

13042/2023

12766/2023

भारतीय गैर न्यायिक
भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



N 805700

Verified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Handwritten notes:
11/11/22
12/25/22
58
15/7/2022

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT AGREEMENT

- 5 SEP 2023

- Date : 05/09/2023
2. Place : Kolkata
 3. Parties :

3.1. (1) **BHAGBAT PRASAD CHOWDHURY**, (Aadhaar No. 9493 8240 4522), (Pan No. ACJPC1471E), son of Late Mahadeb Prasad Chowdhury, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at Cinema Road, P.O., P.S. and District - Bankura, Pin Code 722101, (2) **SOUMITRA PAUL**, (Aadhaar No. 5665 4298 1031), (Pan No. ASYPP5061G), son of Narayan Chandra Paul, by faith - Hindu, by

37957

Sold to... Jyesh Paul
Address... H. Lal
Value... ₹ 200

18 AUG 2023

L.S.V. High Court
Abhijit Sarkar
High Court, ALS

AM

Swapan Konar
son of swapan konar
& Sahid Dinesh Gupta Row
K01-34



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 5 SEP 2023

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



192023240204164261

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192023240204164261 | Payment Mode: | Online Payment |
| GRN Date: | 05/09/2023 09:12:51 | Bank/Gateway: | State Bank of India |
| BRN : | CKX8861001 | BRN Date: | 05/09/2023 09:14:06 |
| GRIPS Payment ID: | 050920232020416425 | Payment Init. Date: | 05/09/2023 09:12:51 |
| Payment Status: | Successful | Payment Ref. No: | 2002259757/3/2023 |

[Query No*/Query Year]

Depositor Details

| | |
|---------------------------|---|
| Depositor's Name: | Chandan Chatterjee |
| Address: | Katjuridanga Bankura , West Bengal, 722102 |
| Mobile: | 7908975013 |
| Contact No: | 9332679822 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2002259757 |
| Applicant's Name: | Mr Subhas Rana |
| Identification No: | 2002259757/3/2023 |
| Remarks: | Sale, Development Agreement or Construction agreement |
| Period From (dd/mm/yyyy): | 05/09/2023 |
| Period To (dd/mm/yyyy): | 05/09/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2002259757/3/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 39650 |
| 2 | 2002259757/3/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 42 |

Total 39692

IN WORDS: THIRTY NINE THOUSAND SIX HUNDRED NINETY TWO ONLY.



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



050920232020416425

GRIPS Payment Detail

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRIPS Payment ID: | 050920232020416425 | Payment Init. Date: | 05/09/2023 09:12:51 |
| Total Amount: | 39692 | No of GRN: | 1 |
| Bank/Gateway: | State Bank of India | Payment Mode: | Online Payment |
| BRN: | CKX8861001 | BRN Date: | 05/09/2023 09:14:06 |
| Payment Status: | Successful | Payment Init. From: | GRIPS Portal |

Depositor Details

Depositor's Name: Chandan Chatterjee
Mobile: 7908975013

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|--------------|--------------------|---|--------------|
| 1 | 192023240204164261 | Directorate of Registration & Stamp Revenue | 39692 |
| Total | | | 39692 |

IN WORDS: THIRTY NINE THOUSAND SIX HUNDRED NINETY TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

occupation - Service, by Nationality - Indian, residing at 203, Nutan Chati Main Road, P.O., P.S. and District - Bankura, Pin Code 722101, **(3) SAIKAT CHOWDHURY**, (Aadhaar No. 5363 8175 7133), (Pan No. AKNPC3740L), son of Late Kashinath Chowdhury, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 209/A 031, Cinema Road, P.O., P.S. and District - Bankura, Pin Code 722101, **(4) SHRABANTI CHOUDHURY**, (Aadhaar No. 7266 3854 7966), (Pan No. BLNPC4656H), wife of Saikat Chowdhury, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 209/A 031, Cinema Road, P.O., P.S. and District - Bankura, Pin Code 722101, **(5) RAHUL RAKSHIT**, (Aadhaar No. 3725 2748 3328) (Pan No. EPLPR1448F), son of Rana Pratap Rakshit, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 14/3, Ashutosh Mukherjee Lane, P.O. Salkia, P.S. Golabari, Howrah - 711106, **(6) SUNANDA RAKSHIT**, (Aadhaar No. 6933 1885 4594), (Pan No. BVNPR7286L), daughter of Rana Pratap Rakshit, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 14/3, Ashutosh Mukherjee Lane, P.O. Salkia, P.S. Golabari, Howrah - 711106, **(7) DINABANDHU CHOWDHURY**, (Aadhaar No. 660473575854), (PAN No. ACKPC9969N), son of Late Mahadeb Chowdhury, by faith - Hindu, by occupation - Advocate, by Nationality - Indian, and **(8) SMT. KRISHNA CHOWDHURY**, (Aadhaar No. 5271 3158 9230), (PAN No. ACQPC6959G) by faith - Hindu, by occupation - Housewife, by Nationality - Indian, Nos. 7 and 8 are residing at 2, Sahid Dinesh Gupta Road, Jadu Colony, P.O. & P.S. Behala, Kolkata - 700 034 hereinafter referred to as "OWNERS" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

3.2. **M/S. MAHALAXMI BUILDERS**, a partnership firm (PAN: ABUFM7765M) represented by of its partners namely (1) SRI CHANDAN CHATTERJEE, (PAN No. AGJPC4016D), (AADHAAR No. 492496857261) son of Sri Sishir Chatterjee by religion – Hindu, by occupation – Business, by Nationality – Indian, of Vidyasagar Pally, Katjuridanga, Kenduadihi, Bankura, P.O. - Kenduadihi, P.S. and District – Bankura, Pin – 722102, West Bengal and (2) SMT. SHRABANTI CHOUDHURY, (PAN No. BLNPC4656H), (AADHAAR No. 726638547966) wife of Sri Saikat Choudhury by religion – Hindu, by occupation – Business, by Nationality – Indian, of 209/A, Cinema Road, Bankura, P.O., P.S. and District – Bankura, Pin – 722101, West Bengal hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to include its successors and successor-in-office and assigns) of the **OTHER PART**:

Landowners and the Developer collectively parties and individually party.

NOW THIS DEVELOPEMNT AGREEMMENT IS MADE ON THE 5th DAY OF September, 2023 WITH THE SAID PARTIES ON THE FOLLOWING TERMS AND CONDITIONS IN PRESENCE OF WITNESSES as follows :-

4. Subject matter of Development :

4.1 Development Project & Appurtenances :

4.2 **Project Property** : ALL THAT 21.50 decimal of bastu land in R.S. Plot No. 309 (Old 201/3009) corresponding to L.R. Plot No. 4273 and 10 decimal of bastu land in R.S. Plot No. 201 (Old 201/1421) corresponding to L.R. Plot No. 4283 total 31.50 decimal land in two plots recorded in

L.R. Khatian Nos. 8745, 8732, 8736, 8742, 8738, 8740, 8730 and 8734 of Demurari Gopinathpur Mouza having J.L. No. 205 within P.S. & Dist. Bankura with structure of 500 sq. ft.

The land is more particularly described in the Schedule "A-1" hereunder written.

And

ALL THAT Bastu land measuring about 910 Sq. Ft. of land (40 ft. x 22.9 ft.) situated on R.S. Dag No. 201 and 204, the then Khatian No. 529, L.R. Dag No. 4281 and 4282, Khatian No. 7006 under Mouza Demurari Gopinathpur corresponding to holding No. 201/C under Nutanganj Mahalla of Bankura Municipality alongwith one dilapidated structure measuring about 500 sq. ft.

The said land is more particularly described in the Schedule "A-2" hereunder written.

4.2 Proposed Building and Assurance : It was proposed that a multi storied building having ground + five floors shall be constructed on the land mentioned in the schedule hereunder. However, sanction of the building plan has been granted by the Municipal Authority vide Permit No. SWS-OBPAS/1301/2023/0367 dated 14.06.2023 for ground + four floors. Additional floor may constructed after fulfilment of legal formalities for which the landlords shall have no objection. In such event the proportionate land shall mean and include such additional floor.

5.1 Background, Representations, Warranties and Covenants :

Representations and Warranties Regarding Title : The Landowners have made the following representation and given the following Warranty to the Developer regarding title.

5.1.1 Absolute Ownership :

WHEREAS one Rabindranath Nandi, Son of Late Gopal Chandra Nandi was owner of several landed properties within the District of Bankura including the land situated on Mouza Demurari Gopinathpur, P.S. Bankura, District - Bankura and the particulars of such land are mentioned hereinbelow :-

| R.S. Dag | L. R. Dag | Area |
|--------------------|-----------|----------------|
| 309 (old 201/3009) | 4273 | 21.50 decimals |
| 201 (old 201/1421) | 4283 | 10 decimals |

AND WHEREAS by way of two registered Gift Deeds registered before the Sub-Registrar, Bankura being deed of gift dated 19.09.1975 being Deed No. 11444 for the year 1975 and another deed of gift being No. 3890 for the year 1975 dated 12.04.1977 gifted 31.50 decimals of land situated on L. R. Dag No. 4273 and 4283 as fully mentioned in the schedule "A-1" written hereunder in favour of his wife, Sibani Nandi.

AND WHEREAS after such gift said Sibani Nandi mutated her name in the Record of Right of land department and the same was appearing in the L.R. Khatian No. 6844 of Mouza Demurari Gopinathpur having J.L. No. 205, P.S. & District Bankura comprising of Holding No. 159/1 under Nutanganj Mahalia, Ward No. 5 of Bankura Municipality which relates with the Schedule "A-1" below property and was in peaceful possession thereon upon payment of rent and taxes to the concerned

authorities. The name of said Sibani Nandi was mutated with Bankura Municipality against Holding No. 159/1 under Nutangunj Mahalla.

AND WHEREAS after such mutation said Sibani Nandi made certain constructions on the said land which has now been demolished.

AND WHEREAS while seized and possessed the schedule property as absolute Owner thereof, said Sibani Nandi, for various reasons intend to sell the said property as fully mentioned in the schedule "A-1" written hereunder.

AND WHEREAS having come to learn about the said intention of said Sibani Nandi, the owners herein offered to purchase the said property and the said Sibani Nandi vide registered Deed of Sale dated 10th day of December 2021 sold and transferred the said property mentioned in the Schedule "A-1" to the owners herein and the said Deed has been registered in the Office of District Sub Registrar, Bankura which has been recorded in Book No. 1, Volume Number 0101-2021, Pages from 167956 to 168007 being No. 010105856 for the year 2021.

AND WHEREAS after such purchase the owners herein have mutated their names with land department against L.R. Khatian Nos. 8745, 8732, 8736, 8742, 8738, 8740, 8730 and 8734 respectively and further the owners herein have mutated their name with the Bankura Municipality authority.

AND WHEREAS land situated on Dag No. 4273 was recorded as Bastu and land situated on Plot No. 4283 was recorded as Tora. After such purchase the owners herein applied for conversion of the land situated on Plot No. 4283 measuring about 10 cottahs of land from Tora

to Bastu before the Collector under section 4C of the West Bengal Land Reforms Act. Six conversion cases were started and the land measuring about 10 cottahs has been converted from Tora to Bastu vide Memo No. 609 dated 17.02.2023, Memo No. 608 dated 17.02.2023, Memo No. 610 dated 17.02.2023, Memo No. 613 dated 17.02.2023, Memo No. 611 dated 17.02.2023, Memo No. 6128 dated 17.02.2023, Memo No. 729 dated 23.02.2023 and Memo No. 614 dated 17.02.2023 respectively.

AND WHEREAS in the manner as stated above the owners Nos. 1 to 8 have become owners of ALL THAT 21.50 decimal of bastu land in R.S. Plot No. 309 (Old 201/3009) corresponding to L.R. Plot No. 4273 and 10 decimals of bastu land in R.S. Plot No. 201 (Old 201/1421) corresponding to L.R. Plot No. 4283 total 31.50 decimal land in two plots recorded in L.R. Khatian Nos. 8745, 8732, 8736, 8742, 8738, 8740, 8730 and 8734 of Demurari Gopinathpur Mouza having J.L. No. 205 within P.S. & Dist. Bankura with structure of 500 sq. ft..

AND WHEREAS the western portion of the land was not straight in line and for giving proper shape of the land for making construction the owner Nos. 7 and 8 namely Dinabandhu Chowdhury and Krishna Chowdhury have purchased ALL THAT Bastu land measuring about 910 Sq. Ft. of land (40 ft. x 22.9 ft.) situated on R.S. Dag No. 201 and 204, the then Khatian No. 7006, L.R. Dag No. 4281 (measuring about 0.052 decimals) and L.R. Dag No. 4282 (measuring about 0.090 decimals), Khatian Nos. 8956 and 8986 under Mouza Demurari Gopinathpur corresponding to holding No. 201/C under Nutanganj Mahalla of Bankura Municipality alongwith one dilapidated structure measuring about 500 sq. ft. from the then owner Rukhmini Pattanayak vide deed of sale dated 2nd day of November, 2022 registered before the District Sub-Registrar Bankura recorded in Book No. 1, Volume No. 0101-2022, Pages

122389 to 122408, being Deed No. 010106243 for the year 2022. After such purchase they have mutated their names with the Land Department against the L.R. Khatian Nos. 8985 and 8986 respectively. They have also mutated their names with Bankura Municipal authority.

6. **Desire of Development of the Land & Acceptance : WHEREAS** the party of the first part being owners of the land are eager to raise a multistoried building over the property mentioned in schedule "A-1" & "A-2" and tried to arrange but failed to do so and as a result they were in search of a developer who can develop the land by raising multistoried building i.e. residential cum commercial complex cum residential flats by investing money and accordingly the owners approached the developer herein to develop the said property mentioned in schedule "A-1" & "A-2" and the developer has agreed to develop the said property.

7. **Registered General Power of Attorney :** For the smooth running of the said project, the said owners have agreed to grant power to the suggested person of the developer by which the Landowners herein shall appoint and nominate the suggested person of the developer herein to act on behalf of the Landowners in all respect. The present agreement shall be registered at the option of the Developer. For the time being a notarized Power of Attorney shall be granted. The Power of Attorney so granted shall remain valid till completion of the development project and sale and/or transfer of the allocation of the developer and the same shall not be revoked.

8. **DEFINITION :**

8.1 **Building :** Shall mean Multi Storied Building to be constructed at the said land on the basis of the plan already sanctioned by the

competent authority or which may be approved and/or extended in future.

8.2 Project Cost: WHEREAS the project cost of this project valued Rs. 1,50,00,000/- (Rupees One Crore and Fifty Lacs) (Approx).

8.3 Common Facilities & Amenities : Shall mean entrance of the building, pump room, overhead water tank, water pump and motor, lift and lift areas and other facilities, which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building.

8.4 Saleable Space : Shall mean the space within the building, which is to be available for independent use and occupation in respect of owners' Allocation & Developer's Allocation as mentioned in this Agreement.

8.5 Landowners' Allocation : Shall mean the consideration against the project to the owners, more fully described in the "C-1" & "C-2" Schedule hereunder written.

8.6 Developer's Allocation : Shall mean Save and except the landlords' allocation, the developer shall be getting the rest of the area to be constructed on the said land including the proportionate share of common facilities, common parts, common amenities of the building and proportionate share of land which is more fully described in "B" schedule written herein below.

8.7 Architect/Engineer : Shall mean such person or persons being appointed by the Developer.

8.8 Transfers : With its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is under the landowners as a transfer of space in the said building to intending purchaser/purchasers thereof. The developer, by virtue of Power of Attorney, shall be entitled to represent the owners for sale or transfer of the allocation of the developer.

8.9 Building Plan : Shall mean sanctioned plan for the construction of the multi storied building which has been sanctioned by the Competent authority in the name of the landowners for construction of the building including its modification and amenities and alterations.

8.10 Built Up Area (For any individual Unit): Here built-up area, means the area covered with outer wall and constructed for the unit including fifty percent area covered by the common partition wall between two units and cent percent area covered by the individual wall for the said unit.

8.11 Covered Area (For any Individual Unit) : Here covered area means total build up area for any unit plus proportionate share of stairs, lobby and lift areas (if any).

8.12 Super built Up Area (For any Individual units) : Here super built up area means the total covered area plus service area.

8.13 Specification of the work : Means as described in schedule "D" mentioned below.

8.14 Common Areas and Facilities : Means as described in schedule "E" mentioned below.

8.15 **Common Expenses** : Means as described in schedule "F" mentioned below.

9. **LANDOWNER'S RIGHT & REPRESENTATION :**

9.1 **Declaration regarding possession and delivery** : The landowners are now seized and possessed of and/or otherwise well and sufficiently entitled to the project property in as it is condition and have delivered physical as well as identical possession to the developer to Develop the project in the property.

9.2 **Free from Encumbrance** : The owners also indemnify that the project property is free from all encumbrances and the landowners have marketable title in respect of the said premises.

9.3 **Handing over possession of the land** : The owners have handed over the possession of the land mentioned in the Schedule "A-1" & "A-2" written hereunder. The developer acknowledges the receipt of the possession of the land.

10. **DEVELOPER/PROMOTER'S RIGHT:**

10.1 **Authority of Developer** : The developer shall have authority to deal with the property in terms of this present agreement or negotiate with any persons or persons or enter into any contract or agreement or borrow money or take any advance and thereafter full amount of consideration against its allocation or acquired right under this agreement.

10.2 **Right of construction :** The Landowners hereby grant permission exclusive rights to Developer to build new building upon the project property.

10.3 **Construction Cost :** The Developer shall carry total construction work of the present building at their own costs and expenses. No liability on account of construction cost will be charged from owners' allocation.

10.4 **Sale Proceeds of respective Allocation :** The Developer will take the sale proceeds of Developer's Allocation exclusively, if transferred. The owners shall take the sale proceeds of Owners' allocation exclusively, if transferred.

10.5 **Booking Agreement for Sale:** Booking from intending purchaser for Developer's allocation will be taken by the developer and the agreement with the intending purchasers will be signed by the developer itself and also on behalf of the landowners through Power of Attorney holder. All the sales consideration of Developer's allocation either partly or wholly will be taken by the Developer and issue money receipt in its own name but without creating any liability on the owners.

10.6 **Selling Rate :** The selling rate of the Developer's Allocation will be fixed by the Developer without any permission or consultation with the Landowners.

10.7 **Profit & Loss :** The profit & loss, earned from the project will be entirely received or borne by the Developer and no amounts will be adjusted from the Owners' Allocation on accounts of loss or vice versa on account of profit from Developer's Allocation.

10.8 Possession to the Owners : On completion of the project, the Developer will handover undisputed possession to the owners' allocation together with all rights of the common facilities and amenities to the owners with possession letter and will take release from the owners by executing a deed of release.

10.9 Possession to the intending Purchaser : On completion of the project or part thereon, the developer will handover possession to the intending purchaser and possession letter will signed by the Developer and the owners by and through the power of attorney holder of the Landowners.

10.10 Deed of Conveyance : The deed of conveyance will be signed by the Developer on behalf of itself and the power of attorney holder of the landowners in respect of developer's allocation. The developer shall also sign at the request of the owners in respect of owners' allocation.

11. CONSIDERATION :

11.1 Permission against Consideration : The Landowners grant permission for exclusive right to construct the proposed building in consideration of Owners' allocation to the developer.

12. DEALING OF SPACE IN THE BUILDING :

12.1 Exclusive Power of Dealings of Landowner : The Landowners shall be entitled to transfer otherwise deal with Owners' allocation in the building subject to adjustment of the money given by the developer as security and after adjustment thereof the landowners is free to sell their allocation portion.

12.2 Exclusive Power of Dealing of developer : The Developer shall be exclusively entitled to the developer's allocation in the building with exclusive right to transfer any right, claim, interest therein irrespective of the Landowners and the Landowners shall not in any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.

13. POWER AND PROCEDURE :

Power of Attorney shall be executed and registered in the manner as stated hereinabove. In addition to the same normal required powers shall be included in the Power of Attorney for completing the project.

13. NEW BUILDING :

14.1 Completion of Project : The Developer shall at its own costs construct and complete the proposed building with good and standard material as may be specified by the Engineer of the Developer from time to time.

14.2 Installation of Common Amenities : The Developer shall install and erect in the building at Developer's own cost and expenses, lifts, pump water, storage tank, overhead reservoir, common electric connection from the authority. For installation of the main connection having high KVA for all flat owners shall be installed at the cost of the flat owners and the cost shall be divided as per area of flat. Similarly cost for the installation of Generator shall be paid by flat owners and the cost shall be divided as per area of flat.

14.3 Architect Fees etc : All costs, charges and expenses including Architect's fees, Engineer's Fees plan/revised plan charges, supervision

charges etc. shall be discharged and paid by the Developer and the landowners shall bear no responsibility in this context. **Owners Shall not bare any cost and expenses for engineering and supervision.**

14.4 Taxes & Other Taxes of the Property : The Developer shall pay and clear up all the arrears on account of taxes and outgoing of the said property up to the date of sanction of the building plan. And after that the same will be borne by the Developer from the date of sanction of plan till the date of completion of the construction and notice for giving allocation.

From the date of completion and notice of allocation of the floor area between the landowners and the Developer the taxes and other taxes payable for the said property shall be borne in proportionate of area of Developer and area of Landowners by the Developer and/or its nominees and the Landowners and/or their nominee/nominees respectively. Proposed respective purchaser shall be treated as nominee/nominees of the respective party herein.

14.5 Upkeep Repair & Maintenance : Ultimate owners including transferees shall form an association and shall be responsible for future maintenance. Be it mentioned here that till such association is formed, the owners including transferees shall be responsible for future repair and maintenance from the date of possession.

15. PROCEDURE OF DELIVERY OF POSSESSION TO OWNER

15.1 Delivery of Possession: As soon as the building shall be completed the Developer shall give written notice to the Landowners requiring the Landowners to take possession of the Owners' Allocation in the building.

Service of notice as mentioned above shall be treated as sufficient in discharge of the duty of the developers. If the possession of the allocated area is not accepted by the owners immediately then the same shall be kept under safe custody of developer.

15.2 Payment of Taxes : On and from the date of receiving notice of possession of Owners' allocation and at all times there after the landowners shall be exclusively responsible for payments of all taxes and property taxes duties and other public outgoing and imposition whatsoever (hereinafter for the sake of brevity referred to as the said rates) payable in respect of the owners' allocation only.

15.3 Share of Common Expenses & Amenities : As and from the date of delivery of possession to be received, the landowners shall also be responsible to pay and bear and shall pay to the Developer/flat Owners' Association, the service charges for the common facilities in the new building payable in respect of the Owners' Allocation such charges of the common facilities, renovation, replacement, repair and maintenance charges expenses for the building and of all common wiring, pipes, electrical and mechanical installations, appliances, stairways, and other common facilities whatsoever as may be mutually agreed from time to time.

16. COMMON RESTRICTION :

16.1 Restriction of Owners and Developer in common : The Owners' Allocation in the building shall be subject to the same restriction and use as are applicable to the Developer's Allocation in the building intended for common benefits of all occupiers of the building which shall include as follows :-

16.1.1 Neither party shall use or permit to be sued the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor sue thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

16.1.2 Neither party shall demolish any wall or other structure in their respective allocation or any portion hereof or make any structural alteration therein without the previous consent of the others in this behalf.

16.1.3 Neither party shall transfer or permit to transfer their respective allocation or any portion thereof unless (s) such party shall have observed and performed all terms and conditions on their respective part to be observed and/or performed and the proposed transferee shall give a written undertaking to the terms and conditions hereof and of these presents and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in their possession.

16.1.4 Both parties shall abide by all laws, by laws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and/or breach of any of the said laws, byelaws and regulation.

16.1.5 The respective allocation shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenance and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particular so as not to cause any damage of the building or any other space or accommodation therein

and shall keep either of them and/or the occupation of the building indemnified from and against the consequence of any breach.

16.1.6 No goods of other items shall be kept by either party for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be caused in any manner in the free covenant of users in the corridors and other place of common use in the building.

16.1.7 Neither party shall throw or accumulate any dirt, rubbish and waste and refuse to permit the same to be thrown or accumulate in or about the building or into the compound corridor or any other portion or portions of the building.

16.1.8 The landowners shall permit the Developer and their servants and agents with or without workman and other at all reasonable times to enter into and upon the owners' allocation and every part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing, maintaining, cleaning, lightning and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

17. OWNERS' OBLIGATIONS

17.1 No Interference :

The landowners hereby agree and covenant with the Developer above named herein not to cause any interference or hindrance in the construction of the building by the Developer.

Not to do any act, deed or thing, whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building.

18. DEVELOPER'S OBLIGATIONS

18.1. Time Schedule of Handing over Owners' Allocation : The Developer hereby agrees and covenant with the Landowners to handover the Owners' Allocation within 24 months from the date of agreement. The Developer is also empowered by the Landowners a grace period of 6 (six) months more to deliver the Owners' Allocation.

18.2 No Violation : The Developer hereby agree and covenant with the Landowners not to violate or contravenes any of the provisions of rules applicable to construction of the said building.

Not to do any act, deed or thing, where the landowners are prevented from enjoying, selling, assigning and/or disposing of any Owners' Allocation in the building at the said premises vice versa.

19. OWNERS' INDEMNITY

Indemnity : The landowners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy its allocated space without any interference or disturbance provided the Developer perform and fulfill the terms and conditions herein contained and/or its part to be observed and performed.

20. DEVELOPER INDEMNITY :

The Developer hereby undertakes to keep the Landowners indemnified against third party claiming and actions out of any sort of act of

occupation commission of the Developer in relation to the construction of the said building.

Against all actions, suits, costs proceeding and claims that may arise out of Developer actions with regard to the Development of the said premises and/or for any defect therein.

21. **MISCELLANEOUS :**

21.1 **Contract Not Partnership :** The landowners and the Developer have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner nor shall the parties hereto be constituted as association of persons.

21.2 **Not specified Premises :** It is understood that from time to time facilitate the construction of the building by the Developer various deed, matters and things not hereby specified may be required to be done by the Developer and for which the Developer may need the authority of the landowners and various applications and other documents may be required to be signed or made by the Landowners related to which specific provisions may not have been mentioned herein. The landowners hereby undertake to do such legal acts, deeds, matters and things as and when required and the landowners shall execute any such additional power of attorney and/or letter of authority which may be required by the Developer for any such purposes and the Landowners also undertake to sign and execute all such additional applications and other documents as the case may be provided that all acts, deeds, matters and things do not in any way infringe on the rights of the owner. In case of necessary, consultation shall be made with the Owners or their authorized person.

21.3 Not Responsible : The Landowners shall not be liable for any income tax, wealth tax, or any other taxes in respect of the Developer's Allocation and the Developer shall be liable to make payment of the same and keep the Landowners indemnified against all actions, suits, proceeding, costs charges and expenses in respect thereof.

21.4 Process of Issuing Notice : Any notice required to be given by the Developer to the Landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowners if delivered by hand and duly acknowledge or sent by prepaid registered post with due acknowledgement and shall likewise be deemed to have been served on the Developer by the Landowner if delivered by hand and acknowledge or sent by prepaid registered post with due acknowledged or sent by prepaid registered post with due acknowledgement to the registered office of the Developer.

21.5 Formation of Association : After the completion of the said building and receiving peaceful possession of the allocation, the landowners hereby agree to abide by all the rules and regulation to be framed by the society/association/ or who will be in charge or such management of the affairs at the building and/or common parts thereof and hereby given his consent to abide by such rules and regulation.

21.6 Name of the Building : The name of the building shall be given by the **Developer** in due course.

21.7 Right to borrow fund : The developer and/or the proposed buyer shall be entitled to borrow money at their risk and responsibility from any bank or any financial institution without creating any financial liability on the Landowner's allocation and it is being expressly agreed

and understood that in no event the Landowners nor any of their estate shall be responsible and/or be made liable for payment of any due to such bank or banks and the developer shall keep the landowners indemnified against all action, suits, proceedings and Court, charges and expenses in respect thereof. **Only the land shall not be kept under mortgage and loan may be obtained by proposed buyer of flat after keeping mortgage of such flat.**

21.8 Documentation & Title Deed : The landowners have delivered the original title deeds relating to the said premises to the developer. TITLE DEED shall mean all original documents and all papers of title of the said landed properties available to the owners, which shall remain with the custody of **Developer** and shall be produced by them as and when required. The said original documents will be produced by the **Developer** for inspection by the owner/flat owner/bank/ financial institution, its intending Purchasers, and shall allow to make copies of the same to the parties. **After completion of the project the original title deed shall be returned to the Association of the owners of flat and area which shall be formed by them.**

22. **FORCE MAJEURE :**

The parties shall not be consider to be liable to any obligations hereunder to the extent that the performance of the relating obligation are prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the force majeure.

Force Majeure shall mean flood, earthquake riot, war storm, tempest, civil commotion, strike and/or any other act of commission beyond the reasonable control of the parties hereto.

23. ARBITRATION:

- 23.1 All disputes and differences between the parties hereto regarding the construction interpretation scope or effect of any of the terms and conditions herein contained or in any way touching or concerning these presents and/or determination of any liability shall be referred to the Arbitration before the sole Arbitrator under the provisions of the Arbitration and Conciliation Act, 1996 including modifications, amendments made thereof and the Award made and published by the Arbitrator shall be final and binding upon the parties.
- 23.2 The Arbitrator shall have power to give interim awards and/or directions.
- 23.3 The Arbitrator shall be entitled to give a speaking award and the parties have agreed to accept the same and shall be bound by the same.
- 23.4 The Arbitrator shall have summary powers.
- 23.5 Venue of Arbitration shall be at the place which shall be decided by the Arbitrator.

23.5. JURISDICTION :

The Court of the Bankura alone shall have the Jurisdiction to entertain and determine all actions suits and proceeding arising out of these presents between the parties hereto.

THE SCHEDULE "A-1" ABOVE REFERRED TO:

(The property of owners Nos. 1 to 8)

ALL THAT 21.50 decimal of bastu land in R.S. Plot No. 309 (Old 201/3009) corresponding to L.R. Plot No. 4273 and 10 decimal of bastu land in R.S. Plot No. 201 (Old 201/1421) corresponding to L.R. Plot No. 4283 total 31.50 decimal land in two plots recorded in L.R. Khatian Nos. 8745, 8732, 8736, 8742, 8738, 8740, 8730 and 8734 of Demurari Gopinathpur Mouza having J.L. No. 205 within P.S. & Dist. Bankura with structure of 500 sq. ft. together with all easement rights in the adjacent east side Road. *Cineme Road, 20 ft approach Road. Holding No. 201/C (159/1)*

THE SCHEDULE "A-2" ABOVE REFERRED TO:

(The property of owners Nos. 7 and 8)

ALL THAT Bastu land measuring about 910 Sq. Ft. of land (40 ft. x 22.9 ft.) situated on R.S. Dag No. 201 and 204, the then Khatian No. 7006, L.R. Dag No. 4281 (measuring about 0.052 decimals) and L.R. Dag No. 4282 (measuring about 0.090 decimals), Khatian Nos. 8956 and 8986 under Mouza Demurari Gopinathpur corresponding to holding No. 201/C under Nutanganj Mahalla of Bankura Municipality alongwith one dilapidated structure measuring about 500 sq. ft. together with all easement rights in the adjacent east side Road. *Cinema Road,*

THE SCHEDULE "B" ABOVE REFERRED TO

(Developer's Allocation)

*Divabandhu Choudhary**Divabandhu Choudhary*

All the area Save and except the landlords' allocation including the guarantee of making payment, the developer shall be getting the rest of the area to be constructed on the said land including the proportionate share of common facilities, common parts, common amenities of the building and proportionate share of land mentioned in "A-1 & "A-2" schedule written herein above.

THE SCHEDULE "C" ABOVE REFERRED TO

(Owners' Allocation)

The land owners shall get 33% SHARE in the constructed area for the schedule "A-1" property in the following ratio and obligation and/or restriction :-

- i) The owner Nos. 1 and 2 shall get $1/4^{\text{th}}$ of 33% out of which they shall get one three bed rooms complete flat as per their choice and one garage. Remaining area including other spaces shall be sold jointly with other owners.
- ii) The owner Nos. 3 and 4 shall get $1/4^{\text{th}}$ of 33% out of which they shall get one flat and one garage. Remaining area including other spaces shall be sold jointly with other owners.
- iii) The owner Nos. 5 and 6 shall get $1/4^{\text{th}}$ of 33% out of which they shall get one three bed rooms complete flat as per their choice and one garage. Remaining area including other spaces shall be sold jointly with other owners.
- iv) The owner Nos. 7 and 8 shall get $1/4^{\text{th}}$ of 33% out of which they shall get one three bed rooms complete flat as per their choice and one

garage. Remaining area including other spaces shall be sold jointly with other owners.

The owner Nos. 7 and 8 shall get against the land mentioned in Schedule "A-2" one three bed rooms complete flat as per their choice and one garage.

THE SCHEDULE "D" ABOVE REFERRED TO :
(SPECIFICATION OF WORK AND AMENITIES)

As mentioned in Brochure.

THE SCHEDULE "E" ABOVE REFERRED TO :

COMMON FACILITIES : shall mean and include corridors, hall-ways, stair-ways, passage ways, drive ways, path-ways, common lavatories, pump house, water reservoir, overhead water tank, water pump and motor, electric room, lift and other facilities which may be mutually agreed upon by and between the parties and required for establishment, location, enjoyment provisions, maintenance and/or management including roof. In addition to that all other area as mentioned in the sanction of building plan.

THE SCHEDULE "F" ABOVE REFERRED TO :

(Common Expenses)

As per existing law.

IN WITNESS WHEREOF the parties hereto have set and subscribe their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the parties at Kolkata in the Presence of :

1. Jresh Paul
Advocate
High Court at Calcutta
2. Krushna Mishra
11, old post office Street
Kolkata - 1

Bhagbat Prasad Choudhury

Soumitra Paul
Sujoy Choudhury

Shrabanti Choudhury

Rakesh
Rinanda Rakesh

Srinabandhu Choudhury
Krishna Choudhury

Signature of Owners

For M/S. MAHALAXMI BUILDERS

Chandan Chatterjee
PARTNER

For M/S. MAHALAXMI BUILDERS

Shrabanti Choudhury


































PARTNER

Signature of Developer


































Drafted by me.

Jresh Paul
Advocate
High Court at Calcutta
WB- 592/1999


































SPECIMEN FORM FOR TEN FINGERPRINT

| Sl No. | Signature of the executants/ presentants | | | | | |
|--------------------------------|---|---|---|--|---|---|
| <i>Chaghat hussain Qureshi</i> |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore (Left Hand) | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring (Right Hand) | Little |
| <i>Souvik Panigrahi</i> |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore (Left Hand) | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring (Right Hand) | Little |
| <i>Sudhakar Chatterjee</i> |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore (Left Hand) | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring (Right Hand) | Little |












SPECIMEN FORM FOR TEN FINGERPRINT

| Sl No. | Signature of the executants/ presentants | | | | | |
|-------------------|---|---|---|--|---|---|
| Shobani Choudhary |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore Hand | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring Hand | Little |
| Rohini |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore Hand | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring Hand | Little |
| Suanda Parsh |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore Hand | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring Hand | Little |

SPECIMEN FORM FOR TEN FINGERPRINT

| SI No. | Signature of the executants/ presentants | | | | | |
|----------------------------|---|---|---|--|---|---|
| <i>Dinesh Chandra</i> |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore Hand | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring Hand | Little |
| <i>Devika Prakash</i> |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore Hand | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring Hand | Little |
| <i>Chandana Chatterjee</i> |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore Hand | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring Hand | Little |

SPECIMEN FORM FOR TEN FINGERPRINT

| Sl No. | Signature of the executants/ presentants | | | | | |
|---------------------|---|---|---|--|---|---|
| Sheeban: Choudhary. |  |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore Hand | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring Hand | Little |
| | | | | | | |
| | | Little | Ring | Middle (Left Hand) | Fore Hand | Thumb |
| | | | | | | |
| | | Thumb | Fore | Middle (Right Hand) | Ring Hand | Little |
| | | | | | | |
| | | Little | Ring | Middle (Left Hand) | Fore Hand | Thumb |
| | | | | | | |
| | | Thumb | Fore | Middle (Right Hand) | Ring Hand | Little |

Major Information of the Deed

| | | | |
|--|--|--|------------|
| Deed No : | I-1904-12766/2023 | Date of Registration | 05/09/2023 |
| Query No / Year | 1904-2002259757/2023 | Office where deed is registered | |
| Query Date | 04/09/2023 11:08:50 PM | A.R.A. - IV KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | Subhas Rana Cinema Road Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9332679822, Status : Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 5] | | |
| Set Forth value | Market Value | | |
| | Rs. 1,51,70,844/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 40,150/- (Article:48(g)) | Rs. 126/- (Article:E, E, M(a), M(b), I) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Cinema Road, Road Zone : (Ward no 5 – Ward no 5) , Mouza: Demurari Gopinathpur, JI No: 205, Pin Code : 722101



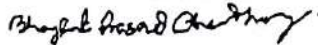


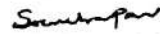
| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-----------------|----------------|-----------------------|--------------|-------------------------|-----------------------|---|
| L1 | LR-4273 (RS :-) | LR-8745 | Bastu Bastu | 2.68 Dec | | 11,56,718/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L2 | LR-4273 (RS :-) | LR-8732 | Bastu Bastu | 2.69 Dec | | 11,61,034/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L3 | LR-4273 (RS :-) | LR-8736 | Bastu Bastu | 2.69 Dec | | 11,61,034/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L4 | LR-4273 (RS :-) | LR-8742 | Bastu Bastu | 2.69 Dec | | 11,61,034/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L5 | LR-4273 (RS :-) | LR-8738 | Bastu Bastu | 2.69 Dec | | 11,61,034/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L6 | LR-4273 (RS :-) | LR-8740 | Bastu Bastu | 2.69 Dec | | 11,61,034/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L7 | LR-4273 (RS :-) | LR-8730 | Bastu Bastu | 2.69 Dec | | 11,61,034/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |












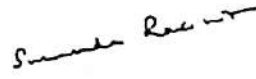
| | | | | | | | | | |
|-----|-------------------|---------|-------|-------|----------------------|--|-------------------|---|----------------------|
| L8 | LR-4273 (RS -) | LR-8734 | Bastu | Bastu | 2.68 Dec | | 11,56,718/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L9 | LR-4283 (RS -) | LR-8745 | Bastu | Bastu | 1.25 Dec | | 5,39,514/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L10 | LR-4283 (RS -) | LR-8732 | Bastu | Bastu | 1.25 Dec | | 5,39,514/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L11 | LR-4283 (RS -) | LR-8736 | Bastu | Bastu | 1.25 Dec | | 5,39,514/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L12 | LR-4283 (RS -) | LR-8742 | Bastu | Bastu | 1.25 Dec | | 5,39,514/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L13 | LR-4283 (RS -) | LR-8738 | Bastu | Bastu | 1.25 Dec | | 5,39,514/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L14 | LR-4283 (RS -) | LR-8740 | Bastu | Bastu | 1.25 Dec | | 5,39,514/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L15 | LR-4283 (RS -) | LR-8730 | Bastu | Bastu | 1.25 Dec | | 5,39,514/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L16 | LR-4283 (RS -) | LR-8734 | Bastu | Bastu | 1.25 Dec | | 5,39,514/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L17 | LR-4281 (RS -) | LR-8985 | Bastu | Bastu | 321 Sq Ft | | 3,17,505/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L18 | LR-4281 (RS -) | LR-8986 | Bastu | Bastu | 321 Sq Ft | | 3,17,505/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L19 | LR-4282 (RS -) | LR-8985 | Bastu | Bastu | 134 Sq Ft | | 1,32,541/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| L20 | LR-4282 (RS -) | LR-8986 | Bastu | Bastu | 134 Sq Ft | | 1,32,541/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. | |
| | | | | | TOTAL : | | 33,5854Dec | 0 /- | 144,95,844 /- |
| | | | | | Grand Total : | | 33,5854Dec | 0 /- | 144,95,844 /- |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--|--------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2, L3 | 1000 Sq Ft. | 0/- | 6,75,000/- | Structure Type: Structure |
| Gr. Floor. Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca. Extent of Completion: Complete | | | | | |
| Total : | | 1000 sq ft | 0 /- | 6,75,000 /- | |

Land Lord Details :

| Sl No | Name, Address, Photo, Finger print and Signature | | | |
|---|--|---|---|--|
| | Name | Photo | Finger Print | Signature |
| 1 | Mr Bhagbat Prasad Chowdhury Son of Late Mahadeb Prasad Chowdhury Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office |  |  |  |
| Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxx1e, Aadhaar No: 94xxxxxxx4522, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office | | | | |
| 2 | Mr Soumitra Paul Son of Narayan Chandra Paul Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office |  |  |  |
| 203, Nutanchati Main Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: asxxxxx1g, Aadhaar No: 56xxxxxxx1031, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office | | | | |

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| 3 Mr Saikat Chowdhury Son of Late Kashinath Chowdhury Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office |  |  |  |
| 05/09/2023 | LTI 05/09/2023 | 05/09/2023 | |
| 209/a031, Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: akxxxxxx0l, Aadhaar No: 53xxxxxxxx7133, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office | | | |
| Name | Photo | Finger Print | Signature |
| 4 Mrs Shrabanti Choudhury Wife of Saikat Choudhury Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office |  |  |  |
| 05/09/2023 | LTI 05/09/2023 | 05/09/2023 | |
| 209/a031, Cinema Road Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: blxxxxxx6h, Aadhaar No: 72xxxxxxxx7966, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office | | | |
| Name | Photo | Finger Print | Signature |
| 5 Mr Rahul Rakshit Son of Rana Pratap Rakshit Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office |  |  |  |
| 05/09/2023 | LTI 05/09/2023 | 05/09/2023 | |
| 14/3 Ashutosh Mukherjee Lane, City:- Not Specified, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: epxxxxxx8f, Aadhaar No: 37xxxxxxxx3328, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office | | | |
| Name | Photo | Finger Print | Signature |
| 6 Mrs Sunanda Rakshit Daughter of Rana Pratap Rakshit Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office |  |  |  |
| 05/09/2023 | LTI 05/09/2023 | 05/09/2023 | |

14/3 Ashutosh Mukherjee Lane, City:- Not Specified, P.O:- Salkia, P.S:-Golabari, District:-Howrah, West Bengal, India, PIN:- 711106 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bvxxxxxx6l, Aadhaar No: 69xxxxxxx4594, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023
 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| 7 Mr Dinabandhu Chowdhury (Presentant) Son of Late Mahadeb Chowdhury Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office |  |  |  |
| | 05/09/2023 | LTI 05/09/2023 | 05/09/2023 |

2, Sahid Dinesh Gupta Road, Jadu Colony, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: acxxxxxx9n, Aadhaar No: 66xxxxxxx5854, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023
 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office





| Name | Photo | Finger Print | Signature |
|---|--|---|--|
| 8 Mrs Krishna Chowdhury Wife of Mr Dinabandhu Chowdhury Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office |  |  |  |
| | 05/09/2023 | LTI 05/09/2023 | 05/09/2023 |

2, Sahid Dinesh Gupta Road Jadu Colony,, City:- Not Specified, P.O:- Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxxx9g, Aadhaar No: 52xxxxxxx9230, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023
 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office



Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | M S. MAHALAXMI BUILDERS Vidyasagar Pally Katjuridanga Kenduadihi Bankua, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102 , PAN No.:: ABxxxxx5M,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 |
| 1 | <p>Mr Chandan Chatterjee Son of Mr Sishir Chatterjee Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office</p>   <p>Signature: <i>Chandan Chatterjee</i></p> <p>05/09/2023</p> |
| <p>Vidyasagar Pally Katjuridana Kenduadihi Bankura, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, , Aadhaar No: 49xxxxxxx5726 Status : Representative, Representative of : M S. MAHALAXMI BUILDERS (as PARTNER)</p> | |
| 2 | Name Photo Finger Print Signature |
| 2 | <p>Mrs Shrabanti Choudhury Wife of Mr Saikat Choudhury Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office</p>   <p>Signature: <i>Shrabanti Choudhury</i></p> <p>05/09/2023</p> |
| <p>209/A, Cinema Road, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, , PAN No::: BLxxxxxx6H, Aadhaar No: 72xxxxxxx7966 Status : Representative, Representative of : M S. MAHALAXMI BUILDERS (as PARTNER)</p> | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|--|
| <p>Mr Swarup Konar Son of Swapan Konar Shahid Dinesh Gupta Road Behala, City:- P.O - Behala, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN- 700034</p>   <p>05/09/2023</p> | | | <p>Signature: <i>Mr Swarup Konar</i></p> <p>05/09/2023</p> |
| <p>Identifier Of Mr Bhagbat Prasad Chowdhury, Mr Soumitra Paul, Mr Saikat Chowdhury, Mrs Shrabanti Choudhury, Mr Rahul Rakshit, Mrs Sunanda Rakshit, Mr Dinabandhu Chowdhury, Mr Chandan Chatterjee, Mrs Shrabanti Choudhury, Mrs Krishna Chowdhury</p> | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------------|----------------------------------|
| 1 | Mr Bhagbat Prasad Chowdhury | M S. MAHALAXMI BUILDERS-2.68 Dec |

Transfer of property for L10

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|----------------------------------|
| 1 | Mr Soumitra Paul | M S. MAHALAXMI BUILDERS-1.25 Dec |

Transfer of property for L11

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------|----------------------------------|
| 1 | Mr Saikat Chowdhury | M S. MAHALAXMI BUILDERS-1.25 Dec |

Transfer of property for L12

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|----------------------------------|
| 1 | Mrs Shrabanti Choudhury | M S. MAHALAXMI BUILDERS-1.25 Dec |

Transfer of property for L13

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|----------------------------------|
| 1 | Mr Rahul Rakshit | M S. MAHALAXMI BUILDERS-1.25 Dec |

Transfer of property for L14

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------|----------------------------------|
| 1 | Mrs Sunanda Rakshit | M S. MAHALAXMI BUILDERS-1.25 Dec |

Transfer of property for L15

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|----------------------------------|
| 1 | Mr Dinabandhu Chowdhury | M S. MAHALAXMI BUILDERS-1.25 Dec |

Transfer of property for L16

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------|----------------------------------|
| 1 | Mrs Knshna Chowdhury | M S. MAHALAXMI BUILDERS-1.25 Dec |

Transfer of property for L17

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|--------------------------------------|
| 1 | Mr Dinabandhu Chowdhury | M S. MAHALAXMI BUILDERS-0.735626 Dec |

Transfer of property for L18

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|--------------------------------------|
| 1 | Mrs Krishna Chowdhury | M S. MAHALAXMI BUILDERS-0.735626 Dec |

Transfer of property for L19

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|--------------------------------------|
| 1 | Mr Dinabandhu Chowdhury | M S. MAHALAXMI BUILDERS-0.307084 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|----------------------------------|
| 1 | Mr Soumitra Paul | M S. MAHALAXMI BUILDERS-2.69 Dec |

Transfer of property for L20

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|--------------------------------------|
| 1 | Mrs Krishna Chowdhury | M S. MAHALAXMI BUILDERS-0.307084 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------|----------------------------------|
| 1 | Mr Saikat Chowdhury | M S. MAHALAXMI BUILDERS-2.69 Dec |

Transfer of property for L4

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|----------------------------------|
| 1 | Mrs Shrabanti Choudhury | M S. MAHALAXMI BUILDERS-2.69 Dec |

Transfer of property for L5

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|----------------------------------|
| 1 | Mr Rahul Rakshit | M S. MAHALAXMI BUILDERS-2.69 Dec |

Transfer of property for L6

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------|----------------------------------|
| 1 | Mrs Sunanda Rakshit | M S. MAHALAXMI BUILDERS-2.69 Dec |

Transfer of property for L7

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------------|----------------------------------|
| 1 | Mr Dinabandhu Chowdhury | M S. MAHALAXMI BUILDERS-2.69 Dec |

Transfer of property for L8

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|----------------------------------|
| 1 | Mrs Krishna Chowdhury | M S. MAHALAXMI BUILDERS-2.68 Dec |

Transfer of property for L9

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------------|----------------------------------|
| 1 | Mr Bhagbat Prasad Chowdhury | M S. MAHALAXMI BUILDERS-1.25 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------------|--|
| 1 | Mr Bhagbat Prasad Chowdhury | M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft |
| 2 | Mr Soumitra Paul | M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft |
| 3 | Mr Saikat Chowdhury | M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft |
| 4 | Mrs Shrabanti Choudhury | M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft |
| 5 | Mr Rahul Rakshit | M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft |
| 6 | Mrs Sunanda Rakshit | M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft |
| 7 | Mr Dinabandhu Chowdhury | M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft |
| 8 | Mrs Krishna Chowdhury | M S. MAHALAXMI BUILDERS-125.00000000 Sq Ft |

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Cinema Road, Road Zone : (Ward no 5 – Ward no 5)
 Mouza: Demurari Gopinathpur, JI No: 205, Pin Code : 722101

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1 | LR Plot No:- 4273, LR Khatian No:- 8745 | Owner:ভাগবত প্রসাদ চৌধুরী, Gurdian:মহাদেব প্রসাদ, Address:নিত , Classification:বস্তু, Area:0.02680000 Acre, | Mr Bhagbat Prasad Chowdhury |
| L2 | LR Plot No:- 4273, LR Khatian No:- 8732 | Owner:সৌমিত্র পাল, Gurdian:কামারচন্দ্র , Address:নিত , Classification:বস্তু, Area:0.02690000 Acre, | Mr Soumitra Paul |
| L3 | LR Plot No:- 4273, LR Khatian No:- 8736 | Owner:সৈকত চৌধুরী, Gurdian:কামীনাথ , Address:নিত , Classification:বস্তু, Area:0.02690000 Acre, | Mr Saikat Chowdhury |
| L4 | LR Plot No:- 4273, LR Khatian No:- 8742 | Owner:শ্রাবন্তী চৌধুরী, Gurdian:সৈকত চৌধুরী, Address:নিত , Classification:বস্তু, Area:0.02690000 Acre, | Mrs Shrabanti Choudhury |
| L5 | LR Plot No:- 4273, LR Khatian No:- 8738 | Owner:রাহুল রক্ষিত, Gurdian:কামারচন্দ্র , Address:নিত , Classification:বস্তু, Area:0.02690000 Acre, | Mr Rahul Rakshit |

| | | | |
|-----|---|---|-----------------------------|
| L6 | LR Plot No.- 4273, LR Khatian No.- 8740 | Owner:সুবন্দা রক্ষিত, Gurdian:রানা প্রজাপ রক্ষিত, Address:নিত , Classification:বায়, Area:0.02690000 Acre, | Mrs Sunanda Rakshit |
| L7 | LR Plot No.- 4273, LR Khatian No.- 8730 | Owner:দীনবন্ধু চৌধুরী, Gurdian:মহাদেব চৌধুরী, Address:নিত , Classification:বায়, Area:0.02690000 Acre, | Mr Dinabandhu Chowdhury |
| L8 | LR Plot No.- 4273, LR Khatian No.- 8734 | Owner:কৃষ্ণা চৌধুরী, Gurdian:দীনবন্ধু চৌধুরী, Address:নিত , Classification:বায়, Area:0.02680000 Acre, | Mrs Krishna Chowdhury |
| L9 | LR Plot No.- 4283, LR Khatian No.- 8745 | Owner:ভগবত প্রসাদ চৌধুরী, Gurdian:মহাদেব প্রসাদ, Address:নিত , Classification:ভড়া, Area:0.01250000 Acre, | Mr Bhagbat Prasad Chowdhury |
| L10 | LR Plot No.- 4283, LR Khatian No.- 8732 | Owner:সৌমিত্রা পাল, Gurdian:নারায়নচন্দ্র , Address:নিত , Classification:ভড়া, Area:0.01250000 Acre, | Mr Soumitra Paul |
| L11 | LR Plot No.- 4283, LR Khatian No.- 8736 | Owner:সৈকত চৌধুরী, Gurdian:কপীলাক্ষ , Address:নিত , Classification:ভড়া, Area:0.01250000 Acre, | Mr Saikat Chowdhury |
| L12 | LR Plot No.- 4283, LR Khatian No.- 8742 | Owner:শ্রাবণী চৌধুরী, Gurdian:সৈকত চৌধুরী, Address:নিত , Classification:ভড়া, Area:0.01250000 Acre, | Mrs Shrabanti Choudhury |
| L13 | LR Plot No.- 4283, LR Khatian No.- 8738 | Owner:রামুল রক্ষিত, Gurdian:রানাভজাপ , Address:নিত , Classification:ভড়া, Area:0.01250000 Acre, | Mr Rahul Rakshit |
| L14 | LR Plot No.- 4283, LR Khatian No.- 8740 | Owner:সুবন্দা রক্ষিত, Gurdian:রানা প্রজাপ রক্ষিত, Address:নিত , Classification:ভড়া, Area:0.01250000 Acre, | Mrs Sunanda Rakshit |
| L15 | LR Plot No.- 4283, LR Khatian No.- 8730 | Owner:দীনবন্ধু চৌধুরী, Gurdian:মহাদেব চৌধুরী, Address:নিত , Classification:ভড়া, Area:0.01250000 Acre, | Mr Dinabandhu Chowdhury |
| L16 | LR Plot No.- 4283, LR Khatian No.- 8734 | Owner:কৃষ্ণা চৌধুরী, Gurdian:দীনবন্ধু চৌধুরী, Address:নিত , Classification:ভড়া, Area:0.01250000 Acre, | Mrs Krishna Chowdhury |
| L17 | LR Plot No.- 4281, LR Khatian No.- 8985 | Owner:দীনবন্ধু চৌধুরী, Gurdian:মহাদেব চৌধুরী, Address:২, শহীদ মিনেপ গুড় রোড, বদু কলোনী, বেহালা, কলকাতা-৭০০০৩৪ , Classification:বায়, Area:0.00600000 Acre, | Mr Dinabandhu Chowdhury |
| L18 | LR Plot No.- 4281, LR Khatian No.- 8986 | Owner:কৃষ্ণা চৌধুরী, Gurdian:দীনবন্ধু চৌধুরী, Address:২, শহীদ মিনেপ গুড় রোড, বদু কলোনী, বেহালা, কলকাতা-৭০০০৩৪ , Classification:বায়, Area:0.00600000 Acre, | Mrs Krishna Chowdhury |
| L19 | LR Plot No.- 4282, LR Khatian No.- 8985 | Owner:দীনবন্ধু চৌধুরী, Gurdian:মহাদেব চৌধুরী, Address:২, শহীদ মিনেপ গুড় রোড, বদু কলোনী, বেহালা, কলকাতা-৭০০০৩৪ , Classification:বায়, Area:0.00250000 Acre, | Mr Dinabandhu Chowdhury |
| L20 | LR Plot No.- 4282, LR Khatian No.- 8986 | Owner:কৃষ্ণা চৌধুরী, Gurdian:দীনবন্ধু চৌধুরী, Address:২, শহীদ মিনেপ গুড় রোড, বদু কলোনী, বেহালা, কলকাতা-৭০০০৩৪ , Classification:বায়, Area:0.00250000 Acre, | Mrs Krishna Chowdhury |

Endorsement For Deed Number : I - 190412766 / 2023

On 05-09-2023

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 11:45 hrs on 05-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Dinabandhu Chowdhury, 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 1,51,70,844/-

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

Execution is admitted on 05/09/2023 by 1. Mr Bhagbat Prasad Chowdhury, Son of Late Mahadeb Prasad Chowdhury, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 2. Mr Soumitra Paul, Son of Narayan Chandra Paul, 203, Nutanchati Main Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Service, 3. Mr Saikat Chowdhury, Son of Late Kashinath Chowdhury, 209/a031, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Service, 4. Mrs Shrabanti Choudhury, Wife of Saikat Choudhury, 209/a031, Cinema Road Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife, 5. Mr Rahul Rakshit, Son of Rana Pratap Rakshit, 14/3 Ashutosh Mukherjee Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business, 6. Mrs Sunanda Rakshit, Daughter of Rana Pratap Rakshit, 14/3 Ashutosh Mukherjee Lane, P.O: Salkia, Thana: Golabari, , Howrah, WEST BENGAL, India, PIN - 711106, by caste Hindu, by Profession Business, 7. Mr Dinabandhu Chowdhury, Son of Late Mahadeb Chowdhury, 2, Sahid Dinesh Gupta Road, Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Advocate, 8. Mrs Krishna Chowdhury, Wife of Mr Dinabandhu Chowdhury, 2, Sahid Dinesh Gupta Road Jadu Colony, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by Mr Swarup Konar, , Son of Swapan Konar, Shahid Dinesh Gupta Road Behala, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

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

Execution is admitted on 05-09-2023 by Mrs Shrabanti Choudhury, PARTNER, M S. MAHALAXMI BUILDERS (Partnership Firm), Vidyasagar Pally Katjuridanga Kenduadihi Bankua, City:- Bankura, P.O:- Kenduadihi, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Mr Swarup Konar, , Son of Swapan Konar, Shahid Dinesh Gupta Road Behala, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

Execution is admitted on 05-09-2023 by Mr Chandan Chatterjee, PARTNER, M S. MAHALAXMI BUILDERS (Partnership Firm), Vidyasagar Pally Katjuridanga Kenduadihi Bankua, City:- Bankura, P.O:- Kenduadihi, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Mr Swarup Konar, , Son of Swapan Konar, Shahid Dinesh Gupta Road Behala, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 126.00/- (E = Rs 42.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 42/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/09/2023 9:14AM with Govt. Ref. No: 192023240204164261 on 05-09-2023, Amount Rs: 42/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX8861001 on 05-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

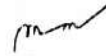
certified that required Stamp Duty payable for this document is Rs. 40,050/- and Stamp Duty paid by Stamp Rs 39,650/-, by online = Rs 39,650/-

Description of Stamp

Stamp: Type: Impressed, Serial no 37957, Amount: Rs.500.00/-, Date of Purchase: 18/08/2023, Vendor name: A Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 05/09/2023 9:14AM with Govt. Ref. No: 192023240204164261 on 05-09-2023, Amount Rs: 39,650/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKX8861001 on 05-09-2023, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

State of Registration under section 60 and Rule 69.
Entered in Book - I
Serial number 1904-2023, Page from 588358 to 588405
Deed No 190412766 for the year 2023.



Mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.09.06 15:48:50 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 06/09/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.