additional District Sub Registry Office, Asansol, Police Station Asansol (South), District Paschim Bardhaman, hereinafter called and referred to as the DEVELOPER/SECOND PARTY, (which expression shall always mean and include its heirs, successors-in-interest, assigns and legal representatives) of the OTHER PART;

WHEREAS one Sri. Sunil Baran Choudhury was the absolute owner of the land, measuring an area of 8.05 (Eight Point Zero Five) Sataks or Decimals, comprised upon C. S. Plot No. 3049 corresponding to R. S. Plot No. 2066 (Two Thousand Sixty Six) of Mouza Santa, J. L. No. 20, Police Station Hirapur, District Burdwan from its lawful owner, namely, Smt. Kartar Kour wife of Late Sardar Gopal Singh, by way of registered Deed of Sale, dated 19.08.1961, which stands registered in Book No. 1, Volume No. 54 in Pages from 163 to 166 as Being or Deed No. 4535 for the year 1961 of the Sub Registry Office, Asansol, for valuable consideration thereof.

AND WHEREAS thereafter said Sri. Sunil Baran Choudhury further purchased the land, measuring an area of 4 (Four) Sataks or Decimals, comprised upon C. S. Plot No. 3049 corresponding to R. S. Plot No. 2066 (Two Thousand Sixty Six) of Mouza Santa, J. L. No. 20, Police Station Hirapur, District Burdwan from its lawful owner, namely, Smt. Kartar Kour wife of Late Sardar Gopal Singh, by way of registered Deed of Sale, dated 14.07.1962, which stands registered in Book No. 1, Volume No. 56 in Pages from 110 to 113 as Being or Deed No. 4600 for the year 1962 of the Sub Registry Office, Asansol, for valuable consideration thereof.

S. Somnath Biswal
Asst

AND WHEREAS after his such purchase above named Sri. Sunil Baran Choudhury was the absolute owner of the total land, measuring an area of 12.05 (Twelve Point Zero Five) Decimals or Sataks, comprised upon C. S. Plot No. 3049 corresponding to R. S. Plot No. 2066 (Two Thousand Sixty Six) of Mouza Santa, J. L. No. 20, Police Station Hirapur, District Burdwan, without any interruption or intervention, free from all manners of encumbrances and thereafter said Sri. Sunil Baran Choudhury died intestate leaving behind him his two sons, namely, Sri. Subhashis Choudhury (First Party/Owner No. 1) and Sri. Somashis Choudhury (First Party/Owner No. 2), as his only legal heirs and successors to inherit undivided 1/2nd share of the property left by him, in accordance to Hindu Succession Act 1956.

AND WHEREAS after their such acquisition, above named FIRST PARTY/ ONWER Nos. 1 and 2 - Sri. Subhashis Choudhury and Sri. Somashis Choudhury are become the joint owners of the aforesaid undivided property, measuring an area of 12.05 (Twelve Point Zero Five) Decimals or Sataks, comprised upon C. S. Plot No. 3049 corresponding to R. S. Plot No. 2066 (Two Thousand Sixty Six) corresponding to L. R. Plot No. 1625 (One Thousand Six Hundred Twenty Five) of Mouza Santa, J. L. No. 20, Police Station Hirapur, District Burdwan, without any interruption or intervention, to the knowledge of all and thereafter got their respective names mutated and recorded in the L. R. Record of Rights of the State of West Bengal under L. R. Khatian Nos. 3436 (Land Area - 5 Decimals} in the name of Sri. Subhashis Choudhury) and under L. R. Khatian No. 3437 (Land Area - 4 Decimals} in the name of Sri. Somashis Choudhury) of the said Mouza in respect of the said property but after joint survey total land of aforesaid FIRST PARTY/ ONWER Nos. 1 and 2 - Sri. Subhashis Choudhury and Sri. Somashis Choudhury is 2.85 (Two Point Eight Five) Cottahs, that is, 2052 (Two Thousand Fifty Two) square feet.

Subhashis Choudhury
Ash

AND WHEREAS one Sri. Nikhil Ranjan Biswas son of Late Narendranath Biswas was the absolute owner of the land, measuring an area of 10 (Ten) Sataks or Decimals, comprised upon C. S. Plot No. 3049 corresponding to R. S. Plot No. 2066 (Two Thousand Sixty Six) of Mouza Santa, J. L. No. 20, Police Station Hirapur, District Burdwan from its lawful owner, namely, Smt. Kartar Kour wife of Late Sardar Gopal Singh, by way of registered Deed of Sale dated 19.09.1961 bearing Deed No. 4936 for the year 1961 of the Sub Registry Office, Asansol, for valuable consideration thereof.

AND WHEREAS after his such purchase above named Sri. Nikhil Ranjan Biswas was the absolute owner of the total land, measuring an area of 10 (Ten) Sataks or Decimals, comprised upon C. S. Plot No. 3049 corresponding to R. S. Plot Nos. 2066 (Two Thousand Sixty Six) corresponding to L. R. Plot No. 1625 (One Thousand Six Hundred Twenty Five) of Mouza Santa, J. L. No. 20, Police Station Hirapur, District Burdwan, without any interruption or intervention, free from all manners of encumbrances and thereafter said Sri. Nikhil Ranjan Biswas died intestate leaving behind his widow, namely, Smt. Anjali Biswas alias Smt. Anjalirani Biswas, along with two sons, namely, Sri. Nirmalendu Biswas (First Party/Owner No. 3) and Sri. Suwendu Biswas (First Party/Owner No. 4), as his only legal heirs and successors to inherit undivided 1/3rd share of the property left by him, in accordance to Hindu Succession Act 1956.

AND WHEREAS after their such acquisition, above named FIRST PARTY/OWNER Nos. 3 and 4 - Sri. Nirmalendu Biswas and Sri. Suwendu Biswas along with above named Smt. Anjali Biswas alias Smt. Anjalirani Biswas, are become the joint owners of the aforesaid undivided property, measuring an area of 10 (Ten) Sataks or Decimals, comprised upon C. S. Plot No. 3049 corresponding to R. S. Plot No. 2066 (Two Thousand Sixty Six) corresponding to L. R. Plot No. 1625 (One Thousand Six Hundred Twenty Five), of Mouza Santa, J. L. No. 20, Police Station Hirapur, District Burdwan, without any interruption or intervention, to the knowledge of all and thereafter got their respective names mutated and recorded in the L. R. Record of Rights of the State of West Bengal under L. R. Khatian Nos. 3792 (in the name of Smt. Anjalirani Biswas), 3793 (in the name of Sri. Nirmalendu Biswas) and 3794 (in the name of Sri. Suwendu Biswas)

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*Sub Registrar
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of the said Mouza in respect of the said property but after joint survey total land of aforesaid FIRST PARTY/ OWNER Nos. 3 and 4 Nirmalendu Biswas and Sri. Suvendu Biswas , along with - Smt. Anjali Biswas alias Smt. Anjalirani Biswas, have been jointly possessing 5 (Five) Cottahs 2 (Two) Chittaks, that is, 3690 (Three Thousand Six Hundred Ninety) square feet.

AND WHEREAS said Smt. Anjali Biswas alias Anjali Rani Biswas d/o Late Nikhil Ranjan Biswas has transferred her undivided one third share in favour of her two sons, namely, Sri. Nirmalendu Biswas (the FIRST PARTY/OWNER No. 3) and Sri. Suvendu Biswas (the FIRST PARTY No. 4), by way of a Deed of Gift vide Deed No. 9917 for the year 2023 Before the ADSR, Asansol, which are fully mentioned in schedule below.

That after their such acquisition and mutations, all as described above, the above named FIRST PARTY/OWNERS absolutely came to own and possess the aforesaid property, fully mentioned and described in the schedule hereunder written upon which they intended to raise and construct a multi-storied building for which they have also obtained a building plan duly sanctioned by the Asansol Municipal Corporation vide Building Permit No. SWS-OBPAS/1101/2024/0538 dated 08/07/2024 but owing to their being engaged in their other pre-occupations and other personal problems, the above named FIRST PARTY/OWNERS could not undertake development of their said landed property and thereafter engaged the DEVELOPERS, "JAGANNATH BUILDINFRA PRIVATED LIMITED" to undertake construction of a residential cum commercial Basement Plus Ground Plus Four (G + 4) multi- storied building upon a part of their aforesaid land, fully mentioned in the schedule hereunder written and the above named SECOND PARTY/ DEVELOPER, namely, "JAGANNATH BUILDINFRA PRIVATED LIMITED" on learning the intention of the FIRST PARTY/ OWNERS having inspected the title deeds and documents in respect of the aforesaid remaining property to be developed, fully mentioned in scheduled hereunder written belonging to the FIRST PARTY/OWNERS and assuming all the same to be true have/had agreed to their said proposal and offered to undertake the proposed construction of a Ground Plus Four

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(1) OWNER'S ALLOCATION :-

i. That the FIRST PARTY/OWNERS will get a total Carpet Area of 1493 square feet corresponding to a super built up area 2134 (Two Thousand One Hundred Thirty Four) square feet of residential flat bearing Flat Nos. B1 & B2 situated on the First Floor and the Second Floor and also get an another total Carpet Area of 2684 square feet corresponding to a Super Built Up Area 3838 (Three Thousand Eight Hundred Thirty Eight) square feet of residential flat bearing Flat Nos. C1, C2 & C4, situated on the First Floor, Second Floor and Third Floor and five numbers of four wheeler Parking Space measuring 600 (Six Hundred) square feet situated on the Ground Floor after leaving passage, stair and lift space

It has been agreed by and between the parties to this deed that if it is found at the time of final measurement that the FIRST PARTY/OWNERS hold more than the owners allocation portion then the FIRST PARTY/OWNERS will be bound to pay the consideration value of the excess area as per market rate to the developer and if it is found the FIRST PARTY holds less than the allocated area the DEVELOPER shall bound to pay the consideration value of the less area as per market rate.

ii. That the FIRST PARTY/OWNERS shall be absolutely entitled to enjoy own, possess or retain the 40% (Forty Percent) share of the proposed building, as allotted to them, mentioned herein-above and also shall have full right to, transfer, convey, sale, lease, mortgage, demise or to deal in any manner whatsoever, the portion allotted to them.

Signature
A.S.

-: 7 :-

(G + 4) multi-storied building under the name and style of "JAGANNATH GRAND" to be constructed and erected all at the cost of the said DEVELOPER upon the property, fully mentioned in scheduled hereunder written and in this regard, there being no written instruction, the parties, named above, do hereby enter into this Development Agreement, consisting of the terms and conditions of such transaction and further specifying therein the owner's allocation to be provided by the said DEVELOPER, that are, more fully described below :-

NOW THIS AGREEMENT WITNESSETH :

- (1) That the FIRST PARTY/OWNERS do hereby admit and accept the SECOND PARTY as the DEVELOPER/PROMOTER in respect of their said property, fully mentioned in Schedule hereunder written, requiring it to erect and construct a (G + 4) Ground Plus Four Storied Residential Building/Apartment or as that may be sanctioned by the Authority of Asansol Municipal Corporation by engaging his own technical and non-technical persons, skilled or un-skilled workers by obtaining and acquiring all the required things, approvals, deeds, document all at the entire costs and expenses of the Second Party/DEVELOPER :
- (2) That immediately after obtaining the sanctioned Building Plan from the authority of Asansol Municipal Corporation including clearance and NOC from the concerned authorities, the FIRST PARTY/OWNERS have delivered the vacant possession of the landed property mentioned in schedule below unto the SECOND PARTY/ DEVELOPER for undertake the commencement of the construction work of the proposed building and thereafter the proposed construction in terms of the sanctioned Building Plan and the relevant specifications provided herein. The materials, if, recovered from demolition of the existing buildings whatsoever, shall be taken away by the DEVELOPER.
- (3) The SECOND PARTY/DEVELOPER shall commence the proposed construction work of erecting the said multi storied building and complete the same within 36 (Thirty Six) months or 3 (Three) years from the date of sanction of the building plan and on getting delivered the vacant possession of the property mentioned in schedule below.

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Asansol Municipal Corporation
Asansol

- (4) However, if the period of construction is delayed over and above the said period of 36 (Thirty Six) months or 3 (Three) years from the date of sanction of the building plan by the DEVELOPER, except due to reasons of unavailability of masons or labours or due to any litigations concerning the property mentioned in schedule below or collectively due to *Force Majure* including occurrence of any earthquake or flood, the period of completion of the construction shall be extended as required by the DEVELOPER.
- (5) The DEVELOPER thereafter shall commence construction of the proposed R. C. C. Brick Built masonry (G + 4) Ground Plus Four Storied Residential Building/Apartment, consisting of the residential units on the upper floors and Parking Spaces on Ground Floor, along with required necessary and basic common facilities and amenities that are mandatory and common for the said Residential Unit/Flats to be done and executed in best workmanship manner, as per specifications and structural designs mentioned and shown in the Building Plan sanctioned by the Asansol Municipal Corporation and shall further provide, use and utilize best makes and brands of building materials thereupon.
- (6) That however, the quality, character, nature, brand or the standard of the materials to be used towards the construction for the said proposed multi-storied Residential Building upon the scheduled mentioned property shall be decided exclusively by the SECOND PARTY/DEVELOPER only with or without the consultation of the FIRST PARTY/ OWNERS and the decision of the SECOND PARTY/DEVELOPER in this regard shall be final and binding.
- (7) That the nature, character, quality, complexion or the decorative or ornamental sides of both interior or exterior or internal or external sides of the Apartment/Building, such as choice or brand of materials, viz. plaster of paris, primer, tiles, water taps, flush for toilets and sanitary articles, electrical equipment shall also be exclusively and solely decided by the SECOND PARTY/DEVELOPER only.

Asansol Municipal Corporation
Asansol

(9) DEVELOPER'S ALLOCATION :-

- a. That the SECOND PARTY/DEVELOPER will get or be entitled to all the 60% (Sixty Percent) of the remaining Built Up Area in entire floors of the proposed Multi-Storied Building, excepting the units specified under Owner's Allocation, as described above.
- b. That the SECOND PARTY/DEVELOPER shall be absolutely entitled to enjoy and own, possess or retain, transfer, convey, sale, lease, mortgage, demise or to deal in any manner whatsoever, the rest of the part and portions of the proposed Building along with proportionate share of land, that falls under the DEVELOPER'S Allocation.

(10) OWNER'S LIABILITIES :-

- (a) That during the stage of proposed construction being made upon the property mentioned in schedule below, if any litigation arises over the title and ownership or possession of the FIRST PARTY, the same shall be cleared and solved by the FIRST PARTY at her own initiatives and costs.
- (b) That during the continuance of this agreement, the FIRST PARTY/ OWNER shall keep her Title Deeds along with related documents in safe custody and shall not create any manner of encumbrances upon the property in schedule below and therefore shall not be entitled to keep the said deed or documents as collateral security thereof with any financial institution in any manner whatsoever and shall further be liable to produce the same, in originals, for inspection of the same by the SECOND PARTY/ DEVELOPERS or their assignee for all or any official purposes.
- (c) That the above named FIRST PARTY/OWNER shall pay up to date *khajna*/revenue and municipal tax unto the S.D.L & L.R.O. and the Asansol Municipal Corporation.

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- (d) It shall be the responsibility and liability of the FIRST PARTY/OWNER to deliver in originals of the title/ownership papers, link or previous deeds, along with other documents in respect of the property mentioned in schedule below, unto the SECOND PARTY/ DEVELOPERS whenever the need for the same so arises, at their own risk and liability.
- (e) After completion of the entire construction/project the said title/ ownership deeds and documents will be handed over to the authority of the Association/ Society of the Building/Apartment for future reference.
- (f) That in the event of stoppage of the proposed construction work of the proposed building, except for the reasons of the defect in title or ownership of the owner or local litigation concerning the property or non-availability of labours or engineers or due to any natural calamity, if, the above named SECOND PARTY/DEVELOPERS fail to complete the construction of the proposed building/apartment within the period mentioned above then the said period shall be reasonably extended.

(11) **DEVELOPERS LIABILITIES :-**

- a. That the SECOND PARTY/DEVELOPERS on entering this agreement accepts its responsibility for successful and timely completion by it of the multi-storied structure with lift facility and other amenities in best workmanship manner in accordance to terms and specifications provided in the sanctioned Building Plan.
- b. That therefore, any negligence and disregard of such responsibilities, subject to reasonable and accidental causes, shall be its accountability.

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(12) GENERAL TERMS :-

- a) That it be specifically mentioned that after execution and registration of this development agreement, the FIRST PARTY/OWNERS shall simultaneously execute and grant a General Power of Attorney, both of which, including this Development Agreement shall be registered in the office of the Additional District Sub Registrar at Asansol in favour of the SECOND PARTY/DEVELOPERS in respect of the property mentioned in schedule below, giving unto the said DEVELOPERS all-purpose powers for successful completion of the proposed building, including power to represent the OWNER in all matters connected therewith before all authorities concerned and including powers to enter into Sale Agreements with its intending Purchaser/s as also to sale and transfer all the residential units, parking spaces, excepting the units specified under Owner's Allocation and execute and get registered Deeds of Sale on behalf of the FIRST PARTY/ OWNERS in respect of the units falling under the DEVELOPERS ALLOCATION.
- b) That the selling rate per square feet in favour of the intending purchaser/s, in respect of the proposed Residential Units and Parking Space falling under the DEVELOPER'S Allocation shall be decided and settled by the SECOND PARTY only as per the prevalent market rates or as it/they may consider fit and proper.
- c) That the rights upon the last roof space or terrace of the proposed Multi-storied Building shall belong to the Owner and all other occupants of the built up portions of the building and the DEVELOPER.
- d) That the First Party shall always remain bound to sign and execute all papers and documents found to be necessary or for any other purpose by the SECOND PARTY/DEVELOPER in connection with any matter/ matters required to be done or whenever asked to do so in respect of matters covered by this agreement.

*Subscribed
Asst*

- e) That the Second Party shall bear all the cost and expenditure towards the payment of private security agency for adequately securing the building materials, things and goods lying upon the scheduled property and belonging to the DEVELOPER from commencement till the completion of the entire project.
- f) That the cost and expenditure in respect of the building security and for regular maintenance of septic tanks, underground water reservoir, over-head tank, sewerage, drain pipe and water-pipes or other plumbing's shall be borne by the Second Party till the completion of the entire project and thereafter such recurring costs and expenditure shall be proportionately shared by all the owners, occupiers of the building or the Association/Society of the building, whensoever formed, including the Owner and the DEVELOPER, if they occupy any portion of the building.
- g) That all common space, passages, pathways, stair-case, underground water reservoir, overhead tank, shall be jointly used by the First Party and the Second Party or by the people lawfully occupying and possessing the residential cum commercial Apartment/Building in or upon the scheduled mentioned property.
- h) That the First Party shall render and extend all sorts of co-operation and assistance to the Second Party in the matter or in course of commencement, progress of the construction of residential cum commercial Apartment/building in and upon the scheduled mentioned property.
- i) That the FIRST PARTY/OWNERS without any reasonable cause shall not interfere with the construction work being executed by the SECOND PARTY/DEVELOPERS.
- j) That the FIRST PARTY/OWNERS declares that they are the absolute owners of the scheduled property and the same is free from all manners of defects or encumbrances, subject to matters as hereinabove provided.

Handwritten signature
AK

- k) That the SECOND PARTY/DEVELOPER shall be entitled to enter into agreement/s for sale with their prospective purchaser/s in respect of any unit or Residential Flats and Parking Spaces of the proposed Multi-Storied building (excepting that falls under owner's allocation) and accept all the advance/earnest money towards the consideration price and shall give effectual discharge for the same unto its intending purchaser/s.
- l) That this agreement shall remain in full force until or unless it is rescinded, altered, modified or extended by the mutual deliberation of both the parties, however if any modification or addition or alteration is made the same shall be valid only when it is in written form and signed by both parties to this deed.
- m) That each of the party to this deed shall be entitled to specific performance of act in accordance to the terms, conditions or stipulations made or that has been recorded in conformity to the recital made herein-above and both of the parties shall be civilly liable, in terms of this agreement, within the jurisdiction of the Courts at Asansol District Paschim Bardhaman, West Bengal.
- n) That this deed constitutes legal, valid and binding obligations on the part of both the parties and their respective heirs, successors or survivors and it further constitutes the entire agreement between the parties named above and it revokes and cancels all previous discussions etc., between the parties, if any, concerning the matters contained herein, whether written, oral or implied. No alteration, additions or modifications hereto shall be valid and binding, unless the same are reduced to writing and signed by both the parties.
- o) This Agreement shall be equally binding upon the legal heirs and successors or assigns of both the parties to this Agreement for Development and Construction of Property.
- p) That the title of Scheduled property is not being transferred.

Subrata Das
AN

SCHEDULE

(Description of the Property)

In the District of Paschim Bardhaman, Post Burnpur 713325, Sub Division and Additional District Sub Registry Office, Asansol, within MOUZA SANTA, J. L. No. 20, Police Station Hirapur, ALL THAT piece and parcel of homestead land, measuring an area of 13.16 (Thirteen Point Sixteen) Decimals, comprised upon C. S. Plot No. 3049 corresponding to R. S. Plot Nos. 2066 (Two Thousand Sixty Six) corresponding to L. R. Plot No. 1625 (One Thousand Six Hundred Twenty Five) Classified as "Bastu" under L. R. Khatian Nos. 3436, 3437, 3793 and 3794, with all rights, privileges etc., appurtenant thereto. The aforesaid property stands assessed within Old Ward No. 1 and New Ward No. 53. of Asansol Municipal Corporation and the said lands standing at Bumpur Road Bye Lane, Asansol .

<u>L. R. Plot No.</u>	<u>L. R. Khatian No.</u>	<u>Area</u>
1625	3436	2.35 Decimals
1625	3437	2.35 Decimals
1625	3793	4.23 Decimals
1625	3794	<u>4.23 Decimals</u>
Total Area		: <u>13.16 Decimals</u>

The aforesaid vacant land is butted and bounded in the following manners :-

ON THE NORTH : Land of Mr. Chowdhury.
ON THE SOUTH : 12'-0" feet wide Road.
ON THE EAST : 16'-9" feet wide Road.
ON THE WEST : House of Madan Hazra

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Subscribed At

IN WITNESS WHEREOF the parties sign and execute this Agreement for Development and Construction of Property after fully understanding the contents thereof on this the 16th day of JULY 2024 (TWO THOUSAND TWENTY FOUR), in presence of the following witnesses.

WITNESSES :-

1. Partha Sarathi Majumdar
S/o Late Jeyendra Nath Majumdar
Asansol Court
Po Asansol 713304
K. Asansol (S)
Paschim Bardhaman

2. Prabir Hazra.
S/o Lt. Prabha Kar Hazra.
Budha Village.
P.O. Asansol
V.S. Asansol (S)
Paschim Bardhaman.

1. Anil Choudhury

2. Somashis Choudhury

3. Dirmalendu Bishui

4. Sumendu Biswas

SIGNATURE OF THE FIRST PARTY/
OWNERS

JAGANNATH BUILDINFRA
PRIVATE LIMITED

Sumendu Biswas
Director

SIGNATURE OF THE SECOND PARTY/
DEVELOPER

Drafted & Printed in my office :

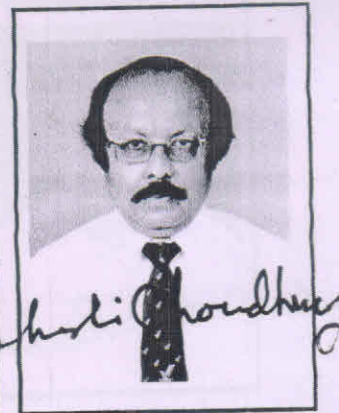
Partha Sarathi Majumdar,

Advocate, Asansol Court.

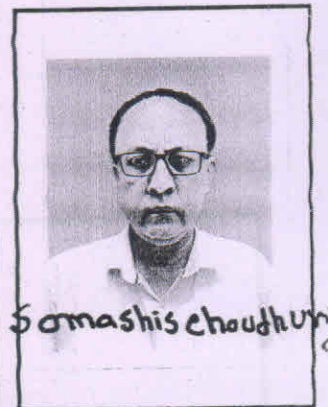
Enrol No. F-1341 of 1998

N.B. : Two A-4 paper sheets containing finger impressions of both the hands along with the colour photographs of both the Executants and the Developer is annexed with this deed.

This deed consists of 1 No. stamp paper and 17 sheets of A - 4 size papers including the finger impression & photograph pasted paper sheet.



Finger Print attested by me : Subhuti Choudhury



Finger Print attested by me : Somashis Choudhury



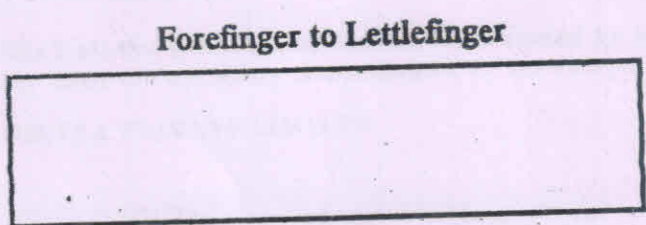
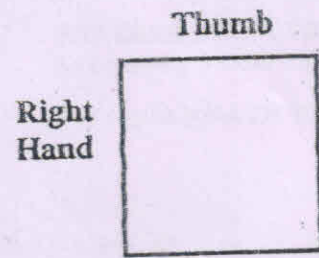
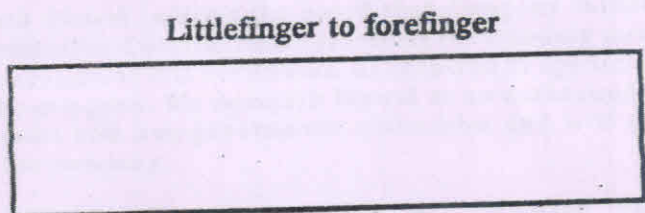
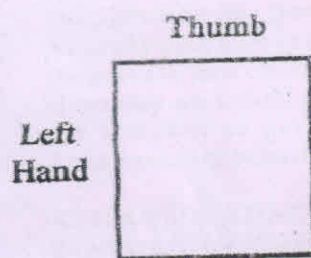
Finger Print attested by me : Dirmalendu Biswas



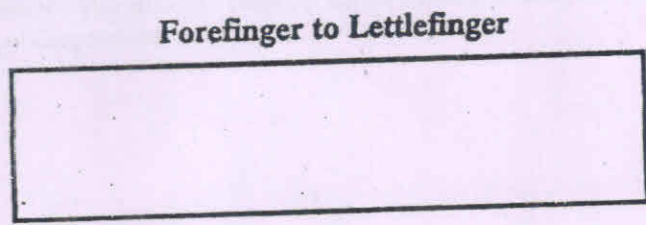
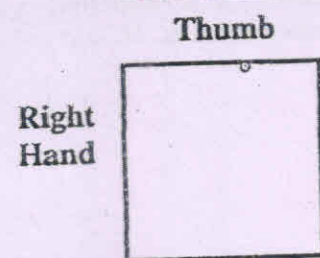
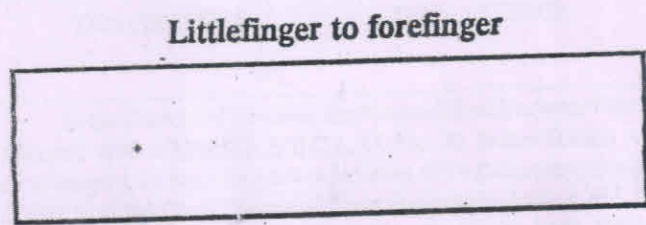
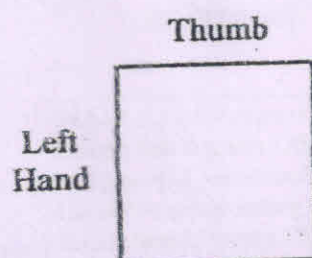
Finger Print attested by me : Sumendra Biswas



Finger Print attested by me: *domenico m...at*



Finger Print attested by me: _____



Finger Print attested by me: _____

JAGANNATH BUILDINFRA PVT. LTD.

BUILDERS & DEVELOPERS

OFFICE : Hotel Priyanka International, Opposite Asansol Police Line, Burnpur Road
P.O.-Asansol, Dist. Paschim Bardhaman, PIN-713304
Contact No. : 9051942261, 9083443444

Ref. No.

Date 10/07/2024

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF JAGANNATH BUILDINFRA PRIVATE LIMITED HELD AT THE REGISTERED OFFICE OF THE COMPANY AT BURNPUR ROAD, ASANSOL PASCHIM BARDHAMAN, WEST BENGAL - 713304 (INDIA) IN ON 10/07/2024 AT 11.00 A.M.

The Director Mr. Somnath Biswal informs the board that Company initiating a General Power of Attorney and a Developmental or Construction Agreement for schedule mentioned property and for the smooth and timely execution of this documents, he required to appoint himself as an authorised signatory on behalf of the company. Mr Somnath Biswal as an authorised signatory will represent the company to government and non-government authorities and will sign, submit and execute documents on behalf of the company.

RESOLVED THAT the board hereby authorised Mr. Somnath Biswal as an authorised Representative/Signatory of the company.

FURTHER RESOLVED THAT all the acts done or documents executed by Mr. Somnath Biswal shall be binding on the company until the authority is withdrawn by the company on this behalf.

For JAGANNATH BUILDINFRA PRIVATE LIMITED

JAGANNATH BUILDINFRA
PRIVATE LIMITED
Supravat Biswal
Director

JAGANNATH BUILDINFRA
PRIVATE LIMITED
Premlata Biswal
Director

JAGANNATH BUILDINFRA
PRIVATE LIMITED
Suchismita Upadhyay
Director

JAGANNATH BUILDINFRA
PRIVATE LIMITED
Somnath Biswal
Director

SUPRAVAT BISWAL

PREMLATA BISWAL

SUCHISMITA UPADHYAY

SOMNATH BISWAL

DIRECTOR

DIRECTOR

DIRECTOR

DIRECTOR

DIN : 07454675

DIN : 00615712

DIN : 10223605

DIN : 02846954

Schedule of Property : In the District of Paschim Bardhaman, Post Burnpur 713325, Sub Division and Additional District Sub Registry Office, Asansol, Within MOUZA SANTA, J.L No. 20, Police Station Asansol South, ALL THAT piece and parcel of homestead land, measuring in total an undivided area of 19 (Nineteen) Decimals, comprised upon C.S. Plot No. 3049 corresponding to R.S Plot No.2066 (Two Thousand Sixty Six) corresponding to L.R. Plot No. 1625 (One Thousand Six Hundred Twenty Five) Classified as "Bastur" under L.R. Khatian Nos. 3436, 3437, 3792, 3793 and 3794, with all rights, privileges etc., appurtenant thereto. The aforesaid property stands assessed within Old Ward No.....1.....and New Ward No.....53.....of Asansol Municipal Corporation.



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



192024250122643168

GRN Details

GRN: 192024250122643168 Payment Mode: SBI Epay
GRN Date: 15/07/2024 20:55:55 Bank/Gateway: SBIEpay Payment Gateway
BRN : 6178473793056 BRN Date: 15/07/2024 20:56:12
Gateway Ref ID: 419715535962 Method: State Bank of India UPI
GRIPS Payment ID: 150720242012264315 Payment Init. Date: 15/07/2024 20:55:55
Payment Status: Successful Payment Ref. No: 2001837235/1/2024
[Query No*/Query Year]

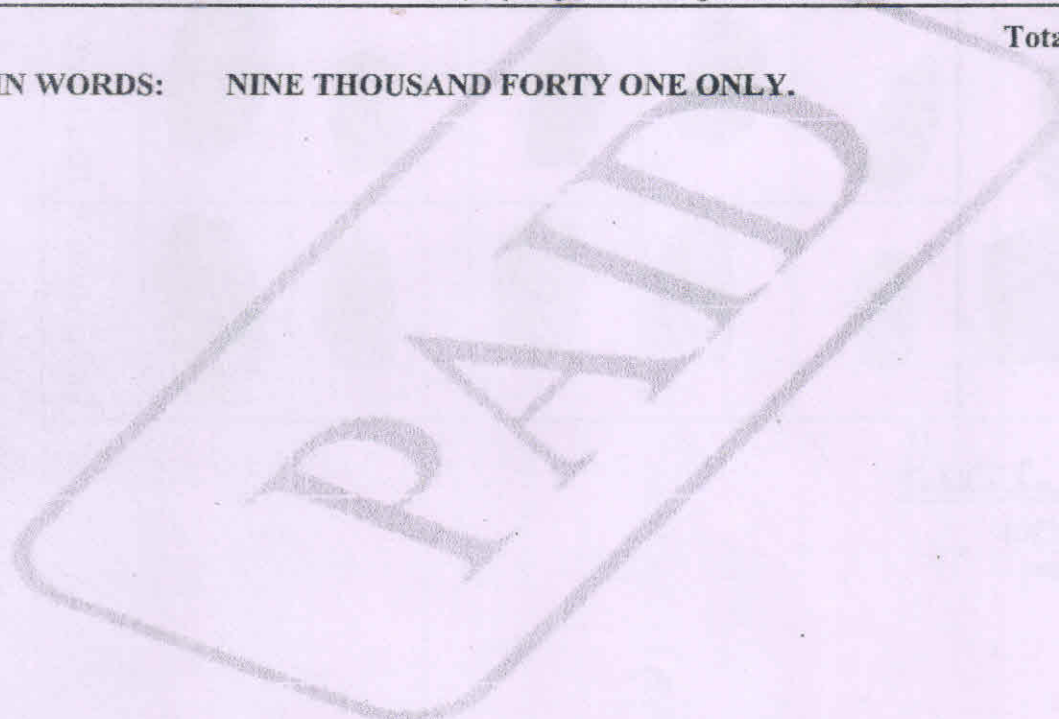
Depositor Details

Depositor's Name: Mr SOMNATH BISWAL
Address: ASANSOL
Mobile: 9434546801
Period From (dd/mm/yyyy): 15/07/2024
Period To (dd/mm/yyyy): 15/07/2024
Payment Ref ID: 2001837235/1/2024
Dept Ref ID/DRN: 2001837235/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001837235/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	9020
2	2001837235/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	9041

IN WORDS: NINE THOUSAND FORTY ONE ONLY.



DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : PARTHA SARATHI MOZUMDER
2. FATHER/ HUSBAND NAME : Lali Jitendranath Mozumder
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Legal practitioner
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Dishergarh
POST OFFICE (পোস্ট অফিস) Dishergarh
POLICE STATION (থানা) Kulhi PIN 713333
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Client
6. AADHAR NO 3506 8990 2148
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.)

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Partha Sarathi Mozumder as identifier identifying the executants
of the concerned deed (Query No.) 200183 7235/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Partha Sarathi Mozumder

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed



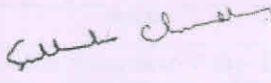


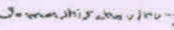


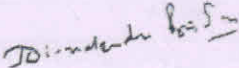
Deed No :	I-2305-05653/2024	Date of Registration	16/07/2024
Query No / Year	2305-2001837235/2024	Office where deed is registered	
Query Date	11/07/2024 9:30:49 PM	A.D.S.R. ASANSOL, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PARTHA SARATHI MOZUMDER ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434546801, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 95,70,914/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,020/- (Article:48(g))	Rs. 21/- (Article: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:- Hirapur, Municipality: ASANSOL MC, Road: Bumpur Road Bye Lane, Mouza: Santa, JI No: 20, Pin Code : 713325

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1625 (RS :-2066)	LR-3436	Bastu	Bastu	2.35 Dec	1/-	17,09,092/-	Width of Approach Road: 29 Ft., Adjacent to Metal Road,
L2	LR-1625 (RS :-2066)	LR-3437	Bastu	Bastu	2.35 Dec	1/-	17,09,092/-	Width of Approach Road: 29 Ft., Adjacent to Metal Road,
L3	LR-1625 (RS :-2066)	LR-3793	Bastu	Bastu	4.23 Dec	1/-	30,76,365/-	Width of Approach Road: 29 Ft., Adjacent to Metal Road,
L4	LR-1625 (RS :-2066)	LR-3794	Bastu	Bastu	4.23 Dec	1/-	30,76,365/-	Width of Approach Road: 29 Ft., Adjacent to Metal Road,
TOTAL :					13.16Dec	4 /-	95,70,914 /-	
Grand Total :					13.16Dec	4 /-	95,70,914 /-	

Land Lord Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Subhashis Choudhury Son of Late Sunil Baran Choudhury Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
	16/07/2024	16/07/2024	LTI	16/07/2024
Qtr No. Dt-2830 Tanki Side Dhurwa Ranchi, City:- Not Specified, P.O:- Dhurwa, P.S:-DHURWA (HATIA), District:-Ranchi, Jharkhand, India, PIN:- 834004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: azxxxxxx7f, Aadhaar No: 58xxxxxxxx1058, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				
2	Name Mr Somashis Choudhury Son of Late Sunil Baran Choudhury Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
	16/07/2024	16/07/2024	LTI	16/07/2024
Qtr No. Dt-2830 Tanki Road Dhurwa Ranchi, City:- Not Specified, P.O:- Dhurwa, P.S:-DHURWA (HATIA), District:-Ranchi, Jharkhand, India, PIN:- 834004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: azxxxxxx6f, Aadhaar No: 50xxxxxxxx7479, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				
3	Name Mr Nirmalendu Biswas (Presentant) Son of Late Nikhil Ranjan Biswas Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
	16/07/2024	16/07/2024	LTI	16/07/2024
Near Subhas Bakery Vivekananda Road Santinagar Burnpur, City:- Not Specified, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ajxxxxxx2f, Aadhaar No: 34xxxxxxxx9346, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				



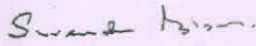
4	Name	Photo	Finger Print	Signature
	Mr Suvendu Biswas Son of Late Nikhil Ranjan Biswas Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
	16/07/2024		LTI 16/07/2024	16/07/2024
Near Subhas Bakery Vivekananda Road Santinagar Burnpur, City:- Not Specified, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ajxxxxxx5n, Aadhaar No: 44xxxxxxx9060, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAGANNATH BUILDINFRA PRIVATE LIMITED 234/N HOTEL PRIYANKA INTERNATIONAL BURNPUR ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxx1R,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> Mr SOMNATH BISWAL Son of Late GANGADHAR BISWAL Date of Execution - 16/07/2024 , , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Jul 16 2024 12:51PM</td> <td></td> <td>LTI 16/07/2024</td> <td>16/07/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SOMNATH BISWAL Son of Late GANGADHAR BISWAL Date of Execution - 16/07/2024 , , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office		 Captured		Jul 16 2024 12:51PM		LTI 16/07/2024	16/07/2024
Name	Photo	Finger Print	Signature										
Mr SOMNATH BISWAL Son of Late GANGADHAR BISWAL Date of Execution - 16/07/2024 , , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office		 Captured											
Jul 16 2024 12:51PM		LTI 16/07/2024	16/07/2024										
FLAT NO. A3 HILL VIEW APARTMENT HILL VIEW PARK NORTH ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AExxxxx8A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JAGANNATH BUILDINFRA PRIVATE LIMITED (as DIRECTOR)													

4	Name	Photo	Finger Print	Signature
	Mr Suvendu Biswas Son of Late Nikhil Ranjan Biswas Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office		 Captured	
	16/07/2024	LTI 16/07/2024	16/07/2024	
Near Subhas Bakery Vivekananda Road Santinagar Burnpur, City:- Not Specified, P.O:- Burnpur, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ajxxxxx5n, Aadhaar No: 44xxxxxxx9060, Status :Individual, Executed by: Self, Date of Execution: 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024 ,Place : Office				




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAGANNATH BUILDINFRA PRIVATE LIMITED 234/N HOTEL PRIYANKA INTERNATIONAL BURNPUR ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxx1R,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> Mr SOMNATH BISWAL Son of Late GANGADHAR BISWAL Date of Execution - 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Jul 16 2024 12:51PM</td> <td>LTI 16/07/2024</td> <td>16/07/2024</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SOMNATH BISWAL Son of Late GANGADHAR BISWAL Date of Execution - 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office		 Captured		Jul 16 2024 12:51PM	LTI 16/07/2024	16/07/2024	
Name	Photo	Finger Print	Signature										
Mr SOMNATH BISWAL Son of Late GANGADHAR BISWAL Date of Execution - 16/07/2024 , Admitted by: Self, Date of Admission: 16/07/2024, Place of Admission of Execution: Office		 Captured											
Jul 16 2024 12:51PM	LTI 16/07/2024	16/07/2024											
FLAT NO. A3 HILL VIEW APARTMENT HILL VIEW PARK NORTH ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AExxxxx8A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JAGANNATH BUILDINFRA PRIVATE LIMITED (as DIRECTOR)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA SARATHI MOZUMDER Son of Late JITENDRA NATH MOZUMDER ASANSOL COURT, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713301		 Captured	
	16/07/2024	16/07/2024	16/07/2024
Identifier Of Mr Subhashis Choudhury, Mr Somashis Choudhury, Mr Nirmalendu Biswas, Mr Suvendu Biswas, Mr SOMNATH BISWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhashis Choudhury	JAGANNATH BUILDINFRA PRIVATE LIMITED-2.35 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Somashis Choudhury	JAGANNATH BUILDINFRA PRIVATE LIMITED-2.35 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Nirmalendu Biswas	JAGANNATH BUILDINFRA PRIVATE LIMITED-4.23 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Suvendu Biswas	JAGANNATH BUILDINFRA PRIVATE LIMITED-4.23 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Hirapur, Municipality: ASANSOL MC, Road: Bumpur Road Bye Lane, Mouza: Santa, JI No: 20, Pin Code : 713325

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1625, LR Khatian No:- 3436	Owner:সুভাশীষ চৌধুরী, Gurdian:সুনীল বরন, Address:নিজ, Classification:বাড়, Area:0.05000000 Acre,	Mr Subhashis Choudhury
L2	LR Plot No:- 1625, LR Khatian No:- 3437	Owner:সোমশীষ চৌধুরী, Gurdian:সুনীল বরন, Address:নিজ, Classification:বাড়, Area:0.04000000 Acre,	Mr Somashis Choudhury
L3	LR Plot No:- 1625, LR Khatian No:- 3793	Owner:নির্মালেন্দু বিহাস, Gurdian:নিখিল রজন, Address:নিজ, Classification:বাড়, Area:0.02000000 Acre,	Mr Nirmalendu Biswas
L4	LR Plot No:- 1625, LR Khatian No:- 3794	Owner:সুভেন্দু বিহাস, Gurdian:নিখিল রজন বিহাস, Address:নিজ, Classification:বাড়, Area:0.03000000 Acre,	Mr Suvendu Biswas

Endorsement For Deed Number : I - 230505653 / 2024

On 16-07-2024

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 12:35 hrs on 16-07-2024, at the Office of the A.D.S.R. ASANSOL by Mr Nirmalendu Biswas , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 95,70,914/-

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

Execution is admitted on 16/07/2024 by 1. Mr Subhashis Choudhury, Son of Late Sunil Baran Choudhury, Qtr No. Dt-2830 Tanki Side Dhurwa Ranchi, P.O: Dhurwa, Thana: DHURWA (HATIA), , Ranchi, JHARKHAND, India, PIN - 834004, by caste Hindu, by Profession Service, 2. Mr Somashis Choudhury, Son of Late Sunil Baran Choudhury, Qtr No. Dt-2830 Tanki Road Dhurwa Ranchi, P.O: Dhurwa, Thana: DHURWA (HATIA), , Ranchi, JHARKHAND, India, PIN - 834004, by caste Hindu, by Profession Service, 3. Mr Nirmalendu Biswas, Son of Late Nikhil Ranjan Biswas, Near Subhas Bakery Vivekananda Road Santinagar Burnpur, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Service, 4. Mr Suvendu Biswas, Son of Late Nikhil Ranjan Biswas, Near Subhas Bakery Vivekananda Road Santinagar Burnpur, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Service

Indetified by Mr PARTHA SARATHI MOZUMDER, , Son of Late JITENDRA NATH MOZUMDER, ASANSOL COURT, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-07-2024 by Mr SOMNATH BISWAL, DIRECTOR, JAGANNATH BUILDINFRA PRIVATE LIMITED (Private Limited Company), 234/N HOTEL PRIYANKA INTERNATIONAL BURNPUR ROAD ASANSOL, City:- Asansol, P.O:- ASANSOL, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr PARTHA SARATHI MOZUMDER, , Son of Late JITENDRA NATH MOZUMDER, ASANSOL COURT, P.O: ASANSOL, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713301, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 8:56PM with Govt. Ref. No: 192024250122643168 on 15-07-2024, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 6178473793056 on 15-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1079, Amount: Rs.1,000.00/-, Date of Purchase: 15/07/2024, Vendor name: P K Das

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 8:56PM with Govt. Ref. No: 192024250122643168 on 15-07-2024, Amount Rs: 9,020/-, Bank: SBI EPay (SBIPay), Ref. No. 6178473793056 on 15-07-2024, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 120594 to 120622

being No 230505653 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.07.18 17:49:11 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 18/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.