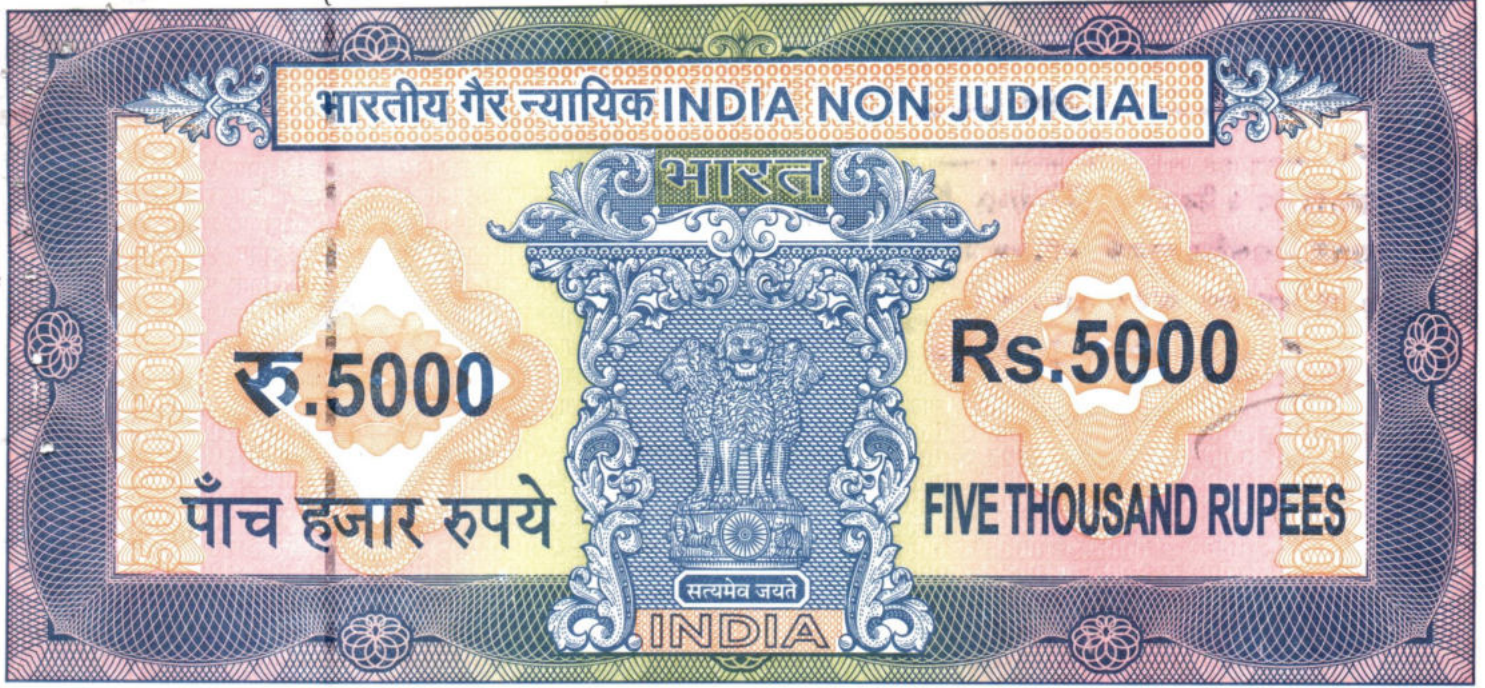


1481/2023

I-1492/2023



पश्चिमबङ्ग पश्चिमबंगाल WEST BENGAL

K 715702

8- (2) 008653/2023
13.13/2023
13/04/2023
[Signature]

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

[Signature]

Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

13 APR 2023

GRN No.19-202324-0015590128

DEVELOPMENT AGREEMENT OR
CONSTRUCTION AGREEMENT

QUERY No.2000908653 / 2023

THIS DEVELOPMENT OR CONSTRUCTION
AGREEMENT is made on this the 13th day of April, 2023,

BETWEEN

Contd.....P/2.

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I
[Signature]

449

13/4/2023

5000

Indra Kumar Gupta & Others
Kulti

22/8/2023

[Handwritten signature]



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Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

13 APR 2023

-: 3 :-

AND

“BALAJI CONSTRUCTIONS AND DEVELOPERS”, PAN No.AAYFB9788Q, a Partnership Firm, having its Principal Place of Business at New Road, G.T.Road, Kulti, P.O. Kulti – 713343, P.S. Kulti, District Paschim Bardhaman, being represented by its Partners **(1) SRI INDRA KUMAR GUPTA**, PAN No.ADBPG5174H, Son of Late Prem Chand Gupta, by faith Hindu, by occupation Business, citizenship Indian, resident of Near Kali Mandir, New Road, G.T.Road, Kulti, P.O. Kulti – 713343, P.S. Kulti, District Paschim Bardhaman, **(2) SRI BIPLOB BANERJEE**, PAN No.AEFPB3266C, Son of Late Dhiren Banerjee, by faith Hindu, by occupation Business, citizenship Indian, resident of Babupara, Neamatpur, P.O. Sitarampur – 713359, P.S. Kulti, District Paschim Bardhaman, **(3) SRI ANUBHAV CHAKRABORTY**, PAN No.AQKPC2984P, Son of Sri Ashok Chakraborty, by faith Hindu, by occupation Business, citizenship Indian, resident of Balaji Bhavan, College Road, Kulti, P.O. Kulti – 713343, P.S. Kulti, District Paschim Bardhaman, **(4) SRI ROWKAN MONDAL**, PAN No.AYGPM2319C, Son of Dipak Kumar Mondal, by faith Christian, by occupation Business, citizenship Indian, resident of S.D.Nirman, Flat No.4A, 4th Floor, Siddhartha Nagar Colony (O.P. Shiv Mandir), Krishnapur,

Contd.....P/4.

Maharaj Kumar
Bansmann

-: 4 :-

Rajarhat, Gopalpur, District North 24 Parganas, Pin – 700102, hereinafter called the 'SECOND PARTY / DEVELOPER' (which expression shall unless repugnant to the context be deemed to mean and include its successors-in-office, legal representatives and assigns) of the OTHER PART.

WHEREAS the land measuring 28 Decimal equivalent to 16 Cottahs 15 Chhitaks comprised in R.S. Plot No.703/1118, under R.S.Khatian No.292, Mouza Punuri, J.L.No.22, P.S. Kulti, District Burdwan, belonged to Sri Hanuman Prasad Kejriwal, S/o. Sri Biswanath Kejriwal, of Barakar, who acquired the said land from Amiya Ratan Acharyya, S/o. Late Amulya Ratan Acharyya, of Punri, by Regd, Sale Deed No.4301 for the year 1990 dt.03.07.1990 of A.D.S.R. Office, Asansol.

AND WHEREAS land measuring 28 Decimal equivalent to 16 Cottahs 15 Chhitaks situated in R.S. Plot No.703/1118, under R.S.Khatian No.292, Mouza Punuri, J.L.No.22, belonged to Sri Shankar Prasad Kejriwal, S/o. Biswanath Kejriwal, of Barakar, who acquired the said land from Sri Subodh Kumar Acharyya & Sri Sibaram Acharyya, both Sons of Late Bibhuti Bhusan Acharyya, of Punuri, P.S. Kulti, by Regd. Sale Deed No.4463 for the year 1990 dt.11.07.1990 of A.D.S.R. Office, Asansol.

Contd.....P/5.

Malay in Burdwan

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AND WHEREAS Hanuman Prasad Kejriwal while owning and possessing the said land measuring 28 Decimal situated in said Plot, Khatian then he had transferred in favour of his brother Sri Shankar Prasad Kejriwal, S/o. Biswanath Kejriwal, by Regd. Deed of Gift No.3990 for the year 2009 dt.19.03.2009 of A.D.S.R. Office, Asansol.

AND WHEREAS by virtue of such Sale Deed & Gift Deed Sri Shankar Prasad Kejriwal was absolute owner of land measuring 28 Decimal + 28 Decimal = 56 Decimal in R.S. Plot No.703/1118, under R.S.Khatian No.292, Mouza Punuri, J.L.No.22, P.S. Kulti, District Burdwan, now it is within District Paschim Bardhaman and within the limit of Asansol Municipal Corporation.

AND WHEREAS becoming owner of said land Sri Shankar Prasad Kejriwal mutated his name in L.R. Record of Rights being L.R. Plot No.703/1118, under L.R. Khatian No.407/2, Mouza Punuri, J.L.No.22, P.S. Kulti, District Paschim Bardhaman.

AND WHEREAS Sri Shankar Prasad Kejriwal while owning and possessing 56 Decimal land situated in said Plot, Khatian & Mouza then he had sold and transferred 22 Decimal land with structure out of 56 Decimal from the said Plot, Khatian & Mouza in favour of Sri Anubhav Chakraborty, S/o. Ashok Chakraborty i.e. Land Owner No.3, by Regd. Sale Deed No.394 for the year 2022 of A.D.S.R. Office, Kulti.

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AND WHEREAS thereafter Shankar Prasad Kejriwal sold and transferred 17 Decimal land with structure out of 34 Decimal from the said Plot, Khatian & Mouza in favour of Sri Biplob Banerjee i.e. Land Owner No.2 by Regd. Sale Deed No.393 for the year 2022 dt.28.01.2022 of A.D.S.R. Office, Kulti.

AND WHEREAS Shankar Prasad Kejriwal further sold and transferred remaining portion land measuring 17 Decimal situated in said Plot, Khatian & Mouza in favour of Sri Indra Kumar Gupta i.e. Land Owner No.1 by Regd. Sale Deed No.392 for the year 2022 dt.28.01.2022 of A.D.S.R. Office, Kulti.

AND WHEREAS the land measuring 12 Cottahs 13 Chhitaks being part of R.S. Plot No.704, under R.S.Khatian No.64, Mouza Punuri, J.L.No.22, P.S. Kulti, District Burdwan, belonged to Sri Sushil Kumar Khandelia, S/o. Late Jewanram Khandelia of Balarampur, District Purulia, who acquired the said land from Mr. Ashoke Kumar Mukherjee and Sri Himangshu Banerjee, by Regd. Sale Deed No.1741 for the year 1993 of A.D.S.R. Office, Asansol.

AND WHEREAS Sushil Kumar Khandelia while owning and possessing the said 12 Cottahs 13 Chhitaks land situated in said Plot, Khatian & Mouza then he had sold and transferred the said land in favour of one Smt. Meenu Devi Kejriwal,

Contd.....P/7.

Madan Singh

-: 8 :-

AND WHEREAS aforesaid Land Owners while owning and possessing the said land then they have respectively mutated their names in L.R. Record of Rights being L.R. Plot Nos.703/1118 & 704, under L.R. Khatian Nos.1761, 1758, 1759 & 1760, of Mouza Punuri, J.L.No.22, P.S. Kulti, District Paschim Bardhaman.

Be it mentioned here in L.R. Record the said land has been recorded as “Bastu” save and except Land Owner No.1 whose land in L.R. Record has been record as “Baid”.

AND WHEREAS the said Land Owners i.e. 1 to 4 jointly got ADDA NOC vide Ref. No.ADDA/ASN/DP/2022/0163 dt.17.01.2022 to change of use of land to Commercial Housing Development.

AND WHEREAS the said Land Owners i.e. 1 to 4 while owning and possessing their respective share of land then they have respectively converted the said land from ‘Bastu’ & ‘Baid’ to ‘Commercial Bastu’ vide Conversion Case No.CN/2022/2308/151 to CN/2022/2308/154 dt.21.06.2022 & 03.06.2022 and they have respectively paid Ground Rents to the Revenue Department, Govt. of W.B.

AND WHEREAS aforesaid Land Owners got NOC from W.B. Fire & Emergency Service vide Memo No.FSR/0125186229100148 dt.23.09.2022 and also got Forest Clearance Certificate No.37/CC/D/2022 dt.05.08.2022.

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AND WHEREAS aforesaid Land Owners got AMC Building Permit No.SWS-OBPAS/1101/2022/1401 dt.18.03.2023 for proposed construction of B+G+II (Partly) & B+G+VII (Partly) multistoried Residential-cum-Commercial Building upon the aforesaid Plots, Khatian & Mouza, within AMC Ward No.64.

AND WHEREAS in such circumstances First Party/Land Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to their share in the land more fully described in Schedule 'A' below hereunder written by paying the Rents, Taxes, cess etc. as fixed by the competent Authority from time to time.

AND WHEREAS the First Party/Land Owners intend to develop the schedule mentioned land by constructing a multistoried Residential cum Commercial Building upon the 'A' Schedule land and with the assistance of a Sufficient and Experienced Promoter / Developer as such the First Party/Land Owners got the Building Permit/Plan to develop the said land by raising multistoried Residential cum Commercial Building thereon named & styled as "ORCHID HEIGHTS" in Schedule 'A' below and accordingly the First Party / Land Owners proposed and offered the Second Party as Builder / Developer in this regard to promote / develop the said property by raising Residential cum Commercial multistoried building thereon upon the 'A' Schedule land.

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AND WHEREAS the parties enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :-

1. That in lieu of the 'A' schedule mentioned land the Second Party herein called the promoter / developer shall provide to the first party the 'B' Schedule mentioned property as Owners' Allocation.
2. That the Second Party shall raise / erect the said constructions of the Two Nos. of B+G+II & B+G+VII storied building upon the 'A' schedule mentioned land with the help of good quality of building materials at its own costs and expenses and by taking assistance of engineering expert and the Second Party shall remain fully responsible and liable for any loss caused in the said building at any time for any constructional defect. If any mishap be occurred at the time of constructions of the building, the Second Party shall remain liable for such accident / mishap and the First Party shall be in no way held responsible for the same.
3. That the Second Party shall erect the said multistoried buildings by its own fund in accordance with and in due compliance with the aforesaid sanctioned building plan as well as of the provisions of West Bengal Apartment (Regulation of construction & Transfer) Act, 1972, and the Rules framed thereunder. In this

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connection the First Party shall provide all sorts of assistance to the Second Party by signing all necessary papers, documents, plan, application, forms etc. as and when required. Be it mentioned that the First Party shall hand over all original documents viz Sale Deed, Gift Deed, Porcha, Rent Receipt, Building Plan, Site Plan etc. relating to the 'A' schedule mentioned property to the Second Party as and when the same are required for any matter relating to the Development of the 'A' schedule mentioned property.

4. That the second party shall also be responsible for any constructions raised / made illegally in deviation of the site plan or of the building plan or of the said Act and the First Party shall have nothing to do with the same.

5. That save and except the said owner's allotted / provided portions as mentioned Schedule 'B' below, the second party shall have right to sell and transfer all flats / parking space etc. of the said proposed Two Nos. of B+G+II storied (Commercial) & B+G+VII storied (Residential) building to the intending purchasers/transferees at such price or prices as will be settled between the Second Party and the intending transferee/s and the Second Party shall have absolute right to collect, receive, enjoy and appropriate the entire sale proceeds/consideration money/advance money etc. thereof exclusively and the First Party shall have no right to claim any share in the said amount/s accrued from such sale / advance.

Contd.....P/13.

Mohd. M. Ponnappa

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6. In this connection the Second Party shall be able to cause advertisement inviting the attention of interested person in regard to sale of the flats/shop/parking space and to enter into any agreement for such sale by receiving advance and / or booking money save and except Owners Allocation.

7. In the matter of such sale or transfer of any such flat or flats / parking space of the proposed building the Second Party shall execute all such Sale Deed/s on behalf of the First Party as his constituted attorney and / or as a co-seller with the First Party landlord if required and shall get the said Deed/s registered by presenting the same before the appropriate registering authority. It is hereby made clear that if required, the First Party shall remain bound to execute the said Sale Deed/s being the land owner of the said land.

8. That the Second Party shall take all steps and measures for having electric meter, line, connection and municipal water connection in the said proposed Two Nos. of B+G+II & B+G+VII storied building from the authority concerned.

9. That after completion of the said proposed Two Nos. of B+G+II storied (Commercial) & B+G+VII storied (Residential) building, the Second Party will be the absolute owner of the entire building except the Owner's Allocation mentioned in the Schedule 'B' below.

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Mohd. W. Khan
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10. That for the sake of convenience in erecting the said construction upon the 'A' schedule mentioned land as also to perform the acts, deeds and things in terms of the conditions embodied in this agreement the First Party shall execute a Deed of General Power of Attorney in favour of the Second Party conferring upon it all such powers and authority as will be found essential which will be freely exercised by the Second Party as constituted attorney of the First Party.

11. The Developer shall be entitled to appoint engineer or any other Technical person / persons men, masons, labour of their choice in the matter of execution of construction work at the risk of the Developer.

12. The disputes and differences shall be resolved amicably and if required be referred to common arbitrator for removable of disputes and differences and the decision of the arbitrator shall be final and binding upon the parties and for executor of the award of the arbitrator appropriate Civil Court at Asansol only have jurisdiction.

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13. The Developer shall be entitled to borrow money from any bank or financial institution in respect of construction of the proposed multistoried building by creating charge, mortgage on the said premises.

14. The Developer shall be entitled to Mortgage the schedule property for taking financial assistance from any bank or financial institution for obtaining Project Loan, Housing Loan etc.

15. The developer shall be entitled to enter into separate contracts in its own name and capacity with any building contractor architects, financial institution for carrying out said development at its own costs and risks.

16. The owner and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to construe as a partnership between the parties hereto in any manner nor shall the parties hereto constitute an Association of persons.

17. That the second party shall complete the constructions of the said Two Nos. of B+G+II storied (Commercial) & B+G+VII storied (Residential) building within 36 (Thirty Six) months from the date of this Agreement.

Contd.....P/16.

Mahesh K. Ponnappa

SCHEDULE 'A' ABOVE REFERRED TO :-

(Owners Land upon where construction to be made)

In the District of Paschim Bardhaman, P.S. Kulti, Chowki Asansol, A.D.S.R. Office Kulti, within Mouza Punuri, J.L.No.22, under the limits of Asansol Municipal Corporation, Ward No.64, all that vacant 'Bastu Commercial' comprised in R.S. / L.R. Plot No.703/1118, under L.R. Khatian No.1761, measuring 17 Decimal, under L.R. Khatian No.1758, measuring 17 Decimal, under L.R. Khatian No.1759, measuring 22 Decimal, i.e. total land measuring 56 (Fifty Six) Decimal and in R.S./L.R. Plot No.704, under L.R. Khatian No.1760, measuring 20 (Twenty) Decimal, i.e. Total land in Two Plots measuring 76 (Seventy Six) Decimal along with all easement rights attached thereto.

The property is butted and bounded as follows :-

- On the North : Plot of Sri Dulal Das.
- On the South : G.T. Road.
- On the East : Plot of Sri Ashok Chakraborty and others.
- On the West : Plot of Sri Bhanu Patel and others.

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SCHEDULE 'B' ABOVE REFERRED TO :-
OWNERS' ALLOCATION

- (1) Sri Indra Kumar Gupta
Flat No. 'F' on the 7th Floor
Parking Space No.14 in the Basement Floor. ✓
- (2) Sri Biplab Banerjee @ Biplob Banerjee
Flat No. 'E' on the 5th Floor
Parking Space No.15 in the Basement Floor. ✓
- (3) Sri Anubhav Chakraborty
Flat No. 'K' on the 6th Floor
Parking Space No.13 in the Basement Floor. ✓
- (4) Sri Rowkan Mondal
Flat No. 'K' & 'H' on the 5th Floor
Parking Space No.37 & 38 in the Basement Floor. ✓

SCHEDULE 'C' ABOVE REFERRED TO :-
DEVELOPER'S ALLOCATION

All the Area of the proposed Two Nos. of B+G+II storied (Commercial) & B+G+VII storied (Residential) buildings situated upon the 'A' Schedule land except the Owners' allotted portion.

Mohy 21/1/2011

IN WITNESS WHEREOF the Owners and Developer hereunder set subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES :-

1. Sunjit Das
s/o - Dipak Das
Sonta, Bunnpr
P.s - Hirapm
Pin - 713325
Dist - Paschim Bardhaman

- Gndra Kr. Gupta ✓

- Biplob Beemje ✓

- Anubhav Chakraborty ✓

- Roekun Mondal ✓

SIGNATURE OF THE OWNERS

2. Joyden Tewary
s/o - Lt Anand Tewary
Araadanga, Asansol

BALAJI CONSTRUCTIONS & DEVELOPERS
BALAJI CONSTRUCTIONS & DEVELOPERS Gndra Kr. Gupta
Biplob Beemje Partner ✓
Partner

BALAJI CONSTRUCTIONS & DEVELOPERS
Anubhav Chakraborty ✓
BALAJI CONSTRUCTIONS & DEVELOPERS
Roekun Mondal Partner
Partner

Drafted & prepared by me as per instruction of the parties and printed in my office.

Malay Kr Burman
(Malay Kumar Burman)
Advocate
Asansol Court.
Enrolment No.719/698 of 1982.

SIGNATURE OF THE DEVELOPER



BALAJI CONSTRUCTIONS & DEVELOPERS

CONSTRUCTIONS & DEVELOPERS

Partner

Partner

BALAJI CONSTRUCTIONS & DEVELOPERS

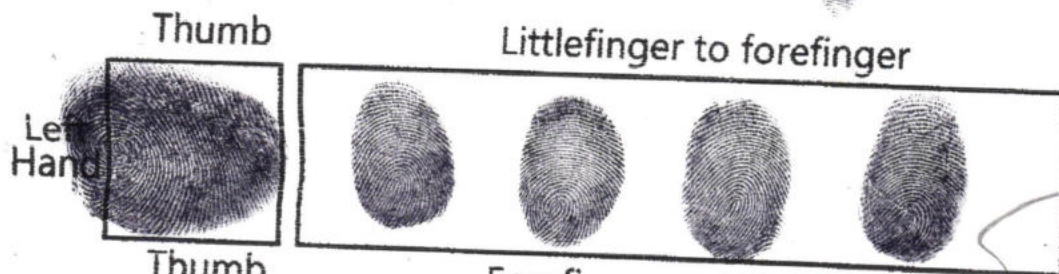
BALAJI CONSTRUCTIONS & DEVELOPERS

Partner

Partner

Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

13 APR 2023



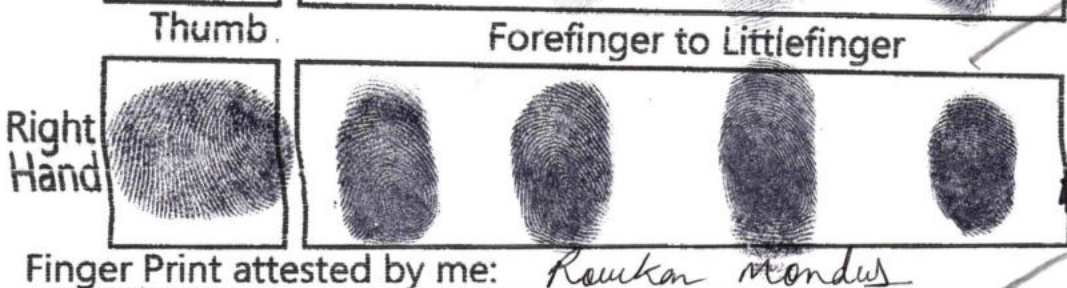
Finger Print attested by me: Gudra kr. Gupta



Finger Print attested by me: Biplab Behera



Finger Print attested by me: Ashish Choudhary



Finger Print attested by me: Raukan Mondal

fo

to



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Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman

13 APR 2023

Government of West Bengal

Office of the Sub-Divisional Land & Land Reforms Officer
আসানসোল পশ্চিম বর্ধমান



To

রৌকন মন্ডল

পিতা/স্বামীর নাম: দীপক কুমার মন্ডল

নিজ

P.S.: কুলটি

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 28/03/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 03/06/2022 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2022/2308/153)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
পুণ্ডি, 022, কুলটি	1760	704		3050	0.2000	বাইদ	কমার্শিয়াল বাস্তু

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR/1A-05/07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Alu 03/06/2022
Collector u/s 4C of the WBLR Act, 1955

**Sub-Divisional & Land & Land
Sub-Divisional Land & Land Reforms Officer, Reforms Officer**

Memo:

Dated: 03/06/2022

- (i) The BL&LRO, কুলটি for information and taking necessary action.
(ii) The RI, of the কুলটি পুরসভা for information and taking necessary action.
(iii) Office copy of the certificate to be kept with the relevent case Record

Sub-Divisional Land & Land Reforms Officer



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



192023240015590128

GRN Details

GRN: 192023240015590128 Payment Mode: SBI Epay
GRN Date: 12/04/2023 21:47:15 Bank/Gateway: SBIEpay Payment Gateway
BRN : 3728981032622 BRN Date: 12/04/2023 21:47:59
Gateway Ref ID: 0646983853 Method: ICICI Bank - Corporate NB
GRIPS Payment ID: 120420232001559011 Payment Init. Date: 12/04/2023 21:47:15
Payment Status: Successful Payment Ref. No: 2000908653/8/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Indra Kumar Gupta
Address: Shivam Enclave New Road G. T. Road Posts Kulti
Mobile: 9434349779
Email: ikgkulti@gmail.com
Period From (dd/mm/yyyy): 12/04/2023
Period To (dd/mm/yyyy): 12/04/2023
Payment Ref ID: 2000908653/8/2023
Dept Ref ID/DRN: 2000908653/8/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000908653/8/2023	Property Registration- Stamp duty	0030-02-103-003-02	35070
2	2000908653/8/2023	Property Registration- Registration Fees	0030-03-104-001-16	28
			Total	35098

IN WORDS: THIRTY FIVE THOUSAND NINETY EIGHT ONLY.

Major Information of the Deed



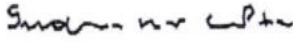





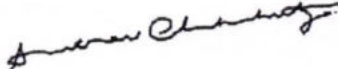
Deed No :	I-2324-01492/2023	Date of Registration	13/04/2023
Query No / Year	2324-2000908653/2023	Office where deed is registered	
Query Date	07/04/2023 1:02:21 PM	A.D.S.R. KULTI, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Maloy Kumar Burman Asansol Court,Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9434237196, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 50/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 4/-		Rs. 2,39,99,633/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,070/- (Article:48(g))		Rs. 28/- (Article:E, E, E.)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



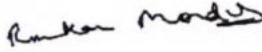
Land Details :

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Punuri (On Road), Mouza: Punuri, JI No: 22, Pin Code : 713343

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-703/1118 (RS :-)	LR-1761	Other Commercial Usage	Bastu	17 Dec	1/-	74,37,794/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L2	LR-703/1118 (RS :-)	LR-1758	Other Commercial Usage	Bastu	17 Dec	1/-	74,37,794/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L3	LR-703/1118 (RS :-)	LR-1759	Bastu	Bastu	22 Dec	1/-	44,91,835/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L4	LR-704 (RS :-)	LR-1760	Bastu	Bastu	20 Dec	1/-	46,32,210/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
		TOTAL :			76Dec	4 /-	239,99,633 /-	
		Grand Total :			76Dec	4 /-	239,99,633 /-	

Land Lord Details :



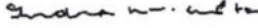


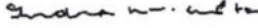


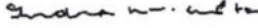









SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Indra Kumar Gupta (Presentant) Son of Late Prem Chand Gupta Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
	13/04/2023	LTI 13/04/2023	13/04/2023	
Near Kali Mandir, New Road, G.T.Road, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office				
2	Name Mr Biplob Banerjee Son of Late Dhiren Banerjee Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
	13/04/2023	LTI 13/04/2023	13/04/2023	
Babupara, Neamatpur, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office				
3	Name Mr Anubhav Chakraborty Son of Mr Ashok Chakraborty Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
	13/04/2023	LTI 13/04/2023	13/04/2023	
Balaji Bhavan, College Road, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office				






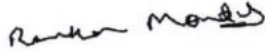
4	Name	Photo	Finger Print	Signature
	Mr Rowkan Mondal Son of Dipak Kumar Mondal Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
	13/04/2023	LTI 13/04/2023	13/04/2023	
S.D.Nirman, Flat No.4A, 4th Floor, Siddhartha Nagar Colony (O.P. Shiv Mandir), City:- , P.O:- Krishnapur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office				

Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTIONS AND DEVELOPERS New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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 Indra Kumar Gupta Son of Late Prem Chand Gupta Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 13 2023 1:39PM</td> <td>LTI 13/04/2023</td> <td>13/04/2023</td> <td></td> </tr> </tbody> </table> <p>Near Kali Mandir, New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BALAJI CONSTRUCTIONS AND DEVELOPERS (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Indra Kumar Gupta Son of Late Prem Chand Gupta Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office				Apr 13 2023 1:39PM	LTI 13/04/2023	13/04/2023	
Name	Photo	Finger Print	Signature										
Mr Indra Kumar Gupta Son of Late Prem Chand Gupta Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office													
Apr 13 2023 1:39PM	LTI 13/04/2023	13/04/2023											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Biplob Banerjee Son of Late Dhiren Banerjee Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 13 2023 1:44PM</td> <td>LTI 13/04/2023</td> <td>13/04/2023</td> <td></td> </tr> </tbody> </table> <p>Babupara, Neamatpur, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BALAJI CONSTRUCTIONS AND DEVELOPERS (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Biplob Banerjee Son of Late Dhiren Banerjee Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office				Apr 13 2023 1:44PM	LTI 13/04/2023	13/04/2023	
Name	Photo	Finger Print	Signature										
Mr Biplob Banerjee Son of Late Dhiren Banerjee Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office													
Apr 13 2023 1:44PM	LTI 13/04/2023	13/04/2023											

3	Name	Photo	Finger Print	Signature
	Mr Anubhav Chakraborty Son of Mr Ashok Chakraborty Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office			
		Apr 13 2023 1:44PM	LTI 13/04/2023	13/04/2023
Balaji Bhavan, College Road, Kulti, City:- , P.O:- Kuti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx4P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BALAJI CONSTRUCTIONS AND DEVELOPERS (as Partner)				
4	Name	Photo	Finger Print	Signature
	Mr Rowkan Mondal Son of Dipak Kumar Mondal Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office			
		Apr 13 2023 1:45PM	LTI 13/04/2023	13/04/2023
S.D.Nirman, Flat No.4A, 4th Floor, Siddhartha Nagar Colony (O.P. Shiv Mandir), City:- , P.O:- Krishnapur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx9C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BALAJI CONSTRUCTIONS AND DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Surajit Das Son of Mr Dipak Das Santa, City:- , P.O:- Burnpur, P.S:- Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325			
	13/04/2023	13/04/2023	13/04/2023
Identifier Of Mr Indra Kumar Gupta, Mr Biplob Banerjee, Mr Anubhav Chakraborty, Mr Rowkan Mondal, Mr Indra Kumar Gupta, Mr Biplob Banerjee, Mr Anubhav Chakraborty, Mr Rowkan Mondal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Indra Kumar Gupta	BALAJI CONSTRUCTIONS AND DEVELOPERS-17 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Biplob Banerjee	BALAJI CONSTRUCTIONS AND DEVELOPERS-17 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Anubhav Chakraborty	BALAJI CONSTRUCTIONS AND DEVELOPERS-22 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Rowkan Mondal	BALAJI CONSTRUCTIONS AND DEVELOPERS-20 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Punuri (On Road), Mouza: Punuri, JI No: 22, Pin Code : 713343

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 703/1118, LR Khatian No:- 1761	Owner:ইন্দ্র কুমার গুপ্তা, Gurdian:প্রেমচাঁদ গুপ্তা, Address:কুলটা , Classification:বাস্ত, Area:0.17000000 Acre,	Mr Indra Kumar Gupta
L2	LR Plot No:- 703/1118, LR Khatian No:- 1758	Owner:বিপ্লব ব্যানার্জী , Gurdian:ধীরেন ব্যানার্জী, Address:নিজ , Classification:বাস্ত, Area:0.17000000 Acre,	Mr Biplob Banerjee
L3	LR Plot No:- 703/1118, LR Khatian No:- 1759	Owner:অনুভব চক্রবর্তী , Gurdian:অশোক চক্রবর্তী, Address:নিজ , Classification:বাস্ত, Area:0.22000000 Acre,	Mr Anubhav Chakraborty
L4	LR Plot No:- 704, LR Khatian No:- 1760	Owner:রৌকন মন্ডল, Gurdian:দীপক কুমার মন্ডল, Address:নিজ , Classification:বাইদ, Area:0.20000000 Acre,	Mr Rowkan Mondal

On 13-04-2023

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

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

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

Presented for registration at 13:13 hrs on 13-04-2023, at the Office of the A.D.S.R. KULTI by Mr Indra Kumar Gupta , 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 2,39,99,633/-

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

Execution is admitted on 13/04/2023 by 1. Mr Indra Kumar Gupta, Son of Late Prem Chand Gupta, Near Kali Mandir, New Road, G.T.Road, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business, 2. Mr Biplob Banerjee, Son of Late Dhiren Banerjee, Babupara, Neamatpur, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Business, 3. Mr Anubhav Chakraborty, Son of Mr Ashok Chakraborty, Balaji Bhavan, College Road, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business, 4. Mr Rowkan Mondal, Son of Dipak Kumar Mondal, S.D.Nirman, Flat No.4A, 4th Floor, Siddhartha Nagar Colony (O.P. Shiv Mandir), P.O: Krishnapur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Christian, by Profession Business

Indetified by Mr Surajit Das, , Son of Mr Dipak Das, Santa, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

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

Execution is admitted on 13-04-2023 by Mr Biplob Banerjee, Partner, BALAJI CONSTRUCTIONS AND DEVELOPERS (Partnership Firm), New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr Surajit Das, , Son of Mr Dipak Das, Santa, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 13-04-2023 by Mr Anubhav Chakraborty, Partner, BALAJI CONSTRUCTIONS AND DEVELOPERS (Partnership Firm), New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr Surajit Das, , Son of Mr Dipak Das, Santa, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 13-04-2023 by Mr Rowkan Mondal, PARTNER, BALAJI CONSTRUCTIONS AND DEVELOPERS (Partnership Firm), New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr Surajit Das, , Son of Mr Dipak Das, Santa, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 13-04-2023 by Mr Indra Kumar Gupta, Partner, BALAJI CONSTRUCTIONS AND DEVELOPERS (Partnership Firm), New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr Surajit Das, , Son of Mr Dipak Das, Santa, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2023 9:47PM with Govt. Ref. No: 192023240015590128 on 12-04-2023, Amount Rs: 28/-, Bank: SBI EPay (SBLePay), Ref. No. 3728981032622 on 12-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,070/-

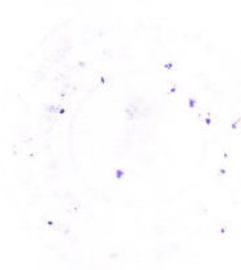
Description of Stamp

1. Stamp: Type: Impressed, Serial no 449, Amount: Rs.5,000.00/-, Date of Purchase: 13/04/2023, Vendor name: S Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2023 9:47PM with Govt. Ref. No: 192023240015590128 on 12-04-2023, Amount Rs: 35,070/-, Bank: SBI EPay (SBlePay), Ref. No. 3728981032622 on 12-04-2023, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2023, Page from 26509 to 26539

being No 232401492 for the year 2023.



Digitally signed by DEBASISH SAHOO
Date: 2023.04.17 16:39:04 +05:30
Reason: Digital Signing of Deed.

(Debasish Sahoo) 2023/04/17 04:39:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.

(This document is digitally signed.)
