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P-1145/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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12.02.21
 12.30
 6/1

Certified that the Document
 is Admitted to Registration the
 Signature Sheet and the End-
 rosements attached with this
 Documents are the Part of this
 Document

(Signature)
 A.S.R. Durgam
 District

2 FEB 2021

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE ON THE DAY, MONTH AND
 YEAR AS WRITTEN BELOW.

(Signature)
 12/2/21

Contd...P/2

Sl No. 7737 Date 11/02/2021
Sold to: Ganga Shree Builders and Developers
Address: DMP-12
Value of Stamp.....
Date of purchase of the stamp
Paper from Treasury..... 11 FEB 2021
Name of the Treasury from
Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendor

A.D.S.R. Office, Durgapur-16
Licence No. 12016-17



2

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

12 FEB 2021

BETWEEN

- [1] **Mr. MITHILESH KUMAR SINGH** [Pan No-AFCPH9558R] son of Ramanand Singh, By Faith : Hindu, by Occupation: Service, Citizen of India, residing at 11/1/5/F Gampath Rai Khemka Lane, Guha Park, Lilua, P.O+P.S-Lilua, District: Howrah, West Bengal, Pin – 711204.
- [2] **Mr. ASHOK GHOSH** [Pan No-AYHPG9178N] son of Late Anandamoy Ghosh By Faith : Hindu, by Occupation: Business, Citizen of India, residing at Vill+P.O-Sankarpur, P.S- Newtownship, P.O-Durgapur-12, Dist- Paschim Bardhaman, West Bengal.
- [3] **Mrs. Lakshmi GHOSH** [Pan No-BAZPG4485K] wife of Ashok Ghosh, By Faith : Hindu, by Occupation: Housewife, Citizen of India, residing at Vill-Sankarpur, P.O- Arraha, P.S- Newtownship, P.O-Durgapur-12, Dist- Paschim Bardhaman, West Bengal.
- [4] **Mrs. Jayanti Mitra** [Pan No-BUCPM2208M] wife of Kalyan Mitra, By Faith : Hindu, by Occupation: Housewife, Citizen of India, residing at J/13 Udichi Park, P.O- Durgapur-06, P.S- Newtownship, Dist- Paschim Bardhaman, West Bengal.
- [5] **Mr. AVIJIT GHOSH** [Pan No-BJDPG1855J] son of Gajanan Ghosh By Faith : Hindu, by Occupation: Business, Citizen of India, residing at Vill+P.O-Sankarpur, P.S- Newtownship, P.O-Durgapur-12, Dist- Paschim Bardhaman, West Bengal.
- [6] **Mr. Pranabendu Misra** [Pan No-BIFPM6479P] son of Rasamoy Misra, By Faith : Hindu, by Occupation: Business, Citizen of India, residing at Mrityunjoy Housing Complex, ITI Complex, P.S- Newtownship, P.O-Durgapur-12, Dist- Paschim Bardhaman, West Bengal.

{ Hereinafter refereed to and called as “LANDOWNERS” (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the ONE PART.

AND

TARA SHREE BUILDERS AND DEVELOPERS [PAN-AAQFT3522N], A **Partnership Firm** having its office at C/o Avijit Ghosh, Arrha Shankarpur, P.S-Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal represented by its **Partners either singly and jointly :-**

- [1] **Mr. Kuntal Bhattacharjee** [PAN- AKQPB6315F] Son of Bamadas Bhattacharjee, by faith: Hindu, by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal,


Adv

[2] **Mr. Avijit Ghosh [PAN- BJDPG1855J]** Son of Gajanan Ghosh, by faith Hindu, by Occupation- Business, residing at Vill-Arraha, Shankarpur, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal

[3] **Mr. Pranabendu Misra [Pan No-BIFPM6479P]** son of Rasamoy Misra, By Faith : Hindu, by Occupation: Business, Citizen of India, residing at Mrityunjoy Housing Complex, ITI Complex, P.S- Newtownship, P.O-Durgapur-12, Dist- Paschim Bardhaman, West Bengal.

[4] **Mrs. Jayanti Mitra [Pan No-BUCPM2208M]** wife of Kalyan Mitra, By Faith : Hindu, by Occupation: Housewife, Citizen of India, residing at J/13 Udichi Park, P.O- Durgapur-06, P.S- Newtownship, Dist- Paschim Bardhaman, West Bengal.

[5] **MRS. CHHANDA MUKHERJEE [PAN- AUVPG8638D]** Wife of Mr. Amit Kumar Mukherjee, by faith Hindu, by Occupation- Business, residing at 3/20, H.F.C. Township, Bidhannagar, P.O.-Durgapur, P.S.- New Township, Dist.-Paschim Bardhaman, West Bengal, Pin-713212.

[6] **Mr. ASHOK GHOSH [Pan No-AYHPG9178N]** son of Late Anandamoy Ghosh By Faith : Hindu, by Occupation: Business, Citizen of India, residing at Vill+P.O-Sankarpur, P.S- Newtownship, P.O-Durgapur-12, Dist- Paschim Bardhaman, West Bengal.

[7] **Harimoy Bharati [PAN-AHRPB4791P]** Son of Pranabananda Bharati, by faith Hindu, by Occupation- Business, residing at Vill-Arraha, Shankarpur, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal .

[8] **Sonali Ghosh [PAN-BYZPG0648A]** daughter of Anil Konar, by faith Hindu, by Occupation- Business, residing at Vill-Arraha, Shankarpur, P.S- Kanksa, Durgapur-12, Dist- Paschhim Bardhaman, West Bengal .

[Hereinafter referred to and called as "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.

And whereas the schedule below land originally belongs to the present LANDOWNERS which they acquired by way of regd deed of sale being no-2781 of 2020, 2672 of 2020, 2672 of 2020, 2782 of 2020 and their names duly recorded in LR records of rights and from the date of inheritance the present LANDOWNERS owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

AND WHEREAS the land Owner desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Jemua Gram Panchayat up to maximum limit of floor and order from the office of the Paschim Bardhaman Zila Parisad and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Land Owner could not be able to take any steps for the said development and as such the Land Owner are searching a Developer for the said development works.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION

1. **OWNER/LANDLORDS:-** Shall mean **Mr. Mithilesh Kumar Singh, Mr. Ashok Ghosh, Mrs. Lakshmi Ghosh, Mrs. Jayanti Mitra, Mr. Avijit Ghosh, Mr. Pranabendu Misra .**
2. **DEVELOPER:-** Shall mean "**TARA SHREE BUILDERS & DEVELOPERS [Pan-ADFS1065N]**, (A Partnership Firm), having its office at Bamunara, P.S-Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal.
3. **LAND:-** Shall mean land measuring an area **BAID Land measuring 39 Decimal** comprising in Plot No-RS-307, Plot no-LR-529 under Khatian No-LR-2634, 2633, 2632, 2635, 2636, 2637 within the Mouja of Sankarpur; J.L No-LR-109, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Gram Panchayat:-** Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **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.


Adw

9. **PROJECT:** Shall mean the work of development undertake and to be done by the Owner 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.

10. **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, lockdown, transport strike, notice or prohibitory order from Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any Panchayat 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.

a. **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. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.

2. **Singular number:** Shall include the plural and vice-versa.

II- **COMENCMENT:-** This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.

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



IV: - **DURATION:** - This agreement is made for a period of **42 months** which starts from the date of getting approved sanction plan of Jemua Gram Panchayat with a grace period of **6 month**.

V:- **SCOPE OF WORK:-** The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchayat over and above the Land as described in First Schedule.

VI: - **OWNER DUTY & LIABILITY:-**

1. The owner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the owner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.
3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents which includes LR Parcha, RS Parcha, Khazna.
4. **The Owner hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owner and any other party except "TARA SHREE BUILDERS & DEVELOPERS" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - c) Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.
 - d) That land related dispute shall be resolved by the Land owner.
 - e) That GST, stamp duty and registration fees in relation to the LANDOWNERS's allocation Flat shall be borne by the LANDOWNERS himself.



5. That the Owner also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the Owner 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 Jemua Gram Panchayat, 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 sale of flats/apartments to the prospective buyers 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 until the deeds of transfer are executed in favour of intending customer.
6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer “ **TARA SHREE BUILDERS & DEVELOPERS**” is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. 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 do not have any liability and or responsibility to finance and execute the project or part thereof.
3. 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/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the Owner & the Architect before submission to the Corporation/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.


Acr

4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land Owner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. 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. 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.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make 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.

X-Cancellation :

1. The Owner has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) 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.
- c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.



- d) 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.
- e) The Owner can visit the construction site anytime with 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 observed at site can be brought to the notice of the developer and the architect 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 so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- 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 but the LANDOWNERS is not liable to make payment of any kind of loan liability of the developer.
- h) 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.
- k) The LANDOWNERS and the developers have entered into their 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.
- l) 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.



FIRST SCHEDULE ABOVE REFERRED TO**(Description of Land)**

A Piece and Parcel of **BAID Land measuring 39 Decimal** comprising in Plot No-RS-307, Plot no-LR-529 within the Mouja of Sankarpur, J.L No-LR-109, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal under Khatian No-LR-2632 area-14 decimal, Khatian No-LR-2633 area-13 decimal, Khatian No-LR-2634, area-6 decimal, Khatian No-LR-2635 area-2 decimal, Khatian No-LR-2636 area-2 decimal, Khatian No-LR-2637 area-2 decimal,

Which is specifically shown in Red Colour in annexed plan map which is also part and parcel of this deed the property is butted and bounded as follows:

North : Land of Dipak Ghosh.

South : Land of Sikha Ghosh.

West : Land of Plabani Ghosh

East : 30 ft wide Kancha Road.

SECOND SCHEDULE ABOVE REFERRED TO**(LANDOWNERS ALLOCATION)**

LANDOWNERS will get their allocation as follows:

Landowner	Allocation (Super Built Up Area)
Mr. Mithilesh Kumar Singh	1505 sq ft Flat Area
Mr. Ashok Ghosh	800 sq ft Flat Area 900 sq ft Flat Area
Mrs. Lakshmi Ghosh	800 sq ft Flat Area
Mrs. Jayanti Mitra	1505 sq ft Flat Area & 752 sq ft Flat Area
Mr. Avijit Ghosh	
Mr. Pranabendu Misra	

Together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below **but in no case the LANDOWNERS shall have any right to claim any other consideration in any manner whatsoever except the above.**

AGV

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer except LANDOWNERS allocation.

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

IN WITNESS WHEREOF the parties hereto have executed these presents on this 12th day of February 2021 before the office of the ADSR Durgapur.

WITNESSES: -

1. Bhukta Pal.

s/o - Anirban Pal,
Durgapur road - 16

2. *(Handwritten signature)*
- 22

(Handwritten signature)

- Ashok Ghosh

- Sakshmi Ghosh

- Jayanti Mitra

- Avijit Ghosh

- Pranabendu Misra

Signature of LANDOWNERS

- *(Handwritten signature)*

- Avijit Ghosh

- Pranabendu Misra

- Jayanti Mitra

- Chhanda Mukherjee

- Ashok Ghosh

- *(Handwritten signature)*

Signature of the Developer *(Handwritten signature)*

Drafted and typed by me

(Handwritten signature)
Advocate, Durgapur Court

En No-WB-733 of 2011

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature সিদ্ধেশ কুমার সিং

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Ashok Ghosh

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Sakshmi Ghosh

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Jayanti Mitra

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Avijit Ghosh

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Pranabendu Misra

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Kuntal Bhattacharya

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Arjit Ghosh

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Pranabendu Misra

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Jayanti Mitra

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Chhanda Mukherjee

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Ashok Ghosh

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Harimoy Bhattacharya

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Sonali Ghosh



TARA SHREE BUILDERS AND DEVELOPERS
Kuntal Bhattacharya

TARA SHREE BUILDERS AND DEVELOPERS
Harimoy Bharti

TARA SHREE BUILDERS AND DEVELOPERS
Chhanda Mukherjee

TARA SHREE BUILDERS AND DEVELOPERS
Jayanti Mitra

TARA SHREE BUILDERS AND DEVELOPERS
Anirjit Ghosh

TARA SHREE BUILDERS AND DEVELOPERS
Sonal Ghosh

TARA SHREE BUILDERS AND DEVELOPERS
Pranabendu Misra

TARA SHREE BUILDERS AND DEVELOPERS
Ashok Ghosh

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

CYXPS6526A

नाम/ Name
MITHILESH KUMAR SINGH

पिता का नाम/ Father's Name
RAMANAND SINGH

जन्म की तारीख/ Date of Birth
22/12/1991

मिथिलेश कुमार
सिंह

हस्ताक्षर/ Signature



02/01/2019



8 5 FEB 2021

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ASHOK GHOSH

ANANDA GHOSH

01/01/1970

Permanent Account Number

AYHPG9178N

Signature

Ashok Ghosh



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

Income Tax PAN Services Unit, UTT/SE
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614

यदि कार्ड खोने/पाने या कृपया सूचित करें/वापस करें।
आयकर सेवा सेवाएँ, प्लॉट नं. 3, सेक्टर 11, एम.डी.सी. बेलपुर,
नया मुंबई - 400 614

Ashok Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT
LAKSHMI GHOSH
BISHNU PADA MONDAL

भारत सरकार
GOVT. OF INDIA

01/01/1977
Permanent Account Number
BAZPG4485K

Lakshmi Ghosh
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटाए।
आयकर पैन सेवा यूनिट, UTTISI
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Lakshmi Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

JAYANTI MITRA
SUDHIR BISWAS

22/02/1983

Pantheon Account Number
BUCPM2208M

Jayanti Mitra
Signature



Jayanti Mitra



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AVIJIT GHOSH

GAJANAN GHOSH

02/08/1984

Permanent Account Number

BJDPG1855J

Avijit Ghosh
Signature



Avijit Ghosh



आयकर विभाग
INCOME TAX DEPARTMENT
PRANABENDU MISRA



भारत सरकार
GOVT. OF INDIA

RASAMOY MISRA

02/12/1982

Permanent Account Number

BIFPM6479P

Pranabendu Misra

Signature



Pranabendu Misra

11 FEB 2010



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KUNTAL BHATTACHARJEE
BAMADAS BHATTACHARJEE
30/06/1978



Permanent Account Number

AKQPB6315F



K. Bhattacharjee
Signature



5 FEB 2021





Chhanda Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HARIMOY BHARATI
PRANABANANDA BHARATI
12/08/1976
Permanent Account Number
AHRPB4791P

For
Signature

107 611 83
Harimoy Bharati

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



एन पी नंबर कार्ड का
Permanent Account Number Card
EYZPG0548A

नाम
SONALI GHOSH

पिता का नाम / Relationship
ANIL KONGAR

आवक नंबर / Date of Birth
09/10/1988

Sonali Ghosh
नाम / Signature



In case this card is lost / found, kindly inform / return to:
Income Tax - Ex - Services Unit, U-11/31,
Plot No. J.S - 1st Fl., CBD Belapur,
New Mumbai - 400 614.

इस कार्ड के खोने/पाने का सूचना मुद्रित करें/सौंपें।
आयकर विभाग यूएन, U-11/31,
प्लॉट नं. J.S. फ्लोर 1st, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Sonali Ghosh



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

GRN Details

GRN: 192020210225708331 Payment Mode: Online Payment
GRN Date: 12/02/2021 04:23:45 Bank/Gateway: State Bank of India
BRN : IK0AZBWUT8 BRN Date: 12/02/2021 04:02:59
Payment Status: Successful Payment Ref. No: 2000295062/3/2021
[Query No./Query Year]

Depositor Details

Depositor's Name: JN SINHA
Address: DURGAPUR COURT CITY CENTER DURGAPUR 16
Mobile: 9531657064
Depositor Status: Buyer/Claimants
Query No: 2000295062
On Behalf Of: Mr J N Sinha
Identification No: 2000295062/3/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000295062/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	5010
2	2000295062/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	5024

IN WORDS: FIVE THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed



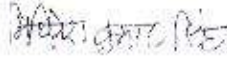





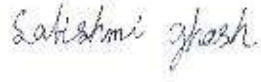
Deed No :	I-2306-01145/2021	Date of Registration	12/02/2021
Query No / Year	2306-2000295062/2021	Office where deed is registered	
Query Date	09/02/2021 9:57:30 AM	2306-2000295062/2021	
Applicant Name, Address & Other Details	J N Sinha DURGAPUR COURT, CITY CENTRE, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9531657064, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 77,29,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			



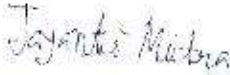


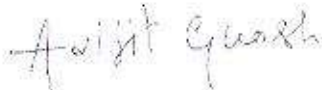



Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

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-529 (RS -307)	LR-2634	Vastu	Baid	6 Dec	1/-	11,89,200/-	Width of Approach Road: 30 Ft.,
L2	LR-529 (RS -307)	LR-2633	Vastu	Baid	13 Dec	1/-	25,76,600/-	Width of Approach Road: 30 Ft.,
L3	LR-529 (RS -307)	LR-2632	Vastu	Baid	14 Dec	1/-	27,74,800/-	Width of Approach Road: 30 Ft.,
L4	LR-529 (RS -307)	LR-2635	Vastu	Baid	2 Dec	1/-	3,96,400/-	Width of Approach Road: 30 Ft.,
L5	LR-529 (RS -307)	LR-2636	Vastu	Baid	2 Dec	1/-	3,96,400/-	Width of Approach Road: 30 Ft.,
L6	LR-529 (RS -307)	LR-2637	Vastu	Baid	2 Dec	1/-	3,96,400/-	Width of Approach Road: 30 Ft.,
		TOTAL :			39Dec	6 /-	77,29,800 /-	
	Grand Total :				39Dec	6 /-	77,29,800 /-	

Land Lord Details :



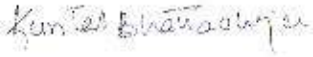


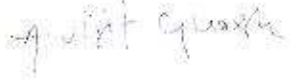


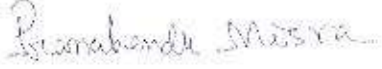


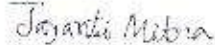
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Mithilesh Kumar Singh Son of Mr Ramanand Singh Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office	 12/02/2021	 LTI 12/02/2021	 12/02/2021
	11/1/5/F Gampath Rai Khemka Lane, Guha Park, Lilua, P.O:- Lilua, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CYxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
2	Name Mr Ashok Ghosh (Presentant) Son of Late Anandamoy Ghosh Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office	 12/02/2021	 LTI 12/02/2021	 12/02/2021
	Vill Sankarpur, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
3	Name Mrs Lakshmi Ghosh Wife of Mr Ashok Ghosh Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office	 12/02/2021	 LTI 12/02/2021	 12/02/2021
	Vill Sankarpur, P.O:- Arrah, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mrs Jayanti Mitra Wife of Mr. Kalyan Mitra Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
		12/02/2021	LTI 12/02/2021	12/02/2021
J/13 Udichi Park, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BUxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr Avijit Ghosh Son of Mr Gajanan Ghosh Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
		12/02/2021	LTI 12/02/2021	12/02/2021
Vill Sankarpur, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BJxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mr Pranabendu Misra Son of Mr Rasamoy Misra Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office			
		12/02/2021	LTI 12/02/2021	12/02/2021
Mrityunjoy Housing Complex, ITI Complex, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BIxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/02/2021 , Admitted by: Self, Date of Admission: 12/02/2021 ,Place : Office				



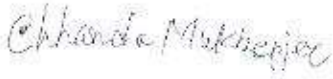


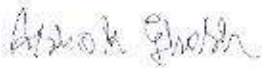


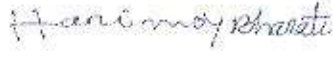



Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	TARA SHREE BUILDERS AND DEVELOPERS C By O Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S - Kanksa, District:-Paschim Bardhaman, West Bengal, India. PIN - 713212 , PAN No.: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kuntal Bhattacharjee Son of Bamadas Bhattacharjee Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office	 Feb 12 2021 2:32PM	 LTI 12/02/2021	 12/02/2021
Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxx5F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)				
2	Name	Photo	Finger Print	Signature
	Mr Avijit Ghosh Son of Gajanan Ghosh Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office	 Feb 12 2021 2:34PM	 LTI 12/02/2021	 12/02/2021
Vill Arraha, Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BJxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)				
3	Name	Photo	Finger Print	Signature
	Mr Pranabendu Misra Son of Rasamoy Misra Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office	 Feb 12 2021 2:34PM	 LTI 12/02/2021	 12/02/2021
Mrityunjoy Housing Complex, ITI Complex, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Blxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)				
4	Name	Photo	Finger Print	Signature
	Mrs Jayanti Mitra Wife of Kalyan Mitra Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office	 Feb 12 2021 2:35PM	 LTI 12/02/2021	 12/02/2021

J/13 Udichi Park, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: BUxxxxxx8M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)

5	Name	Photo	Finger Print	Signature
	Mrs Chhanda Mukherjee Wife of Amit Kumar Mukherjee Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office	 <small>Feb 12 2021 2:35PM</small>	 <small>LTI 12/02/2021</small>	 <small>12/02/2021</small>
3/20, H.F.C. Township, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx8D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)				
6	Name	Photo	Finger Print	Signature
	Mr Ashok Ghosh Son of Late Anandamoy Ghosh Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office	 <small>Feb 12 2021 2:36PM</small>	 <small>LTI 12/02/2021</small>	 <small>12/02/2021</small>
Vill Sankarpur, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx8N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)				
7	Name	Photo	Finger Print	Signature
	Mr Harimoy Bharati Son of Pranabananda Bharati Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office	 <small>Feb 12 2021 2:36PM</small>	 <small>LTI 12/02/2021</small>	 <small>12/02/2021</small>
Vill Arraha, Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)				
8	Name	Photo	Finger Print	Signature
	Sonali Ghosh Daughter of Anil Konar Date of Execution - 12/02/2021, , Admitted by: Self, Date of Admission: 12/02/2021, Place of Admission of Execution: Office	 <small>Feb 12 2021 2:37PM</small>	 <small>LTI 12/02/2021</small>	 <small>12/02/2021</small>

Vill Arraha, Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BYxxxxxx8A, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baidyanath Pal Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713216			
	12/02/2021	12/02/2021	12/02/2021

Identifier Of Mr Mithilesh Kumar Singh, Mr Ashok Ghosh, Mrs Lakshmi Ghosh, Mrs Jayanti Mitra, Mr Avijit Ghosh, Mr Pranabendu Misra, Mr Kuntal Bhattacharjee, Mr Avijit Ghosh, Mr Pranabendu Misra, Mrs Jayanti Mitra, Mrs Chhanda Mukherjee, Mr Ashok Ghosh, Mr Harimoy Bharati, Sonali Ghosh

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Mithilesh Kumar Singh	TARA SHREE BUILDERS AND DEVELOPERS-1 Dec
2	Mr Ashok Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-1 Dec
3	Mrs Lakshmi Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-1 Dec
4	Mrs Jayanti Mitra	TARA SHREE BUILDERS AND DEVELOPERS-1 Dec
5	Mr Avijit Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-1 Dec
6	Mr Pranabendu Misra	TARA SHREE BUILDERS AND DEVELOPERS-1 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Mithilesh Kumar Singh	TARA SHREE BUILDERS AND DEVELOPERS-2.16667 Dec
2	Mr Ashok Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-2.16667 Dec
3	Mrs Lakshmi Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-2.16667 Dec
4	Mrs Jayanti Mitra	TARA SHREE BUILDERS AND DEVELOPERS-2.16667 Dec
5	Mr Avijit Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-2.16667 Dec
6	Mr Pranabendu Misra	TARA SHREE BUILDERS AND DEVELOPERS-2.16667 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Mithilesh Kumar Singh	TARA SHREE BUILDERS AND DEVELOPERS-2.33333 Dec
2	Mr Ashok Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-2.33333 Dec
3	Mrs Lakshmi Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-2.33333 Dec
4	Mrs Jayanti Mitra	TARA SHREE BUILDERS AND DEVELOPERS-2.33333 Dec
5	Mr Avijit Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-2.33333 Dec
6	Mr Pranabendu Misra	TARA SHREE BUILDERS AND DEVELOPERS-2.33333 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr Mithilesh Kumar Singh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec

2	Mr Ashok Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
3	Mrs Lakshmi Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
4	Mrs Jayanti Mitra	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
5	Mr Avijit Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
6	Mr Pranabendu Misra	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Mithilesh Kumar Singh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
2	Mr Ashok Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
3	Mrs Lakshmi Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
4	Mrs Jayanti Mitra	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
5	Mr Avijit Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
6	Mr Pranabendu Misra	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr Mithilesh Kumar Singh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
2	Mr Ashok Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
3	Mrs Lakshmi Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
4	Mrs Jayanti Mitra	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
5	Mr Avijit Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec
6	Mr Pranabendu Misra	TARA SHREE BUILDERS AND DEVELOPERS-0.333333 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S.- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 529, LR Khatian No:- 2634	Owner:মিথিলেশ কুমার সিং, Gurdian:রাসময় , Address:দিলাটা , Classification:বইদ, Area:0.06000000 Acre,	Mr Mithilesh Kumar Singh
L2	LR Plot No:- 529, LR Khatian No:- 2633	Owner:অশোক গোস্ব, Gurdian:অনন্দময় , Address:বিজ , Classification:বইদ, Area:0.13000000 Acre,	Mr Ashok Ghosh
L3	LR Plot No:- 529, LR Khatian No:- 2632	Owner:লক্ষী গোস্ব, Gurdian:অশোক , Address:করমপুর আড়া , Classification:বইদ, Area:0.14000000 Acre,	Mrs Lakshmi Ghosh
L4	LR Plot No:- 529, LR Khatian No:- 2635	Owner:জয়ন্তী মিত্র, Gurdian:কল্যাণ , Address:দুর্গাপুর ৩ , Classification:বইদ, Area:0.02000000 Acre,	Mrs Jayanti Mitra
L5	LR Plot No:- 529, LR Khatian No:- 2636	Owner:অভিজিত গোস্ব, Gurdian:রাসময় , Address:বিজ , Classification:বইদ, Area:0.02000000 Acre,	Mr Avijit Ghosh
L6	LR Plot No:- 529, LR Khatian No:- 2637	Owner:প্রনবেন্দু মিত্র, Gurdian:রাসময় , Address:দুর্গাপুর ১১ , Classification:বইদ, Area:0.02000000 Acre,	Mr Pranabendu Misra

On 11-02-2021

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 77,29,800/-



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

On 12-02-2021

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 12:30 hrs on 12-02-2021, at the Office of the A.D.S.R. DURGAPUR by Mr Ashok Ghosh, one of the Executants.

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

Execution is admitted on 12/02/2021 by 1. Mr Mithilesh Kumar Singh. Son of Mr Ramanand Singh. 11/1/5/F Gampath Rai Khemka

Lane, Guha Park, Lilua, P.O: Lilua, Thana: Liluah, Howrah, WEST BENGAL, India, PIN - 711204, by caste Hindu, by Profession Service, 2. Mr Ashok Ghosh Son of Late Anandamoy Ghosh, Vill Sankarpur, P.O: Durgapur, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mrs Lakshmi Ghosh, Wife of Mr Ashok Ghosh, Vill Sankarpur, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 4. Mrs Jayanti Mitra, Wife of Mr Kalyan Mitra, J/13 Udichi Park, P.O: Durgapur, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 5. Mr Avijit Ghosh, Son of Mr Gajanan Ghosh, Vill Sankarpur, P.O: Durgapur, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 6. Mr Pranabendu Misra, Son of Mr Rasamoy Misra, Mrityunjoy Housing Complex, ITI Complex, P.O: Durgapur, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Identified by Mr Bhakta Pal, Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-02-2021 by Mr Pranabendu Misra, partner, TARA SHREE BUILDERS AND DEVELOPERS, C By O Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr Bhakta Pal, Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-02-2021 by Mrs Jayanti Mitra, partner, TARA SHREE BUILDERS AND DEVELOPERS, C By O Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr Bhakta Pal, Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-02-2021 by Mrs Chhanda Mukherjee, partner, TARA SHREE BUILDERS AND DEVELOPERS, C By O Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr Bhakta Pal, Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-02-2021 by Mr Ashok Ghosh, partner, TARA SHREE BUILDERS AND DEVELOPERS, C By O Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr Bhakta Pal, . , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-02-2021 by Mr Harimoy Bharati, partner, TARA SHREE BUILDERS AND DEVELOPERS, C By O Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr Bhakta Pal, . , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-02-2021 by Sonali Ghosh, partner, TARA SHREE BUILDERS AND DEVELOPERS, C By O Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr Bhakta Pal, . , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-02-2021 by Mr Kuntal Bhattacharjee, partner, TARA SHREE BUILDERS AND DEVELOPERS, C By O Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr Bhakta Pal, . , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-02-2021 by Mr Avijit Ghosh, partner, TARA SHREE BUILDERS AND DEVELOPERS, C By O Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr Bhakta Pal, . , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2021 4:25AM with Govt. Ref. No: 192020210225708331 on 12-02-2021, Amount Rs. 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AZBWUT8 on 12-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7737, Amount: Rs.5,000/-, Date of Purchase: 11/02/2021, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/02/2021 4:25AM with Govt. Ref. No: 192020210225708331 on 12-02-2021, Amount Rs: 5,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AZBWUT8 on 12-02-2021, 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

On 22-02-2021

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 20,00,000/-



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

On 25-02-2021

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 13:56 hrs on 25-02-2021, at the Office of the A.D.S.R. DURGAPUR by Mrs Sikha Ghosh, one of the Executants.

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

Execution is admitted on 25/02/2021 by 1. Mrs Sikha Ghosh, Wife of Mr Satya Narayan Ghosh, MS 19/13, Bengal Ambuja City Center, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business, 2. Mrs Sanchita Ghosh, Daughter of Mr Satya , MS 19/13, Bengal Ambuja City Center, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu. by Profession Business

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-02-2021 by Mr Kuntal Bhattacharjee, partner, TARA SHREE BUILDERS AND DEVELOPERS, C/o Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-02-2021 by Mr Avijit Ghosh, partner, TARA SHREE BUILDERS AND DEVELOPERS, C/o Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-02-2021 by Mr Pranabendu Misra, partner, TARA SHREE BUILDERS AND DEVELOPERS, C/o Avijit Ghosh, Arrha Shankarpur, P.O:- Durgapur, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2021 8:31AM with Govt. Ref. No: 192020210233429071 on 24-02-2021, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP6263489 on 24-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9789, Amount: Rs.5,000/-, Date of Purchase: 23/02/2021, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2021 8:31AM with Govt. Ref. No: 192020210233429071 on 24-02-2021, Amount Rs: 10/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP6263489 on 24-02-2021, 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 43812 to 43850
being No 230601145 for the year 2021.



Digitally signed by PARTHA BAIKAGGYA
Date: 2021.02.18 11:58:54 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/02/18 11:58:54 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)