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I-4622/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

H 630924

U.S.G
28/08/2021

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

[Signature]
Additional District Sub-Registrar
Raniganj, Paschim Bardhaman
20 AUG 2021

Query No.: 2001627451 /2021

GRN No.: 192021229062940601

Development Agreement

This Agreement is made on this the 28th Day of August,
2021 (Two thousand Twenty-one).

SI No. 5866 Date 25/08/2021
Sold to Green Estates (Partnership Firm)

Address: 07/23

Value of Stamp: 500

Date of Purchase of the stamp: 23 AUG 2021

Part from Treasury

Name of the Treasury from

Durgapur

@kattaya

Somnath Chatterjee

Stamp Vender

A.D.S.R. Office, Durgapur-18

Licence No.-1/2016-17



Additional District Sub-Registrar
Kailash, Paschim Bardhaman
23 AUG 2021

AND THAT HAS ENTERED INTO AMONG

"PADMA REAL ESTATE" [PAN-AAOFP2078B], a Partnership Firm having its office at D-Math, Karangapara, P.S- Coke-oven Durgapur, Dist- Paschim Bardhaman, West Bengal, India, Pin No-713201, Represented by one of its Partner namely **MR CHANDAN POBI** (PAN-AYSPP4176C) S/o Late Apurba Pobi, by faith: Hindu, by Occupation: Business, a Citizen of India, Resident at- D Math, Karangapara, P.S- Coke Oven, P.O-Durgapur, District- Paschim Bardhaman, West Bengal, India, Pin No-713201; hereinafter referred to as the **VENDOR / OWNER / ASSIGNEE** (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PARTY**.

AND

"GREEN ESTATES" (PAN-AAWFG0125E), a Partnership firm having its office at- C/o-Ajoy Kumar Banerjee, House No.: 3/24, Sriniketan Housing, Amrai, Durgapur, Pin Code-713203, Dist. - Paschim Bardhaman represented by its Partners namely: -

- (1) **MR. GOUTAM GHOSH DASTIDAR** [PAN-AFLPG9856Q], S/o Late Subodh Kumar Ghosh Dastidar, by faith: Hindu, by Occupation: Business, a Citizen of India, Resident of - 3B/20, Saratpally, near Fuljhore more, P.S- New Township, Durgapur- 713206 District- Paschim Bardhaman, West Bengal;
- (2) **MR. AMIT SANTRA** [PAN-BWFPS0259H] S/o Sri. Manoranjan Santra, by faith: Hindu, by Occupation: Business, a Citizen of India, Resident of 6/11 Marconi Avenue, B-Zone, Durgapur steel Township, Dist- Paschim Bardhaman, West Bengal, India, Pin No-713205;
- (3) **MR. PRASENJIT BANERJEE** [PAN-BEKP0923G] S/o Sri. Ajoy Kumar Banerjee, by faith: Hindu, by Occupation: Business, a Citizen of India, Resident of 3/24 Sriniketan Housing, PO: Amrai, Durgapur, Dist- Paschim Bardhaman, West Bengal, India, Pin No-713203; hereinafter jointly and severally referred to as the **DEVELOPER(s)** (unless repugnant to the context shall mean and include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns) of the **SECOND PARTY(s)**.

WHEREAS the present owner owning and possessing of a land measuring about 8 katha more or less under the jurisdiction of Dakshinkhanda G.P and GCITA under Mouza- Dakshin Khanda, PS: Andal, Dist- Paschim Bardhaman, which was occupied by the said owner/assignee by dint of **Deed of Assignment vide no-I-04719/2018 registered before the A.D.S.R.O Raniganj**.

WHEREAS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc. as may be approved by GCITA or any other competent authority but the owners/First Part are in need of some funds for their Business work and for this reason First Part could not able to take any steps for the said development and as such the First Part is in search of a Developer for the said development work.

AND WHEREAS under the relevant clauses of the said deed being No.: I-4719/2018 registered before the A.D.S.R.O Raniganj as the assignee is hereby permitted and therefore proposes to assign the demised land to the third party hereinafter referred to as the developer(s) herein for proposed construction upon the same, the First Part herein has approached the Second Part and whereas the Second part after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multi-storeyed building on the said plot of Land, consisting of apartments and flat, car parking space etc. with the object of selling such flats/apartments car parking space etc. to the prospective purchasers and the Second Part has accepted the proposal of First Part.

WHEREAS the First Party(s) as aforementioned is/are the absolute and lawful owners of the immovable property as schedule below and since then he / they is/are in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances

from any corner, and which has been exercising all acts of ownership over said landed property without any disturbances from any corner and have been occupying the said landed property by exercise of all acts of ownership thereto.

WHEREAS the first party became the absolute owner of immovable property under the jurisdiction of DakshinKhanda Gram Panchayat and more-fully described in the Schedule hereunder written and hereinafter called the Schedule property; and since then the Owner(s) hereof are in actual and physical possession of all that piece and parcel of the land as below schedule & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein.

NOW THIS INDENTURE WITNESSETH AND IS AGREED AMONG THE PARTIES AND THEREFORE REDUCED IN WRITING AS HERETO:

I - OWNER(s) / Vendor(s) & developer(s): - Shall mean names and details as envisaged above as First and Second Party thereto.

II - Land:- Shall mean All that piece and parcel of land lay out Plot No-ELA B93 measuring 8 Cottah more/less thereabouts situated at Andal, District- Paschim Bardhaman, comprised in J.L.No-36, LR. Khatian No-3993, Mouza- Dakshinkhanda, under PS- Andal, District- Paschim Bardhaman, West Bengal, more-fully described in the Schedule below, being conveyed by the First Party/Owner in favour of Second Party, for its Development into a Multi-storied building complex, more-fully described in Schedule below, is the subject matter of this Development Agreement.

- 1.1 **BUILDING:** - Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.2 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the lawful Architect(s) of the Building.
- 1.3 **GCITA MEANS:-** Shall mean the Golden City Industrial Township Authority, and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revision of the Plans.
- 1.4 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the GCITA and/or such competent authority and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.5 **OWNER CONSIDERATION PLUS AREA:** - In consideration of the Vendor(s) having appointed the Second Party(s) as Developers of the said property and the Vendor(s) agreeing to allow the Developers to appropriate themselves the profits arising from the said development as is hereinafter provided. On execution of these presents the Vendors shall handover the vacant and peaceful possession of the said property to the Developers for the purpose of development. THAT the owner's area out of the stated development shall mean **28.5% (Twenty-eight point five percent), or viz., 5737 Sq.ft., & one 2BHK flat measuring 881 Sq.ft.** super built up area at the top floor of the proposed Building and as per sanction building plan out of total construction area together with the undivided importable proportionate share and/or interest in the said land. All the allocation should be provided as Flat /Unit of the said Building; ground Floor and Car parking should not be treated as owner's allocation. That the developers have full right to take permission from competent authority up to highest maximum limit of floor.

Allocation to the stated company being the First Party hereof to be delivered by the Second Party as per the said Plan: FOUR NOS OF FLATS [Flat No.: 3B in the name of Mr. Bipul

Bhattacharjee, one of the partner of M/s. Padma Real Estate} & {Flat No.: 3C in the name of Mr. Chandan Pobi, one of the partner of M/s. Padma Real Estate} on the Third Floor and {Flat No.: 4B in the name of Mr. Kuntal Bhattacharjee, one of the partner of M/s. Padma Real Estate} & {Flat No.: 4C in the name of Mrs. Aparajita Pobi, one of the partner of M/s. Padma Real Estate} on the Fourth Floor measuring an area being 1202 Sq.ft. each) AND FOUR NOS OF CAR PARKING SPACES from ALL THAT 28.5% (Twenty-eight point five percent) only from the stated development works of such construction area over the said premises and as per sanctioned and approved Plan together with undivided, impartible and proportionate interest over the said landed property of the said proposed building allocated hereinbefore. Also, the remaining area after deduction of the allocated area as aforesated from all that 28.5% (Twenty-eight point five percent), viz., 5737 Sq.ft., shall be adjustable as per prevailing market rate.

As acknowledged by the owner, the Developers has paid to the owner/assignee a sum of Rs. 30, 00,000/- (Rupees Thirty Lakhs) only lump sum as security deposit in terms of money which shall therefore be made adjustable and/or accountable by the owner after completion of the project or during the project and also after deduction of processing costs but upon mutually agreed terms between the parties and is delivered in following manner:

- a) Rs. 2, 50, 000/- (Rupees Two Lakh Fifty thousand) only paid vide Cheque Being No.: 049092 Dt.: 15.12.2020.
- b) Rs. 4, 00, 000/- (Rupees Four Lakhs) only paid vide Cheque Being No.: 049098 Dt.: 26.02.2021.
- c) Rs. 4, 00, 000/- (Rupees Four Lakhs) only paid vide RTGS Dt.: 19.12.2020.
- d) Rs. 3, 00, 000/- (Rupees Three Lakhs) only paid vide Cheque Being No.: 236872 Dt.: 26.02.2021.
- e) Rs. 2, 00, 000/- (Rupees Two Lakhs) only paid vide Cheque Being No.: 836084 Dt.: 26.02.2021.
- f) Rs. 5, 00, 000/- (Rupees Five Lakhs) only paid vide Cheque Being No.: 836085 Dt.: 02.03.2021.
- g) Rs. 1, 90, 000/- (Rupees One Lakh Ninety thousand) only paid vide Cheque Being No.: 033637 Dt.: 15.12.2020.
- h) Rs. 3, 00, 000/- (Rupees Three Lakhs) only paid vide RTGS Dt.: 25.02.2021.
- i) Rs. 1, 00, 000/- (Rupees One Lakh) only paid vide Cheque Being No.: 678586 Dt.: 02.03.2021.
- j) Rs. 2, 00, 000/- (Rupees Two Lakhs) only paid vide Cheque Being No.: 00603 Dt.: 28/08/2021 of ICICI Bank.
- k) Rs. 1, 60, 000/- (Rupees One Lakh Sixty thousand) only paid vide Cheque Being No.: 00604 Dt.: 28/08/2021 of ICICI Bank.

DEVELOPER'S AREA: Shall mean entire area of the building/s together with the undivided impartible proportionate share and/or interest in the said land and the common portions after providing owner's area allocation as mentioned in above, and the entire ground floor area except common undivided portions.

- 1.6 UNIT: Shall mean any Unit(s) / Flat(s) / Garage(s) /spaces, etc. in the Building(s) lying erected at and upon the premises and the right to common use of the common portions appurtenant thereto & the concerned Unit(s) and wherever and whenever the context so intends or permits, shall include the undivided, proportionate share and/or portion attributable to such Unit/Flat and such other areas.
- 1.7 PROJECT: Shall mean the work of development or construction, undertake and to be done solely by the aforesated Developer(s) herein with utmost assistance and assurance from the Owner(s) / Vendor(s) in terms of anything and everything whatsoever in respect of the said premises in pursuance of the Development Agreement and/or any modification / alteration or

extension thereof till such development, erection, promotion, construction and building of building(s) at and upon the said premises till completion and handover of the same.

1.8 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal / Panchayat / GCITA or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer(s).

1.9 PURCHASER(s): shall mean and include:

- i. If he / she / they be an individual then his / her / their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- ii. If it be a Hindu Undivided Family (HUF) then its members for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
- iii. If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- iv. If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- v. If it be a Trust then its Trustees / members for the time being in force and their successor(s)-in-interest and assigns.

III - COMMENCEMENT AND EFFECTIVENESS: - This indenture has commenced and shall be effective on and from and with effect from the date of execution of this indenture.

IV - DURATION: - That the Developer(s) shall develop and/or construct the said schedule below landed property in its own name and account, expertise in its own right, interest and will be liable and responsible for the development of the said property; if required then demolishing the existing structures over the said landed property thereon. The new multi-storied Building Complex comprising of Ground plus such Maximum floors as may be approved by the GCITA and/or such concerned authorities consisting of Flats / apartments / units / garages and works-men room, spaces, etc. shall be erected by the Developer unto the Schedule below property of the First Party(s) / Owner(s) / Vendor(s), within 36 Months with a grace period of 06 Months and that shall be calculated from the date of approval and sanction of plan for such development works unto the said property by the Developer(s). However, the said period may get extended by reasons of proven causes beyond the control and authority of the Developer(s) viz. unusual price hike or non-availability of the materials / labours, riot, flood, earth quake, political instability / disturbances, Act of God, etc.

V:- SCOPE OF WORK:- The Developer(s) shall construct / erect the multi-storied building complex comprising of Ground plus such Maximum floors and shall be according to the sanctioned plan from the GCITA followed by any such other requisites from the BAPL or Asansol Durgapur Development Authority (ADDA) if any, and/or other competent authority(s) over the First Schedule Land.

VI: - OWENER DUTY, OBLIGATION & LIABILITY:-

1. That the owner/assignee has offered the total area of land thereon measuring 13.205 decimals for development and construction of a multi-storied residential building consisting of flats / apartments, parking spaces and such spaces, etc.
2. Subject to the Competent Authority granting permission and/or sanction under the provisions of the said ULC Act, the Owners/assignee have good right, full power and absolute authority to grant exclusive rights to develop the said property described in the Schedule hereunder written to the Developer and the Developer shall be entitled to develop the said property subject to the terms and conditions herein contained.

3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party.
4. That the Owner / Vendor / assignee hereby declares and acknowledges that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot (Plot no. ELA B93).
 - b) There is no such indenture / legal document among the Owners / Vendors and/or any other party(s) / person(s) except M/s. GREEN ESTATES either for deed of transfer and otherwise or for development and construction of multi-storied residential building and the said land is free from all such encumbrances. And, also confirms vide this indenture that after execution of this deed, if any of the owner executes or registers any agreement / deeds / documents in favour of any person(s) then he / she / they shall be prosecuted as per the prevailing laws for the time being in force and in that event the owners shall be liable for any such costs and consequences thereof.
5. That the Owner has agreed that either she shall be in-person present before the Registering Authority and/or to such other authority(s) to sign all the agreement for sale and all deeds and agreements of conveyance for selling the Flats to the prospective buyer(s) as Owners maintaining all terms & conditions or whatsoever or shall execute a Development Power of Attorney in favour of the Developers for execution of such documents followed by such other works. The Owner / Vendor hereby acknowledge not to interfere on the developer(s) portion / share as mentioned above and as such shall not intrude / anything whatsoever with the amount so received from the prospective buyer(s).
6. That the Owner has offered the total area of land thereon for development and construction of a multi-storied residential building complex consisting of flats / apartments, parking spaces and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots. Moreover and most importantly, the Vendor hereby authorizes and grants NOC to the Developer that they can amalgamate any and/or their plot of land into the land of the stated Vendor herein as schedule below for the sake of the proposed project; and declare further that by doing so neither the share of the stated development shall change nor the Vendor shall object and/or shall raise any such objection thereto for such amalgamation.
7. That the Vendors shall make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from all reasonable doubts and all such encumbrances and shall at their own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims on or to the said property including all claims by way of deed of transfer, exchange, mortgage, gifts, trust, hereditaments, possession or otherwise.
8. That the First party(s) hereby assures the Second party(s) that neither he / she / they nor any of the legal heirs and successors shall, due to any reason and/or cause whatsoever; ever cause any interferences or unwanted disturbances in the smooth progress of the intended project.
9. That on and from the time of execution of these presents, the vendors shall deliver or cause to be delivered all such title deeds, NOC, other requisite documentations / papers, plans, approvals, etc. in relation to the said landed property which is hereby agreed to be developed by the Builder / Developer. The Owners / Vendors further assures to extend maximum co-operation for obtaining N.O.C. and for giving declarations, affidavits, other requisite documentations / papers, approvals, etc. whatsoever required.
10. That the Vendors hereby declare that no notice from Government or any other body or authority or under the Panchayat Act or GCITA or Land Acquisition Act or The Defence of India Act or under any other legislative enactments, Government Ordinances, Order or Notification

(including any notice for acquisition or requisition of plots or any part thereof) has been received by or served upon them or any other person/s interested therein nor is the said plot or any part thereof included in any intended or publishes scheme of improvement of the Municipal, Government body or Public Body or authority.

11. That the Owners / Vendors agrees and acknowledges that she / he / they gives her / their full authority & power to Second Party to do & execute all lawful acts, deeds things for the owners and on his / their behalf in respect of all activities related to developing and construction of the multi-storied residential building cum complex(s) on the said land i.e., to receive the sanctioned plan and other documents from GCITA, and such other statutory authority / authorities or public body(s).
12. That immediately on the execution of these presents, the Vendor herein has decided to execute a Development Power of Attorney in favour of the Developers or their Nominee(s) as the case may be for the purpose of signing and/or executing all the applications, indenture(s), agreement to sale and deed of transfer to such intending purchaser(s), proceedings, plans, other requisite documentations / papers, execute and verify all application and/or objection to appropriate authorities for all and any license permission, NOC or consent etc.; to obtain necessary approval(s) from various authorities in connection with the development and such papers to be submitted by the Developers on behalf of the Vendors to the Competent Authority, Urban Land Ceiling, GCITA, ADDA, or any other Government or Semi-Government authority in connection with the development to facilitate the development of the property hereby agreed to be developed by the Developers on behalf of the Vendors. If any such delay is caused in developing the said property hereby agreed to be developed or such other whereabouts, the consequences arising thereof shall be at the costs & consequences on the part of the Vendor alone.
13. That the Vendor hereby authorize the Developers to sign banking documentations regarding bank finance and other requisite formalities and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal / Panchayat or GCITA and Public authorities and to obtain commencement certificate, etc. for obtaining different types of applications and other proformas. It is also agreed that all the costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers. The Second Party shall be entitled to mortgage the subject noted landed property to avail bank finance and First Party hereby admits that she shall have no-objection in this regard in any manner.
14. To execute necessary documents, if required and present the same before the appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, Real Estate (Regulation and Development) Act, 2016 and/or WBHIRA and/or RERA.
15. That the Vendor declares that the property in question is the recorded property in the LR.R.O.R at the concerned BL&LRO Dept. However, there is no minor interested in the said property and hence the question of obtaining the sanction from the competent Court / authority(s) relating to minor's interest along and with the said property does not even arise.
16. That the Developers can take and initiate legal proceedings which are required to be taken in connection with the work of development and construction on behalf of the owners. Furthermore, if any legal action is taken against owner(s) in connection with the same and said project; to prosecute and defend such legal proceedings, affidavit, application, etc. and to engage Ld. Advocate and to do all such act, deed and things required to be done on behalf and as such on sale of flats / apartments / etc. to the prospective buyers save and except owner's allocation and accept booking money, advance and consideration money. Wherefore, it is also noted hitherto that the developer shall not acquire any right, title or interest in the said land/premises

until the deeds of transfer(s) / assignment are executed by the owner / assignee / assignor; i.e.,
no ownership of the said property is hereby transferred in favour of the Developer herein.

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. That the Developer confirms and assures the owners that they're fully acquainted with and aware of the process / formalities related to similar project in Corporation / Panchayat Area or rules of GCITA at the Sub-Div. and was satisfied with the papers / documentations related to ownership, measurement of the said land, possessory right, title, interest and suitability of the site and viability of such proposed project thereto. Also, the developer understands that the said demised land is a leasehold land and was been assigned to the first party for an unexpired period till May 2109 as stated vide Clause 2.4 of the said Deed of Assignment and therefore assures that they shall abide by the rules and regulations and such stipulation laid down vide the said deed being No.: I-4719/2018 registered before the A.D.S.R.O Raniganj executed between the Assignor being the BAPL and the assignee referred to as the first party; and, the said lease deed being No.: I-0852/2010 registered before the A.R.A. – III, Kolkata executed between the WBIDCL and BAPL.
2. That the developer confirms and assures the owners that they have financial sources and other resources to meet and comply with financial and other obligations required for execution of the project within such time-frame and the owners do not have any liability and/or responsibility of any such financing and execute the project or part thereof except such consideration for each flats as detailed under.
3. That the developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision and security of reputed Architect / Planner, Advocate(s) and such other professionals authorized and licensed by appropriate authority(s). The building plan should comply with the standard norms of the multi-storied building/s including structural design and approval from local sanctioning authority / Corporation / Govt. agencies. Any variation / alteration / modification from the original approved drawing / plan need approval from the owner or her attorney and the architect before submission to the Corporation and/or GCITA / appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden / water / drainage will remain intact unless agreed by both the parties.
4. That the Developer shall be asking for help / assistance from the owners / such other person(s) to do all the necessary paper work, etc. for getting necessary approvals in relation to the sanctioning of plan followed by such other legalities or such documents and the owner(s) have acknowledge to deliver their maximum co-operation towards the same.
5. That the Developers shall be at liberty to allot the dwelling units of flats / such other spaces in the said buildings to be constructed on the said property or to enter into any package deal agreement for allotment of completed units / building or buildings to be constructed on the said land with such party or parties and at such price and on such terms and conditions as the Developers may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developers at their own costs and expenses and at their own risk, the intention being that the Developers shall alone be liable and responsible to such party or parties, provided, however, that the price and the terms and conditions at or on which the said building or buildings or part thereof are to be allotted shall not in any manner be inconsistent with or in contravention of any law, norms, rules and conditions imposed in N.O.C.
6. That the Developer(s) shall not have any rights of delegation of such right created in its favour by virtue of this Development Agreement and the First party / owner(s) nor shall any person



claiming through her / them have any right, authority or interest in the development of the said property except in relation to the owner's share. Only the Developer(s) above-named shall be entitled to develop the said property by constructing thereon the multi-storied building consisting of dwelling units / flats / apartment, parking space(s) / space(s), etc. and other structures at the sweet will and discretion of the developer(s).

7. The Developers will be entitled to modify the approved building plans as they deem fit provided the modifications are within or as per the provisions of approved scheme laid down by the Competent Authority. The Developers shall pay all the fees of the Architects, and R.C.C. Consultants appointed by them for the development of this project. It is agreed that while appointing Architect and R.C.C. Consultants the Developers shall procure in favour of the owners in writing that they shall not look to the owners or any of them for their fees or otherwise.
8. The Developers shall be entitled to enter into usual Agreement within the Developers share and allocation for sale of units / flats / apartment, parking space(s) / space(s), etc. with various intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers thinks fit and proper.
9. That the Developer shall be responsible for any acts, deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
10. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building.
11. That it is agreed that the Vendors and all other necessary parties claiming through her / them shall execute Deed of Conveyance / deed of transfer and/or all other writings in favour of such person(s) as the Developers may direct and in the event of Conveyance/s it can also be given in favour of the Nominee/s of the Developers or a proposed Co-op Housing Society. The Developers shall also join as a Confirming Party to the said Conveyance.
12. That the Developer shall complete the Development / Construction work of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 36 Months as stated-above with further additional grace period of 06 months.
13. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc. or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility; needless to mention that the Owner(s) shall in every way assist the Developer.
14. Notwithstanding anything contained in this agreement the developer / transferee shall always be responsible / liable and shall always indemnify and/or rectify the owner/assignee/assignor with costs and consequences thereof for any damages, claims, willful default, and/or any other thing whatsoever made on him / them by any such person(s) / third party or anything happened / occurred on the scheduled property or its hereditaments thereto.
15. That Developer agrees to indemnify the owner/assignee/assignor from the obligation and/or such other liabilities of paying Income Tax, GST or any other duties / levies either by the State Government or Central Government or statutory local authorities forming part which are

required to pay for the profits which are derived after selling the flats to the prospective buyer(s) / investor(s) / purchaser(s).

16. That in any event, the owner without prejudice to the foregoing declarations, irrevocably and unconditionally agrees and undertakes to remove all the obstacles and clear all outstanding, doubts and/or defects, if any, save as herein-above provided, at its/his own cost so as to ultimately vest the said property unto the Developer or his nominees free from all encumbrances and defects.

VIII- CANCELLATION: -

The Owner(s) / Vendor(s) has every right to cancel and/or rescind this indenture if any of the clauses of this agreement and the deed of assignment being deed no. I-4719/2018 registered before the A.D.S.R.O Raniganj is not been adhered thereupon.

IX- MISCELLANEOUS: -

- a) Indian Law: This agreement / indenture shall be subject to lex-loci and lex-fori to such prevailing laws of the State and under the Jurisdiction of Courts of West Bengal.
- b) Confidentiality & Non-disclosure: Both parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled / required by Law.
- c) Disputes: Differences in opinion in relation to or arising out during execution of the multi-storied residential building complex(s) under this agreement shall be intimated by a registered Letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one Arbitrator who shall be an Advocate or person(s) from legal fraternity, to be nominated by the Developers or their legal advisors whose decision shall be final and binding on both the parties. The Arbitrator shall have summary powers.
- d) Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, installation of four passenger lift or connection of water, fire & electricity, sewerage disposal etc. with due approval and or any other clearances from competent authority are to be supplied by the developers to the owners time to time and vice-versa.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with site supervisor but shall not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and its architect / advocate for discussion and necessary corrective action.
- f) The Developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along-with all other legal formalities and moral obligations during execution of the project to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- g) The second party or the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney. Also it is noted that in future if there arises any circumstances in relation to the roof right on the said building or building(s); then the same shall be allocated / divided as per the ratio as stated above with all such rights.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations / comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense after handing over of physical possession of the flats.



- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The owners and the developers have entered into the agreement purely and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- k) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the owner without reimbursement of the same and the owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.
- l) And, also confirms vide this indenture that after execution of this deed, if any of the owner executes or registers any agreement / deeds / documents in favour of any person(s) then he / she / they shall be prosecuted as per the prevailing laws for the time being in force and in that event the owners shall be liable for any such costs and consequences thereof.

Notwithstanding anything contained in this indenture, this Deed shall be governed by and construed in accordance with the laws of West Bengal, India AND the BAPL and the GCITA has the final authority in deciding the local laws and its framework thereto.

SCHEDULE
DESCRIPTION OF THE TOTAL LEASEHOLD LAND

All that piece and parcel of land admeasuring Total 1822.59 acres or there about lying and situated at District Paschim Bardhaman comprised within Mouza- Amlouka, Patsaora, Khandra, Uthra, Dakshinkhanda, Banguri, andal, Arati And Tamla, West Bengal.

THE SCHEDULE ABOVE REFERRED
DESCRIPTION OF THE DEMISED LAND GIVEN FOR DEVELOPMENT

ALL THAT Piece and Parcel of the leasehold Plot of Land earmarked as Plot ELA B93 admeasuring an area of 13.205 Decimal or 8 Katha, be the same a little more less under the present status as 'Biman Nagari' situated in the Residential zone of the Bengal Aerotropolis Projects Limited (BAPL) in LR Khatian No.: 3993 situated under the jurisdiction of DakshinKhanda Gram Panchayat under DakshinKhanda Mouza, PS: Andal, J.L No.: 036 within A.D.S.R. Office at Raniganj, District: Paschim Bardhaman, West Bengal, India expounded under heads as hereto:

1. R.S. / L.R. Plot No.: 6020 admeasuring an area being 0.069 Katha;
2. R.S. / L.R. Plot No.: 6027 admeasuring an area being 0.141 Katha;
3. R.S. / L.R. Plot No.: 6042 admeasuring an area being 7.562 Katha;
4. R.S. / L.R. Plot No.: 6044 admeasuring an area being 0.231 Katha

That the total land measuring as aforementioned is hereby delivered to the aforesated second party for construction of the proposed multi-storied building complex(s) by the Vendor(s) / Assignee which is Butted and Bounded as per the reference deed as hereto:-

On the North	ROW
On the South	ROW
On the East	Residential Plot
On the West	Residential Plot



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

GRN Details

GRN: 192021220062940601 Payment Mode: Online Payment
GRN Date: 27/08/2021 23:03:37 Bank/Gateway: HDFC Bank
BRN : 1541159955 BRN Date: 27/08/2021 23:08:31
Payment Status: Successful Payment Ref. No: 2001627451/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: RAKESH CHAKRABORTY
Address: DURGAPUR COURT CITY CENTRE
Mobile: 9474777815
EMail: advocaterakesh88@gmail.com
Depositor Status: Advocate
Query No: 2001627451
Applicant's Name: Mr RAKESH CHAKRABORTY
Identification No: 2001627451/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001627451/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	4511
2	2001627451/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	30014
Total				34525

IN WORDS: THIRTY FOUR THOUSAND FIVE HUNDRED TWENTY FIVE ONLY.

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of Vendor(s) / Assignee and Developers are attested in the additional pages in this the Development Agreement being No. 1 (a) and therefore these shall be treated as part of this Legal Document.

IN WITNESS WHEREOF the Owner and Developers hereto have set their hands on being aware of such legal terminology on this the Day, Month and year as aforesaid in presence of the undersigned witness and as such explained this indenture before all parties and thereafter have affix and formulated their respective signatures after satisfaction with full of mental and physical competencies.

**SIGNED, SEALED & DELIVERED
IN PRESENCE OF: -**

WITNESS:

1. Suvojit Santra

Bablu Santra

3-No water tank,
Tilak Road

B-zone

Durgapur - 713205

WB

2) Abhi Banerjee

city centre

Durgapur - 713205

PADMA REALESTATE
Chandan Pobi
Partner

SIGNATURE OF FIRST PARTY

GREEN ESTATE

Partner

GREEN ESTATE

Partner

GREEN ESTATE

Partner

SIGNATURE(S) OF SECOND PARTY

Drafted by me & computerized at my Office as per query, deed proforma, information received and such stipulations from the Assignee(s) and Developer(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) in vernacular until unmitigated consentment to this Document.

RAKESH CHAKRABORTY
ADVOCATE
DURGAPUR COURT
E. NO.: F/22/06 OF 2013.



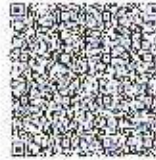
ভারত সরকার

Government of India



কলিকাতা পিএস
Suvajit Santra
পিতা: বাবু সান্ট্রা
Father: BABU SANTRA

জন্ম তারিখ/DOB: 02/01/1990
পুরুষ / Male



2995 3722 0298

আধার - সাধারণ মানুষের অধিকার



Suvajit Santra



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: 3নং জালটানকি রাস্তা
বাস্তি টিলাক রোড, দুর্গাপুর
দুর্গাপুর (ম কর্পোরেশন)
দুর্গাপুর স্টীল টাউন ইস্ট, বর্ডহামান
পশ্চিম বঙ্গ

Address: 3NO. JALTANKI
BASTI, TILAK ROAD,
DURGAPUR, Durgapur (m
Corp.) Durgapur Steel Town
East, Bardhaman, West
Bengal, 713205

2995 3722 0298

1847
1820 300 1947

<http://uidai.gov.in>

www.uidai.gov.in

Suvajit Santra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRASENJIT BANERJEE
AJOY KUMAR BANERJEE

14/04/1989
Permanent Account Number

BEKPB0923G

Prasenjit Banerjee
Signature



Prasenjit Banerjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFLPG9856Q



नाम /NAME

GOUTAM GHOSHDASTIDAR

पिता का नाम /FATHER'S NAME

SUBODH KUMAR GHOSHDASTIDAR

जन्म तिथि /DATE OF BIRTH

05-01-1957

हस्ताक्षर /SIGNATURE

Goutam Ghosh
Dastidar

K. Das

आयकर अधिकारी, प.स.-111

COMMISSIONER OF INCOME-TAX, W.B. - II

G. Ghosh Dastidar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BWFPS0259H

नाम / Name
AMIT SANTRA

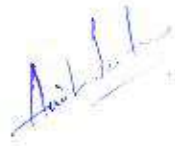
पिता का नाम / Father's Name
MANORANJAN SANTRA

जन्म की तारीख / Date of Birth
21/08/1984


हस्ताक्षर / Signature







হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



G. Ghosh Dasgupta

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature G. Ghosh Dasgupta

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Krasanjit Banerjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Krasanjit Banerjee

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Anil Sanyal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Anil Sanyal

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					




Chandan Pobi

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Chandan Pobi

आयकर विभाग
INCOME TAX DEPARTMENT
CHANDAN POBI
APURBA PCDI
27/04/1981
Permanent Account Number
AYSPP4176C
Chandan Pobi
Signature

भारत सरकार
GOVT. OF INDIA



Chandan Pobi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAWEG0125E

नाम Name
GREEN ESTATES

निगमन / प्रारंभ की तारीख
Date of Incorporation/Formation
30/11/2020



GREEN ESTATE

Adil Bhatia
Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAQFP2078B



नाम / Name
PADMA REAL ESTATE

11112020

निगमन / गठन की तारीख
Date of incorporation / Formation
03/02/2012

PADMA REALESTATE

Chandan Pabi

Partner

Major Information of the Deed

Deed No :	I-2304-04622/2021	Date of Registration	28/08/2021
Query No / Year	2304-2001627451/2021	Office where deed is registered	
Query Date	27/08/2021 10:55:06 PM		2304-2001627451/2021
Applicant Name, Address & Other Details	RAKESH CHAKRABORTY Durgapur Court, Bar Association At Durgapur, PO: City Centre, Durgapur, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9474777815, 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 : 30,00,000/-]		
Set Forth value	Market Value		
	Rs. 18,34,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 30,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: DAKSHINKHANDA, Mouza: Dakshin Khanda, JI No: 36, Pin Code : 713321

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-6020 (RS :-6020)	LR-3993	Commercial Use	Baid	0.069 Katha		41,960/-	Width of Approach Road: 78 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2304-I -04719-2018
L2	LR-6027 (RS :-6027)	LR-3993	Vastu	Baid	0.141 Katha		31,847/-	Width of Approach Road: 78 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2304-I -04719-2018
L3	LR-6042 (RS :-6042)	LR-3993	Vastu	Baid	7.562 Katha		17,08,017/-	Width of Approach Road: 78 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2304-I -04719-2018

L4	LR-6044 (RS :-6044)	LR-3993	Vastu	Baid	0.231 Katha		52,176/-	Width of Approach Road: 78 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2304-I -04719-2018
	TOTAL :				13.205Dec	0 /-	18,34,000 /-	
	Grand Total :				13.205Dec	0 /-	18,34,000 /-	



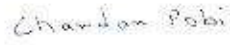
Land Lord Details :










SI No	Name,Address,Photo,Finger print and Signature
1	PADMA REAL ESTATE D-Math, Karangapara, City:- Durgapur, , P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 , PAN No.:: AAxxxxxx8B,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	GREEN ESTATES C/o-Ajoy Kumar Banerjee, House No.: 3/24, Sriniketan Housing, City:- Durgapur, , P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 , PAN No.:: AAxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Chandan Pobi (Presentant) Son of Late Apurba Pobi Date of Execution - 28/08/2021, , Admitted by: Self, Date of Admission: 28/08/2021, Place of Admission of Execution: Office	 <small>Aug 28 2021 1:00PM</small>	 <small>LTI 28/08/2021</small>	 <small>28/08/2021</small>
	D Math, Karangapara, City:- Durgapur, , P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx6C, Aadhaar No: 73xxxxxxxx4192 Status : Representative, Representative of : PADMA REAL ESTATE (as Partner)			

2	Name	Photo	Finger Print	Signature
	Mr Goutam Ghosh Dastidar Son of Late Subodh Kumar Ghosh Dastidar Date of Execution - 28/08/2021, , Admitted by: Self, Date of Admission: 28/08/2021, Place of Admission of Execution: Office	 <small>Aug 28 2021 1:01PM</small>	 <small>LTI 28/08/2021</small>	 <small>28/08/2021</small>
3B/20, Saratpally, near Fuljhore More, City:- Durgapur, , P.O:- Fuljhore, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6Q, Aadhaar No: 66xxxxxxxx3761 Status : Representative, Representative of : GREEN ESTATES (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mr Amit Santra Son of Mr Manoranjan Santra Date of Execution - 28/08/2021, , Admitted by: Self, Date of Admission: 28/08/2021, Place of Admission of Execution: Office	 <small>Aug 28 2021 1:00PM</small>	 <small>LTI 28/08/2021</small>	 <small>28/08/2021</small>
6/11 Marconi Avenue, B-Zone, Durgapur Steel Township, City:- Durgapur, , P.O:- Bzone, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWxxxxxx9H, Aadhaar No: 62xxxxxxxx7919 Status : Representative, Representative of : GREEN ESTATES (as Partner)				
4	Name	Photo	Finger Print	Signature
	Mr Prasenjit Banerjee Son of Mr Ajoy Kumar Banerjee Date of Execution - 28/08/2021, , Admitted by: Self, Date of Admission: 28/08/2021, Place of Admission of Execution: Office	 <small>Aug 28 2021 1:01PM</small>	 <small>LTI 28/08/2021</small>	 <small>28/08/2021</small>
3/24 Sriniketan Housing, City:- Durgapur, , P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx3G, Aadhaar No: 92xxxxxxxx7815 Status : Representative, Representative of : GREEN ESTATES (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Suvajit Santra Son of Mr Bablu Santra 3 No Jaltanki Basti, Tilak Road, City:- Durgapur, , P.O:- Bzone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205	 <small>28/08/2021</small>	 <small>28/08/2021</small>	 <small>28/08/2021</small>
Identifier Of Mr Chandan Pobi, Mr Goutam Ghosh Dastidar, Mr Amit Santra, Mr Prasenjit Banerjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PADMA REAL ESTATE	GREEN ESTATES-0.11385 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PADMA REAL ESTATE	GREEN ESTATES-0.23265 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	PADMA REAL ESTATE	GREEN ESTATES-12.4773 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	PADMA REAL ESTATE	GREEN ESTATES-0.38115 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andai, Gram Panchayat: DAKSHINKHANDA, Mouza: Dakshin Khanda, JI No: 36, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6020, LR Khatian No:- 3993	Owner:পশ্চিমবঙ্গ পির উন্নয়ন নিগম লিমিটেড, Address:5,কলকাতা-১, কলকাতা-১, Classification:বাড়ি, Area:1.23000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 6027, LR Khatian No:- 3993		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 6042, LR Khatian No:- 3993		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 6044, LR Khatian No:- 3993		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230404622 / 2021

On 28-08-2021

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 11:56 hrs on 28-08-2021, at the Office of the A.D.S.R. RANIGANJ by Mr Chandan Pobi .

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 18,34,000/-

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

Execution is admitted on 28-08-2021 by Mr Chandan Pobi, Partner, PADMA REAL ESTATE (Partnership Firm), D-Math, Karangapara, City:- Durgapur, , P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

Indetified by Mr Suvajit Santra, . . Son of Mr Bablu Santra, 3 No Jaltanki Basti, Tilak Road, P.O: Bzone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

Execution is admitted on 28-08-2021 by Mr Goutam Ghosh Dastidar, Partner, GREEN ESTATES (Partnership Firm), C/o-Ajoy Kumar Banerjee, House No.: 3/24, Sriniketan Housing, City:- Durgapur, , P.O:- Amrai, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203

Indetified by Mr Suvajit Santra, . . Son of Mr Bablu Santra, 3 No Jaltanki Basti, Tilak Road, P.O: Bzone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

Execution is admitted on 28-08-2021 by Mr Amit Santra, Partner, GREEN ESTATES (Partnership Firm), C/o-Ajoy Kumar Banerjee, House No.: 3/24, Sriniketan Housing, City:- Durgapur, , P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203

Indetified by Mr Suvajit Santra, . . Son of Mr Bablu Santra, 3 No Jaltanki Basti, Tilak Road, P.O: Bzone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

Execution is admitted on 28-08-2021 by Mr Prasenjit Banerjee, Partner, GREEN ESTATES (Partnership Firm), C/o-Ajoy Kumar Banerjee, House No.: 3/24, Sriniketan Housing, City:- Durgapur, , P.O:- Amrai, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203

Indetified by Mr Suvajit Santra, . . Son of Mr Bablu Santra, 3 No Jaltanki Basti, Tilak Road, P.O: Bzone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,014/- (B = Rs 30,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/08/2021 11:04PM with Govt. Ref. No: 192021220062940601 on 27-08-2021, Amount Rs: 30,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1541159955 on 27-08-2021, Head of Account 0030-03-104-001-16

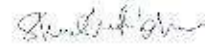
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 4,511/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5866, Amount: Rs.500/-, Date of Purchase: 25/08/2021, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/08/2021 11:04PM with Govt. Ref. No: 192021220062940601 on 27-08-2021, Amount Rs: 4,511/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1541159955 on 27-08-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2021, Page from 119223 to 119251
being No 230404622 for the year 2021.



Avijit Sikdar

Digitally signed by AVIJIT SIKDAR
Date: 2021.09.16 15:50:16 +05:30
Reason: Digital Signing of Deed.

(AVIJIT SIKDAR) 2021/09/16 03:50:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)