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IR 6950/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 668792

DEVELOPMENT AGREEMENT

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sement of the Document are the Part of this
Document.

A.D.S.R. Durgam
Bardhaman

27 SEP 2021

QUERY NO. : 2001764408/2021
DISTRICT : Paschim Bardhaman
MOUZA : Arrah
P.S. : Kanksa
AREA OF LAND : 11 (Eleven) Decimal

(Handwritten signature)

Sl No. 10267 Date 27/09/21
 Sold to: Vishwanath Real Estate
 Address: Durgapur-13
 Value of Stamp: 5000/-
 Date of Purchase of the Stamp: 17 SEP 2021
 Paper from Treasury:
 Name of the Treasury from whom Purchase: Durgapur



Ram Prasad Banerjee

Ram Prasad Banerjee
 Stamp Vender
 A.B.S.R. Office, Durgapur-13
 Licence No-1/53



Addl. Dist. Sub-Registrar
 Durgapur, Paschim Bardhaman

27 SEP 2021

THIS DEVELOPMENT AGREEMENT IS MADE ON 27TH DAY OF SEPTEMBER, 2021.

BETWEEN

(1) **MR. DHIREN DAS (PAN - ACQPD8144G)** Son of Late Kariram Das, by faith-Hindu, by nationality Indian, by occupation- Business, (2) **SMT. SURBALA DAS (PAN - GRZPD6942L)** Wife of Mr. Dhiren Das, by faith-Hindu, by nationality Indian, by occupation- House Wife, both are resident of SA-13/A, Arrah Kalinagar, P.O.- Arrah, P.S- Kanksa, Dist- Paschim Bardhaman, W.B, India, PIN-713212 (hereinafter referred to and called as **"LANDOWNER"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

"VISHWAKARMA REAL ESTATE" [PAN-AAOFV9866H] Being a Partnership Firm, having its office At House No-6, 2nd Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District- Paschim Bardhaman, W.B. India, PIN-713213, Represented by its **Partners namely (1) MR. SOMNATH PAUL [PAN-BGHPP4489C]** Son of Sri Nabakumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident of Sagarbhanga, Gopinathpur, Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN-713219, (2) **MRS. SUCHARITA GHOSH [PAN-ARMPG3626M]** Wife of Mr. Abhijit Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of House No-6, 2nd Street Gurudwara Road, Post Office: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713213, (3) **MR. PURNA CHANDRA PAUL [PAN- ALVPP1215C]** Son of Late Gobardhan Paul, by faith Hindu, by occupation Business, by Nationality- Indian, resident of C-31, SSR Path, Aryanak, Post Office: Bidhannagar, P.S.- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, (4) **MR. KRISHNA CHANDRA MONDAL [PAN- AJXPM9211F]** Son of Late Akrur Chandra Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of 8 Rahim Path, Post Office: A- Zone, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713204, (5) **MR. GOURANGA CHATTARAJ [PAN- AITPC4762E]** Son of Late Dinabandhu Chattaraj, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Vivekananda Park, Bamunara, Post Office: Bamunara, P.S.- Kanksa,, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, hereinafter referred as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

WHEREAS schedule mentioned property was purchased property of Santana Pada Ganguly , he purchased the same vide deed No- 3930 for the year 1969 of

A.D.S.R Durgapur and said Santana Pada Ganguly died leaving behind his only son Ashesh Ganguly as his legal heir and as per law of inheritance said Ashesh Ganguly recorded his name in L.R.R.O.R and he sold the same to present owner vide deed No-4545 for the year 2021 of A.D.S.R. Durgapur and recorded their name in L.R. R.O.R.

AND WHEREAS the first part desire to develop the first schedule property by construction of multistoried building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Malandighi Gram Panchyat but the owner has not the sufficient fund for the development work and for this reason first part is in search of a developer for the said development work.

AND WHEREAS 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 multistoried building there- at, ~~consisting of apartments and flat with the object of selling~~ such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the **parties hereto as follows:-**

1. DEFINATION

- 1.1 **OWNERS/LANDLORD:-** Shall mean (1) **MR. DHIREN DAS** Son of Late Kariram Das, by faith-Hindu, by nationality Indian, by occupation-Business, (2) **SMT. SURBALA DAS** Wife of Mr. Dhiren Das, by faith-Hindu, by nationality Indian, by occupation- House Wife, both are resident of SA-13/A, Arrah Kalinagar, P.O.- Arrah, P.S- Kanksa, Dist- Paschim Bardhaman, W.B, India, PIN-713212
- 1.2 **DEVELOPER:-** Shall mean **VISHWAKARMA REAL ESTATE** Being a Partnership Firm, having its office At House No-6, 2nd Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District- Paschim Bardhaman, W.B. India, PIN-713213.
- 1.3 **LAND:-** Shall mean the land measuring 11 (Eleven) Decimal under Mouza-Arrah, R.S. Plot No- 1596 corresponding L.R. Plot No-2171 comprised in L.R. Khatian No- 5248 & 5249, J.L. No-91 Under P.S- Kanksa and the Jurisdiction of Malandighi Gram Panchyat, Dist- Paschim Bardhaman, West Bengal,.
- 1.4 **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**
- 1.5 **COMMON AREAS AND INSTALLATIONS** shall mean and include the areas installations and facilities comprised in the premises as mentioned and specified in the **SECOND SCHEDULE** hereunder-written and expressed or intended by the Developer for ~~common~~ use and enjoyment of the co-owners in the manner ~~and to~~ the extent permitted by the Developer but shall not include the open terrace on any floor in the said Building or the top roof of the building and shall also not include the car



parking spaces and other open and covered spaces at or within the premises which the Developer may use or permit to be used for parking of motor cars and/or any other purposes and the Developer shall have the absolute right to deal with the same, to which the Purchaser hereby consents.

- 1.6 **ARCHITECT(S)**-Shall mean such Architect_(s) whom the Developer may appoint time to time as the architect of the Building
- 1.7 **GRAM PANCHYAT:** - Shall mean the Malandighi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.8 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchyat 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
- 1.9 **OWNERS AREA:-** Shall mean One 3BHK flat measuring more or less 1000 (One Thousand) Sq Feet (Super-Built Up), and One car parking space which is particularly mentioned in the Second Schedule together with the undivided impartiable proportionate share and/or interest in the First Schedule mentioned land.
- 1.10 **DEVELOPER'S AREA:** Shall mean entire area of the Multistoried building/s , together with the undivided impartiable proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.9 of this agreement and shall also mean car parking spaces in the Ground Floor of the Building.
- 1.1 **BENIFT ARISING OUT OF PROJECT:-** Shall mean Rs. 50,00,000/- (Rupees Fifty Lakh Only) Only out of which Rs. 5,00,000/- (Rupees Five Lac) only at the time execution of this agreement, at the time of commencement of construction work Rs. 5,00,000/- (Rupees Five Lac) only and rest Rs. 40,00,000/- (Rupees Forty Lac) only within 24 month from the last payment (i.e. 3rd Installment).
- 1.1 **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- 1.2 **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers..
- 1.3 **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 or any circumstances beyond the control of the Developer.

1.4 **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) 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;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

1.1 **MASCULINE GENDER:** Shall include the feminine and neuter gender and vice versa.

1.2 **SINGULAR NUMBER:** Shall include the plural and vice-versa.

2. **COMMENCEMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above at the commencement of this agreement

3. **EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

4. **DURATION:** - shall mean that the construction shall be completed within a period of 36 (thirty six) months from the date of sanctioned plan from the appropriate authority and or from getting peaceful vacant khas possession of the said property from the land Owners, which ever will be later and includes any extension taken place. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owners.

5. **SCOPE OF WORK:** - The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram Panchyat over and above the First Schedule Land. If Owner find any illegality in respect in this respect, all liabilities carry by Developer

6. **OWNERS DUTY & LIABILITY:-**

- I. The owners have offered total land of **11 (Eleven) Decimal** for development and construction of housing complex consisting of flats/apartments, & parking spaces.
- II. That the owner shall vacate the land within 31st day of December, 2021 and deliver the developer peacefully possession of the 1st scheduled property to the second party subject to the terms and condition of this agreement.
- III. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owners and any other party except **VISHWAKARMA REAL ESTATE** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- IV. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e receive sanctioned plan from the Malandighi Gram Panchyat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owner of flats/apartments to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owners shall agreed to ratify all acts and



- things lawfully done by the developer but the Owner shall not be responsible for any unlawful activities of the Developer.
- V. The owner shall be responsible to resolve all legal dispute related to land within 3 months from getting knowledge of the same.
 - VI. That the owner has agreed that he will be personally present before the registration office to sign all the agreement.
 - VII. That the owner also agreed that he shall give a development power of attorney in favour of the Developer with in seven days from this agreement.

7. DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

- i. The developer **VISHWAKARMA REAL ESTATE** Confirms accepts and assures the owner that they are fully acquainted with, aware of the process/formalities related to similar project in Municipal area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land litigation free possession ,suitability of the land viability of the said project and will raise no objection with regard thereto.
- ii. The developer confirms and assures the owner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner shall not have any liability and or responsibility to finance and execute the project or part thereof
- iii. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the municipal/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 the owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common



space like garden/water will remain intact unless agreed to by both the owner and Developers.

- iv. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
- v. 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 currency of this Agreement and in future. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
- vi. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 36 months from the date of sanction of the building plan from the appropriate authority and or from getting peaceful vacant khas possession of the said property from the land Owner, which ever will be later. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owner.
- vii. 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 case the Developers Shall be entirely responsibility.
- viii. That the developer shall agree to indemnify the land owner from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from their part which are required to be paid for their profits which they derived after selling the flats to the prospective buyers. In case the developer fails to deliver the possession of the flats to the prospective buyers , in that event the developers himself shall only be responsible and answerable for the same. In case of any default on the part of the developer or if any legal action takes place, then the developer shall only be made liable for the same and under no circumstances the owner shall be made responsible.



- ix. The duration of 36 months (except force Majeure) is the essence of this agreement.

8. DEVELOPER ALLOCATION:-

Developer allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the land owner allocation as mentioned in this deed.

9. CONSIDERATION:

- a. In Consideration of the Owner having agreed to permit the developer to develop the said property and to construct, erect and Build a new Building in accordance with the plan which will sanctioned and in accordance with the specification and material description of which are stated in details in the Second SCHEDULE hereunder written.
10. On completion of the proposed building, the Owner shall be entitled to One 3BHK flat measuring more or less 1000 (One Thousand) Sq. Feet (Super Built Up), and One car parking space in the ground floor.

11. CANCELLATION

The Owner have every right to cancel and/or rescind this agreement after 36 months if Developer fails to meet the major conditions of the agreement, and the additional Grace period granted by the Land Owner if the Developer is unable to complete the Construction work due to force majeure , for that Owner has to give a two month clear notice to the Developer.

12. MISCELLANEOUS:-

12.1.1.1 Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.

12.1.1.2 Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.

12.1.1.3 Disputes- Differences in opinion in relation to or arising out during execution of the housing project 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 if the parties in dispute so agree otherwise two or more arbitrator, to be nominated by both the parties and their legal advisors.

- 12.1.1.4** Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owner time to time.
- 12.1.1.5** The owner can visit the construction at reasonable time with prior intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations if any observed at the site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- 12.1.1.6** 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 so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- 12.1.1.7** 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 or 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 but the owner will be free from all financial or legal obligation.
- 12.1.1.8** 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 own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats to the customers.
- 12.1.1.9** 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.

12.1.1.10 The landowner and the developers have entered into this agreement purely as a contract 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 and nothing contained herein shall provide right, title, interest of the land described in the First schedule below to Developer by virtue of this agreement..

12.1.1.11 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 land owner without reimbursement of the same and the land 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.

12.1.1.12 That both the parties can seek specific performance of this agreement through court.

Declaration :- This is an agreement as per Indian Contract Act,1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

That piece and parcel of a **Danga** land measuring **11 (Eleven) Decimal** under **Mouza-Arrah, R.S. Plot No- 1596** corresponding **L.R. Plot No-2171** comprised in **L.R. Khatian No- 5248 & 5249, J.L. No-91** Under P.S-Kanksa and the Jurisdiction of Malandighi Gram Panchyat, Dist- Paschim Bardhaman, West Bengal, butted and bounded :-

- Handwritten initials: GSV*
- On the North-** R.S. Plot No. 1596
 - On the South-** 15 Feet wide Metal Road
 - On the East-** R.S. Plot No. 1596
 - On the West-** 20 Feet wide Metal Road

SECOND SCHEDULE ABOVE REFERRED TO**(Description of Owners area)**

One 3BHK Flat measuring more or less 1000 (One Thousand) Sq. Feet (Super Built Up), and One car parking space in the ground floor together with the undivided impartiable proportionate share and/or interest in the First Schedule mentioned land.

THIRD SCHEDULE ABOVE REFERRED TO**Specification of Building**

| | |
|------------------------|---|
| STRUCTURAL | RCC Framed with anti-termite treatment in foundation. |
| WATER SUPPLY | Ground Water. |
| WALLS | Conventional brickwork/ Outer wall of 10 inch and Inner wall will be 5 Inch. |
| WALL FINISH | Interior - Wall putty |
| Exterior | Combination of weather coat. |
| FLOORING | Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony. |
| KITCHEN | Kitchen Floor made of Anti skit Tiles and platform made Granite Slab. Glazed tiles, up to the height of three feet from the Kitchen platform, one stainless steel sinks will be provided. |
| TOILET | Anti skit Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (Parry ware /Hind ware) and CP fittings (as per supply), one western type commode, and one Indian type. Concealed plumbing and pipe work. |
| DOORS | Door frame made of Sal wood. Front Decorative panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel. |
| WINDOWS | Sliding anodized grill glass window. |
| COMMON LIGHTING | Overhead illumination for compound and common path lighting inside the complex. |
| WIRINGS | Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK, Telephone and television point, Modular switches belong to superior brands, 2 no. of 15 Amp point to be provided for each unit and A.C point will be provided only in Bedroom. |
| ELECTRIC METER | Individual meter for each unit by individual cost. |
| AMENITIES | Adequate standby generator for common areas, services, Lift provided for every floor in the building. |

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KRISHNA CHANDRA MONDAL
AKRUR CHANDRA MONDAL

31/07/1974
 Permanent Account Number
AJXPM9211F

Krishna Chandra Mondal
 Signature




In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UTITSI
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 यह कार्ड खो जाने पर कृपया सूचित करें/सीटाए :
 आयकर पैन सेवा यूनिट, UTITSI
 प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नवी मुंबई-400 614.

57 SEP 2021

Krishna chandra mondal





Sucharita Ghosh

27 DEC 1989



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SOMNATH PAUL

NABA KUMAR PAUL

08/04/1990
Permanent Account Number

BGHPP4489C

Somnath
Signature

Somnath Paul

15/02/2018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURNA CHANDRA PAUL
GOBARDHAN PAUL
27/11/1963

Permanent Account Number

ALVPP1215C

Purna Chandra Paul
Signature




Purna Chandra Paul.

11/11/2013



Gouranga Chattaraj

धरम अंक संख्या / PERMANENT ACCOUNT NUMBER
ACQPD8144G



नाम / NAME
DHIREN DAS

पिता का नाम / FATHER'S NAME
KARIRAM DAS

जन्म तिथि / DATE OF BIRTH
14-11-1950

हस्ताक्षर / SIGNATURE
Dhiren Das

आयकर अधिकारी, प.स. 11
COMMISSIONER OF INCOME-TAX, W.B. - II

Dhiren Das

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
सहायक आयकर अधिकारी,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta-700 069.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
 Permanent Account Number Card
GRZPD6942L



नाम / Name
SURBALA DAS

पिता का नाम / Father's Name
HANDU DAS

जन्म की तिथि / Date of Birth
10/08/1955

हस्ताक्षर / Signature



L. T. I of Surala DA
 by her pen of Sunita Maw

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTTTSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

या कार्ड को खोने/पाने पर कृपया मुझे भी/होकार :-
 आयकर सेवा सेवा यूनिट, UTTTSL
 प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
 नवी मुंबई - 400 614

Aaykar Shiksha Koodin
For Income Tax Related
Queries call Toll Free No.
1801
1800180181

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Krishna Charan Mondal*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Jomanga Chatterjee*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Sucharita Ghosh*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Krishna Charan Mondal



Jomanga Chatterjee



Sucharita Ghosh

SPECIMEN FORM FOR TEN FINGER PRINTS

2

Signature of the Executants/presentation



G. G. ...

| (LEFT HAND) | | | | |
|------------------------------|------|--------|------|--------|
| Little | Ring | Middle | Fore | Thumb |
| | | | | |
| (RIGHT HAND) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| | | | | |
| Signature:- <i>G. G. ...</i> | | | | |

Signature of the Executants/presentation



S. S. ...

| (LEFT HAND) | | | | |
|--------------|------|--------|------|--------|
| Little | Ring | Middle | Fore | Thumb |
| | | | | |
| (RIGHT HAND) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| | | | | |
| Signature:- | | | | |

Signature of the Executants/presentation



Somnath Paul

| (LEFT HAND) | | | | |
|---------------------------------|------|--------|------|--------|
| Little | Ring | Middle | Fore | Thumb |
| | | | | |
| (RIGHT HAND) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| | | | | |
| Signature:- <i>Somnath Paul</i> | | | | |

Signature of the Executants/presentation



Purna Chandrapaul

| (LEFT HAND) | | | | |
|--------------------------------------|------|--------|------|--------|
| Little | Ring | Middle | Fore | Thumb |
| | | | | |
| (RIGHT HAND) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| | | | | |
| Signature:- <i>Purna Chandrapaul</i> | | | | |

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

GRN Details

GRN: 192021220083884552
GRN Date: 23/09/2021 14:28:51
BRN : 90067128
Payment Status: Successful
Payment Mode: Counter Payment
Bank/Gateway: State Bank of India
BRN Date: 23/09/2021 00:09:00
Payment Ref. No: 2001764408/5/2021
[Query.No*/Query Year]

Depositor Details

Depositor's Name: VISHWAKARMA REAL ESTATE
Address: Benachity, Durgapur, PIN:- 713213
Mobile: 8900246531
Depositor Status: Buyer/Claimants
Query No: 2001764408
Applicant's Name: Mr SUBRATA MUKHERJEE
Identification No: 2001764408/5/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------------|
| 1 | 2001764408/5/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 11 |
| 2 | 2001764408/5/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 50014 |
| | | | Total | 50025 |

IN WORDS: FIFTY THOUSAND TWENTY FIVE ONLY.

भारत सरकार
Government of India

Surajit Mondal
Father : Manoranjan Mondal
DOB : 15/07/1993
Male



7372 4361 9968

आधार - आम आदमी का अधिकार

Surajit Mondal



Unique Identification Authority of India

Address:
ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),
Angadpur, Bardhaman, West Bengal, 713215

7372 4361 9968

1800 174 1947

Help Number 1800 174 1947

www.uidai.gov.in

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

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

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

Handwritten signature



L. I. of Subrata on by the Dev of Summit Mno.

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESS

① *Summit Mno*
Sh. Varun Mno
Vih. Annap, Dist. ...
P.S. - ...
...

② *Subrata Mukherjee*
510 St. ...
...
...

Notar - ... will ... the ...

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

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

- VISHWAKARMA REAL ESTATE
Somnath Paul
Partner
- VISHWAKARMA REAL ESTATE
Partner
- VISHWAKARMA REAL ESTATE
Purna chandra Paul
Partner
- VISHWAKARMA REAL ESTATE
Krishna chandra Mondal
Partner
- VISHWAKARMA REAL ESTATE
Somnath Paul
Partner

Major Information of the Deed



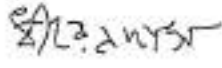
| | | | |
|--|---|---------------------------------|----------------------|
| Deed No : | I-2306-06950/2021 | Date of Registration | 27/09/2021 |
| Query No / Year | 2306-2001764408/2021 | Office where deed is registered | |
| Query Date | 10/09/2021 4:56:41 PM | | 2306-2001764408/2021 |
| Applicant Name, Address & Other Details | SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207. Mobile No. : 8101891226, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 2/- | Rs. 25,24,500/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 5,011/- (Article:48(g)) | Rs. 50,014/- (Article:E, E, B) | | |
| Remarks | | | |

Land Details :



District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

| Sch No | Plot Number | Khatian Number | Land Use Proposed | ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------------------|----------------------|-------------------|-------|--------------|-------------------------|-----------------------|---|
| L1 | LR-2171 (RS :-1596) | LR-5248 | Bastu | Danga | 5 Dec | 1/- | 11,47,500/- | Width of Approach Road: 35 Ft., Adjacent to Metal Road, |
| L2 | LR-2171 (RS :-1596) | LR-5249 | Bastu | Danga | 6 Dec | 1/- | 13,77,000/- | Width of Approach Road: 35 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 11Dec | 2 /- | 25,24,500 /- | |
| | | Grand Total : | | | 11Dec | 2 /- | 25,24,500 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr DHIREN DAS Son of Late KARIRAM DAS Executed by: Self, Date of Execution: 27/09/2021 , Admitted by: Self, Date of Admission: 27/09/2021 ,Place : Office |  |  |  |
| | | 27/09/2021 | LTI 27/09/2021 | 27/09/2021 |

Arrah Kalinagar, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman,
 West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of:
 India, PAN No.:: ACxxxxxx4G, Aadhaar No: 33xxxxxxxx2302, Status :Individual, Executed by: Self,
 Date of Execution: 27/09/2021
 Admitted by: Self, Date of Admission: 27/09/2021 ,Place : Office







| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mrs SURBALA DAS (Presentant) Wife of Mr DHIREN DAS Executed by: Self, Date of Execution: 27/09/2021 , Admitted by: Self, Date of Admission: 27/09/2021 ,Place : Office |  |  | <i>L.T.I of Surbala Das by the pen of Surajit Mondal</i> |
| | 27/09/2021 | LTI 27/09/2021 | 27/09/2021 |



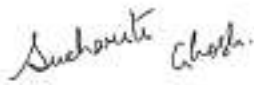


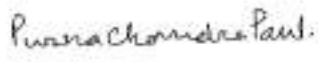





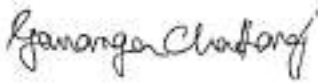
A-13/A, Arrah Kalinagar, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman,
 West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen
 of: India, PAN No.:: GRxxxxxx2L, Aadhaar No: 24xxxxxxxx2401, Status :Individual, Executed by:
 Self, Date of Execution: 27/09/2021
 , Admitted by: Self, Date of Admission: 27/09/2021 ,Place : Office

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | VISHWAKARMA REAL ESTATE House No-6, 2nd Street Gurudwara Road, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx6H,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 PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 27/09/2021, , Admitted by: Self, Date of Admission: 27/09/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td> <i>Somnath Paul</i> </td> </tr> <tr> <td></td> <td>Sep 27 2021 4:01PM</td> <td>LTI 27/09/2021</td> <td>27/09/2021</td> </tr> </tbody> </table> <p>Sagarbhanga, Gopinathpur, City:- Durgapur, P.O:- Sagarbhanga, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx9C, Aadhaar No: 49xxxxxxxx0053 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)</p> | Name | Photo | Finger Print | Signature | Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 27/09/2021, , Admitted by: Self, Date of Admission: 27/09/2021, Place of Admission of Execution: Office |  |  | <i>Somnath Paul</i> | | Sep 27 2021 4:01PM | LTI 27/09/2021 | 27/09/2021 |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 27/09/2021, , Admitted by: Self, Date of Admission: 27/09/2021, Place of Admission of Execution: Office |  |  | <i>Somnath Paul</i> | | | | | | | | | | |
| | Sep 27 2021 4:01PM | LTI 27/09/2021 | 27/09/2021 | | | | | | | | | | |

| | Name | Photo | Finger Print | Signature |
|--|---|---|---|---|
| | SUCHARITA GHOSH Son of Mr ABHIJIT GHOSH Date of Execution - 27/09/2021, , Admitted by: Self, Date of Admission: 27/09/2021, Place of Admission of Execution: Office |  |  |  |
| | Sep 27 2021 4:02PM | LTI 27/09/2021 | 27/09/2021 | |
| House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx6M, Aadhaar No: 44xxxxxxxx4222 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER) | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Mr PURNA CHNADRA PAUL Son of Late GOBARDHAN PAUL Date of Execution - 27/09/2021, , Admitted by: Self, Date of Admission: 27/09/2021, Place of Admission of Execution: Office |  |  |  |
| | Sep 27 2021 3:43PM | LTI 27/09/2021 | 27/09/2021 | |
| C-31, SSR Path, Aryanak, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5C, Aadhaar No: 24xxxxxxxx4912 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER) | | | | |
| 4 | Name | Photo | Finger Print | Signature |
| | Mr KRISHNA CHANDRA MONDAL Son of Mr AKRUR CHANDRA MONDAL Date of Execution - 27/09/2021, , Admitted by: Self, Date of Admission: 27/09/2021, Place of Admission of Execution: Office |  |  |  |
| | Sep 27 2021 3:42PM | LTI 27/09/2021 | 27/09/2021 | |
| 8 Rahim Path, City:- Durgapur, P.O:- A Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1F, Aadhaar No: 65xxxxxxxx0047 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER) | | | | |
| 5 | Name | Photo | Finger Print | Signature |
| | Mr GOURANGA CHATTARAJ Son of Late DINABANDHU CHATTARAJ Date of Execution - 27/09/2021, , Admitted by: Self, Date of Admission: 27/09/2021, Place of Admission of Execution: Office |  |  |  |
| | Sep 27 2021 3:44PM | LTI 27/09/2021 | 27/09/2021 | |

Kanksa Park, Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, PAN No.:: Axxxxxx2E, Aadhaar No: 61xxxxxxxx3476 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215 |  |  |  |
| | 27/09/2021 | 27/09/2021 | 27/09/2021 |

Identifier Of Mr DHIREN DAS, Mrs SURBALA DAS, Mr SOMNATH PAUL, Mrs SUCHARITA GHOSH, Mr PURNA CHNADRA PAUL, Mr KRISHNA CHANDRA MONDAL, Mr GOURANGA CHATTARAJ

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------|-------------------------------|
| 1 | Mr DHIREN DAS | VISHWAKARMA REAL ESTATE-5 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|-------------------------------|
| 1 | Mrs SURBALA DAS | VISHWAKARMA REAL ESTATE-6 Dec |

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1 | LR Plot No:- 2171, LR Khatian No:- 5248 | Owner:ধীরেন দাস, Gurdian:কড়ি রাম , Address:৩১৩-১ আড়রা কালিনগর , Classification:ভাঙ্গা, Area:0.05000000 Acre, | Mr DHIREN DAS |
| L2 | LR Plot No:- 2171, LR Khatian No:- 5249 | Owner:সুরভালা দাস, Gurdian:ধীরেন , Address:৩১৩-১ আড়রা কালিনগর , Classification:ভাঙ্গা, Area:0.06000000 Acre, | Mrs SURBALA DAS |

Endorsement For Deed Number : I - 230606950 / 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
(9) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)
Presented for registration at 13:30 hrs on 27-09-2021, at the Office of the A.D.S.R. DURGAPUR by Mrs SURBALA DAS, 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 25,24,500/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 27/09/2021 by 1. Mr DHIREN DAS, Son of Late KARIRAM DAS, A-13/1, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mrs SURBALA DAS, Wife of Mr DHIREN DAS, A-13/A, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

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

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

Execution is admitted on 27-09-2021 by Mr SOMNATH PAUL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, Benachity, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

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

Execution is admitted on 27-09-2021 by Mrs SUCHARITA GHOSH, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, Benachity, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

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

Execution is admitted on 27-09-2021 by Mr PURNA CHNADRA PAUL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, Benachity, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

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

Execution is admitted on 27-09-2021 by Mr KRISHNA CHANDRA MONDAL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

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

Execution is admitted on 27-09-2021 by Mr GOURANGA CHATTARAJ, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, Benachity, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

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

Registration Fees

that required Registration Fees payable for this document is Rs 50,014/- (B = Rs 50,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2021 12:00AM with Govt. Ref. No: 192021220083884552 on 23-09-2021, Amount Rs: 50,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90067128 on 23-09-2021, 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 5,000/-, by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10267, Amount: Rs.5,000/-, Date of Purchase: 27/09/2021, Vendor name: RAM PRASAD BANERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2021 12:00AM with Govt. Ref. No: 192021220083884552 on 23-09-2021, Amount Rs: 11/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90067128 on 23-09-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.
registered in Book - I
Volume number 2306-2021, Page from 178947 to 178978
being No 230606950 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.11.16 15:02:34 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/11/16 03:02:34 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)