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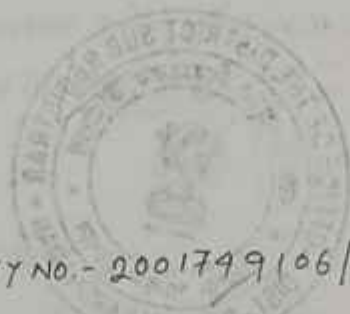


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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25/07/2024

Certified that the Document is admitted to registration. The endorsement Sheet attached with this document are the Part of this document.



Query NO. - 2001749106/2024

DEVELOPMENT AGREEMENT

[Signature]
DISTRICT SUB-REGISTRAR
Paschim Bardhaman

~~31 JUL 2024~~

25 JUL 2024

23/1

DISTRICT SUB-REGISTRAR
Paschim Bardhaman

25 JUL 2024

[Signature]

Sl No. 849 Date 08/02/24
Sold to Bidisha Niketan
Address D90-16
Value of Stamp 500
Date of Purchase of the stamp
Prepared Treasury 27 JUN 2024
Name of the Treasury from
Durgapur



Somnath Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-1#
Licence No.-1/2016-17



DISTRICT SUB-REGISTRAR
Paschim Bardhaman

25 JUL 2024

THIS DEVELOPMENT AGREEMENT IS MADE ON 25 DAY OF JULY, 2024

BETWEEN

(1) **MR. RANJIT KUMAR ROY @ RANJIT ROY** [PAN - ACLPR6378M] [AADHAAR- 5506 7783 8226] Son of Late Bibhuti Roy @ Bibhuti Bhusan Roy, By Caste- Hindu, by nationality Indian, by Occupation- Advocate and

(2) **MR. TAPAS ROY**[PAN- AFDPR4546L] [AADHAAR- 2519 4231 1305] Son of Late Bibhuti Roy @ Bibhuti Bhusan Roy, By Caste, Hindu, by nationality Indian, by Occupation- Business.

Both are resident of Andal More, P.O- Andal, P.S- Andal, Dist- Paschim Bardhaman, West Bengal, Pin- 713321, hereinafter are jointly & severally referred to and called as *LANDOWNER(S)* (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

BIDISHA NIKETAN [PAN NO. AASFB9813E](a partnership firm), having its office at 2/12, Rocky Path, Moulana Azad, City Centre, P.O.- City Centre, P.S - Durgapur, Pin - 713216, District-Paschim Bardhaman, West Bengal, India represented by one of its partner namely **MR.BISWABJOY SUTTRADHAR** [PAN NO. BEPPS5320M] [AADHAAR NO. 4946 9470 8781] Son of Rasamay Sutradhar, by faith- Hindu, by occupation- Business, by nationality Indian, resident of 5/8 Mahiskapur Road, P.O. -Durgapur-05, P.S. - Durgapur, Dist- Paschim Bardhaman, West Bengal, Pin- 713205. Hereinafter referred to and called as *DEVELOPER* (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its respective heirs, representatives, executors, administrators, successors and assigns) of the OTHER PART.

WHEREAS the schedule mentioned landed Property originally belonged to Bibhuti Roy @ Bibhuti Bhusan Roy, son of Panchkori Roy and he acquired the property by dint of two Deeds Vide No. I-4071 for the year 1957 of ADSR Raniganj and I-

1085 for the year 1966 of Joint Sub Registrar of Raniganj at Durgapur and mutated his name in L.R.R.O.R.

AND WHEREAS said Bibhuti Roy @ Bibhuti Bhusan Roy, son of Panchkori Roy, during his peaceful possession when died leaving behind his two sons namely Mr. Ranjit Kumar Roy @ Ranjit Roy and Mr. Tapas Roy, as his only legal heirs and successors and they become joint owners of the schedule mentioned land as per law of inheritance and mutated their names in L.R. records of rights under separate L.R. Parcha being Khatian Nos. 3400, 3401 and paid land revenue and other taxes and converted the said land from Danga to Bastu, Vide Case Nos. CN/2021/2301/368 & CN/2021/2301/369 of the District Land and Land Reforms Office, Paschim Bardhaman, dated- 29.12.2021 and obtained Land Use NOC from ADDA, dated- 08.10.2020 and obtained permission for construction of residential apartment (G+VI) from the Office of Andal Panchayat Samity, dated- 19.01.2023 and obtained NOC from Fire Safety recommendation, dated- 14.02.2020.

AND WHEREAS the LAND OWNER(S) are the absolute OWNER(S) seized and possessed of or otherwise well sufficiently entitled to all that land particularly mentioned and described in the schedule hereunder written and hereinafter for the sale of brevity referred to as the said property.

AND WHEREAS the OWNER(S) are desirous of construction of a multi storied building containing several self-contained flats and Car parking spaces and Residential Housing Complex etc. But for want of time, experience and fund she is unable to proceed with such a project.

AND WHEREAS the OWNER(S) are in need of a Firm/ Company/person who would take up the project and start and complete the multi storied building containing several self-contained flats and car parking spaces etc by taking all sorts of steps for developing the said property and for completing the proposed building by providing fund from its own source.

AND WHEREAS the DEVELOPER is engaged in civil construction and development of immovable properties. The OWNER(S) approached the DEVELOPER to take up the project and complete the same by providing their own fund.

AND WHEREAS the Second Party having a business of Development and Construction of Multistoried Building and for the same the First Party being Land Owners of the Schedule mentioned Plot of Land willing to handover the said land for Development & construction of Multistoried Building (up to its higher limit according to approved Building Plan) comprising of Several Flats/Apartment and on the other hand the Developer also agreed to take this Plot of Land from the Land Owner/First Parties for this Project purpose.

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

ARTICLE - 1. DEFINITIONS

- I. OWNER(S) Shall mean the said (1) **MR. RANJIT KUMAR ROY @ RANJIT ROY**[PAN - ACLPR6378M] [AADHAAR- 5506 7783 8226] Son of Late Bibhuti Roy @ BibhutiBhusan Roy and (2) **MR. TAPAS ROY**[PAN- AFDPR4546L] [AADHAAR- 2519 4231 1305]Son of Late Bibhuti Roy @ BibhutiBhusan Roy and includes his/her/their heirs, representative, executors, administrator and assigns.
- II. DEVELOPER Shall mean **BIDISHA NIKETAN**[PAN NO. AASFB9813E], represented by one of its partner namely **MR. BISWABIJOY SUTTRADHAR**[PAN NO. BEPPS5320M] [AADHAAR NO. 4946 9470 8781]Son of RasamaySutradharand includes their heirs, representative, executors, administrator and assigns and successors.
- III. PREMISES Shall mean the land measuring an area 24 Decimalsituated within **Mouza- Ramprasadpur**,J.L. No – 51. recorded in L.R. Khatian No. 3400, 3401, Police Station, Andal, District- PaschimBardhaman, District Sub Registration Office-PaschimBardhaman, under Ramprasadpur Gram Panchayat.A hand Sketch Plan Annexed herewith with border *RED*, which is the part & parcel of this Deed. Entire Land is described below :-
- (i) R.S. & L.R. Plot No-1122/2027, L.R. Khatian No.3400, area 8 Decimal, Class-Bhiti and Proposed used as Other Commercial Use.

- (ii) **R.S. & L.R. Plot No-1124**, L.R. Khatian No.3400, area **4 Decimal**, Class-Danga and Proposed used as Other Commercial Use.
- (iii) **R.S. & L.R. Plot No-1122/2027**, L.R. Khatian No.3401, area **8 Decimal**, Class-Bhiti and Proposed used as Other Commercial Use.
- (iv) **R.S. & L.R. Plot No-1124**, L.R. Khatian No.3401, area **4 Decimal**, Class-Danga and Proposed used as Other Commercial Use.

IV. NEW BUILDING. Shall mean and include the multi storied building up to its highest limit or as may be extended further to be constructed at the said land in accordance with the plan to be sanctioned by the RAMPRASADPUR GRAM PANCHAYAT authority.

V. COMMON FACILITIES AND AMENITIES Shall mean and include corridor, stair ways, passage ways, Pump room, Tube-well, Over-head tank, Septic Tank, Sock Well, Water pump and Motor and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of building and land there under as per Apartment Ownership Act 1972 or mutually agreed upon by the owners of the flats.

VI. SALEABLE PLACE , shall mean the space in the new building available for independent use and occupation after making due provisions for common facilities and amenities and the space required thereof.

VII. OWNERS' ALLOCATION. Shall mean the Non refundable amount, Flats and Parking mentioned in the Second Schedule according to Approved Building Plan of RAMPRASADPUR GRAM PANCHAYAT together with the undivided impartible proportionate interest in the said land.

VIII. DEVELOPER'S ALLOCATION. Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the Landowners' allocation and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of RAMPRASADPUR GRAM PANCHAYAT.

- IX. ARCHITECT, shall mean the person who may be appointed by the developer for designing and planning of the said building and obtain the sanction building plan.
- X. BUILDING PLAN, shall mean the plan or plans for the construction of the new building to be submitted or to be sanctioned by the RAMPRASADPUR GRAM PANCHAYAT authority with the alterations and modifications as may be made by the developers with the approval of the appropriate authority from time to time.
- XI. COVERED AREA shall mean the plinth area of the said unit/flat/ parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions. Provided that if any wall be common between two units/ flats/ then one half of the area which shall be included in each unit/ flat.
- XII. TRANSFER shall mean its grammatical variations include transfer by possession and title/ or by any other means as may be adopted for effecting what is to be understood transfer of space/ super build up area in the multistoried building to the purchaser thereof although the same may not amount to be a transfer in law.
- XIII. TITLE DEED, shall mean an includes the following deeds and documents -
- A. Regd. Settlement Deed being No. 1- 4071 for the year 1957.
 - B. Regd. Sale Deed being No. 1-1085 for the year 1966.
 - C. I.R. Parchas.
 - D. Khajna receipts.
 - E. Conversion Certificates
 - F. NOC from ADDA.
 - G. NOC from West Bengal Fire & Emergency Services.
 - H. NOC from Gram Panchayat.
- XIV. WORDS IMPORTING, singular shall includes plural and vice -versa. Masculine gender shall includes feminine or neuter genders likewise

importing famine genders shall includes masculine and neuter genders
shall includes masculine and famine genders

ARTICLE-II. COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced on and with effect from the date of execution of this agreement or the date as stipulated in the above.

ARTICLE-III. OWNERS RIGHTS AND REPRESENTATIONS

1. The owners is/are absolutely seized and possessed of land or otherwise well and sufficiently entitled to the said premises and ALL THAT exclusive right, title, interest in the said land/ premises and has a good, clear and absolute marketable title to enter into this agreement with the developer.
2. There is no legal bar or otherwise for the owners to obtain the certificate under the provision of the Income Tax Act, 1961 or other consents and permission that may be required.
3. There is no excess vacant land in the said premises and is not vested under the urban land(ceiling and regulation) act, 1976.
4. That the land owners handed over the said land/ premises as mentioned in the schedule below from that day for develop/ erect the multistoried building to the developer as agreed terms and conditions here under written.
5. The said premises are free from all encumbrances, charges, liens, impendent, attachments, trusts, debtors, walkf, mortgage, and acquisitions whatsoever.
6. There is no suit or proceeding regarding the title of affecting the title of the owners in respect of the said premises or any parts thereof.
7. That the Developer shall bound to inform and handover a copy of Approved Building Plan within 30 days from the date of received from the competent authority and also bound to provides specific Allocation of all Landowners as per share ratio mentioned above by executing a separate "Allocation Agreement" in favour of the Landowners. It is also mentioned that the Developer have right to choice 50% of Flats & Car Parking spaces of their "Landowners' Allocation Part".

ARTICLE-IV. DEVELOPERS RIGHTS

1. The owners hereby grant subject to what has been hereinafter provided the exclusive rights (except the Landowners' allocation) to the developers to built, construct, erect and complete the said building comprising of various sizes of flats in order to sell the said flat to the intended purchaser/ purchasers for their residential purpose by entering into an agreement for sale and/or transfer and/or

- construction in respect of developers allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modifications made or caused by the developer with the approval of the owners by demolishing the existing old building and by constructing new building thereon.
2. The developers shall be entitled to prepare, modify or alter the plan with approval of the owners and submit the same to the appropriate authority in the name of the owners as its own cost and charges and developers shall pay and bear the expenses required to be paid or deposited for obtaining sanction of the building plan from the appropriate authorities, if required, for construction of building at the premises.
 3. The owner shall put the developers into possession of the said premises in terms of this agreements and the developers shall be entitled to deal with the said premises on the terms and conditions here in contents and also in accordance with the power and authorities to be conferred on the developer in accordance with a general power of attorney specifically for the purpose of development for construction of a new building as contemplated in this presence with power to sale, transfer, lease, late out, mortgage in respect of the DEVELOPER ALLOCATION ONLY.
 4. Simultaneously after execution of these presents the developers shall be at liberty to take possession of the premises and hold the same at its discretion for the purpose of said construction.

ARTICLE -V, APARTMENT CONSIDERATION

1. In consideration of the owners having agreed to permit to the developer to sell the flat of the said premises and construct, erect, and complete the building on the said premises the developers agreed--
 - A) That the developers shall construct the building in question over the scheduled property at their own cost, expenses and efforts in term of the sanctioned building plan of the said proposed building from the competent authority or RAMFRASADPUR GRAM PANCHAYAT and obtain all necessary permission and or approvals and or consent in the name of the land owner.
 - B) In respect of the construction of the building to pay cost of supervision of the development, construction of the building at the said premises.
 - C) To bear all costs, charges and all expenses of construction in the building at the said premises.
 - D) The new building will be constructed at the said premises within 30 months from the date of this Agreement which is the essence of this contract. The said time will be enhanced for further 6 months for unavoidable circumstances.

- E) The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

ARTICLES-VI. OWNER'S ALLOCATION

1. In consideration of the above the Owner will get 35% in total constructed area in the premises together with proportionate right, title and interest in the said land including common faculties and amenities as per sanctioned plan of RAMPRASADPUR GRAM PANCHAYAT.
2. The Developer shall also construct erect and complete the said building at his own costs with entire common facilities and amenities of the building including electric lines fittings, lift, pump etc.
3. If there is any addition and alteration of the sanctioned plan the developer will be responsible for that and for further submission of Revised plan the necessary costs will be incurred by the Developer.
4. The Developer shall have no right, title and interest whatsoever in the owner's allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the owner.

ARTICLE -VII. DEVELOPER'S ALLOCATION

In consideration of the above, the developer shall be entitled to get 65% in total constructed area in the premises together with proportionate right, title and interest in the said land including common facilities and amenities in the entire portion of the saleable space in the building to be constructed including the right to use thereof to be available at the said premises upon construction of the said building after providing for the owner's allocation and the developer shall be entitled to enter into an agreement for sale and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose entering into such agreement it shall not obligatory on the part of the developer to obtain any further consent of the owner and this agreement by itself shall be treated as consent by the owner provided however the developer will not be entitled to deliver possession of Developer's allocation to any of its transferees until the developer shall make over possession of the owner and comply with all other

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obligation of the developer to the owner his agreement provided that the deeds of transfer of the flats under developer's allocation shall be executed by the owner and developer jointly.

ARTICLE-VIII PROCEDURE

1. Upon execution of these presents the owner shall grant a General power of Attorney in favour of the partners of the Developers firm.
2. Immediately upon the Developer obtaining peaceful possession of the said premises/ vacant land with structure thereon the developer shall be entitled demolish. The existing structure at its Developer's costs and expenses by his contractor and all salvage materials arising there from, shall belong to the Developer.
3. That as far as necessary all dealings by the developer in respect of the new building shall be in the name of the owner and for which purpose the owner undertake to give the Developer or its nominee or nominees power of Attorney in form and manner as requested by the Developer. It is being understood however that such dealings shall not in any manner fasten or create any financial liabilities upon and against the owner.
4. The owner shall grant to the developer for the purpose of obtaining the Sanctions or all necessary permission and approvals for different authorities in connection with the construction of the building and Electricity and also for pursuing and following up the matter with the municipality or other appropriate authority or authorities for the purpose of amendment or alteration of the said plan.
5. That in the event executing of any default or delay or refusal on the part of the owner in the deed of conveyance or transfer as the case may be the developer shall as the Constituted Attorney of the owner is entitled to execute the deed of conveyance of transfer for and on behalf of the owner.
6. The Developer is carrying on business as a builder and shall be entitled to enter in to agreement for sale of various portion with to various persons intended to own the constructed spaces and for the purpose of proper enjoyment of the Developer's allocation or the persons with whom the Developer shall enter into any agreement for sale of flats/units/and /or other built up areas the Developer shall be entitled to nominate such person or persons for the purpose of obtaining such transfer of the flat/units/parking space and undivided proportionate share in the said premises attributable there to in respect of the Developer's allocation and the owner hereby agree to execute the deed of conveyance or to transfer such undivided proportionate share to the land comprised in the said premises directly infavour of such person or persons it being expressly agreed that the Owner shall not be

entitled to claim any further consideration for sale or transfer and this agreement for development by itself will be the consideration for sale and transfer of such undivided proportionate share.

ARTICLE-IX. CONSTRUCTION

The developer shall be solely and exclusively responsible for the construction of the said building and the Developer will take all sorts of precaution to avoid accident and also started construction after soil Test. In case of any accident or labour problem the land lord/owner will not responsible but any major problem or any dispute regarding land or any legal bar/affair of any Loan Burden the developer will not responsible and the owner shall have to clear up the said problem and in that case the delayed time will be added to the total completion period of the project.

ARTICLE-X. SPACE ALLOCATION

1. That after completion of the building the owner shall be entitled to obtain physical possession of the owner's allocation as stated above and the balance constructed area and other portion of the said building shall belong to the developer and to that effect the developer shall supply a copy of the completion certificate from the planner/architect or competent authority.
2. The developer shall be exclusively entitled to the building with exclusive right to transfer from the owner and to transfer or otherwise deal with or to dispose of the same without any right claim or interest therein whatsoever of the of owner and owner shall not in and any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
3. The owner and/or Developer shall be entitled to transfer or otherwise deal with their respective allocation even before the completion of construction.
4. The Developer shall be exclusively entitled to the Developer's allocation with exclusive right to enter into agreement for sale or transfer or dispose of the same without any right claim and interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation and no further consent shall be required and this agreement by itself shall be covered the consent of the Owner.
5. Both the OWNER(S) and DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.

ARTICLE-XI. BUILDING

1. The developers shall at their own cost structure, erect and complete and multi storied building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time and such construction of the building shall be completed entirely by the developers within **30 months** from the date of execution of this Development Agreement including 6 months grace period if required.
2. The developer shall erect the said building at their own cost as per specification and drawings in the sanctioned plan with common anilities and facilities for the flat holders shall be provided as are required and to be provided as residential building, self-contained apartment and constructed space for sale and/or residential flat and/or constructed space therein on ownership basis.
3. The develops shall be authorized in the name of the owners in so far as necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials allocation to the owners for the construction of the building and to similarly apply for an obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other impute and facilities required for the construction of enjoyment of the building for which purpose the power shall execute in favour of the developer a Development Power of Attorney any other authorities as shall be required by the developers.
4. The developer shall at liberty at its own cost and expenses and without causing any financial or other liability on the owner will construct and complete the building in various unit and/or apartment herein according to the building plan and amendment thereto or modification thereof made or cost to be made by the developer without the consent of the owner in writings.
5. All cost, charges and expenses in respect of the construction of the new building including architect's fees shall be paid discharged and borne by the developer and the owners shall have no liabilities in this context.
6. The developers shall at his own cost will install electricity wiring, water, pipe line, sewage connection in portion of the owner's allocation also include lift in the building the owner shall be liable to contribute only of Electric Meter cost for his own allocation.

ARTICLES-XII. COMMON FACILITES

1. The developer shall pay and bear the property tax and other dues and outgoings in respect of this building according to dues as on land from the date of handed over the vacant possession by the owners till as provided hereafter.
2. As soon as the building is completed and the Electricity, wiring, sewerage line, water pipe line are ready according to the specification and plan thereof and certificate to the architect from the competent authority herein produce to that effect the developer shall give written notice to the owner requesting the owner to take possession of the owner's allocation in the building and the developer can registered and delivered the flats to the purchaser after due execution of the deed by the owner after full and final satisfaction of the owner.
3. As and from the date of service of notice of possession, the owner and developer and the flat owner's shall be responsible to pay and bear the proportionate share of the service charges for the common facilities in the building i.e. proportionate share of the premises for water, fire and Scavenging charges and taxes light, Sanitation and lift maintenance operation, repair and renewal charges for bill collection management of the common facilities and renovation, replacement, repair and maintenance charges and expenses for the building and of the common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, applications and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.
4. The owners shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said building, subject to the conditions of this agreement.

ARTICLE -XIII , OWNER'S OBLIGATION

1. The owner agrees and covenant with the developer not to cause any interference or hindrance in the construction work of the building at the said premises by the developer or its contractors, engineers and all workmen under its employment if work be done legally and as per agreement.
2. The owner hereby agrees and covenant with the developer not to do any act deed or thing whereby the developer shall be prevented from selling, assign and or disposing of any of the part of the said building or any other things at the said premises.
3. The original title deeds and documents in respect of the said premises shall be kept by the owner during construction period and after completion of the construction shall be delivered to the developer subject to full and final satisfaction of the owners as per agreed terms of payment.

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4. That the Landowners shall agreed and bound to give Parking space for construction of 30 numbers of Parking space within the Project Area in favour of the Developer.

ARTICLE -XIV , DEVELOPERS' OBLIGATION

1. The developer hereby agrees and consents with the owner to complete the construction of the new building within **30 months** from the date of execution of this Agreement with grace period of 6 Months.
2. That if the Developer fail to complete the Owner's allocation within stipulation period/agreed time in that case the developer shall liable to pay Rs. 15.000/ (Rupees Fifteen Thousand)per month as compensation to the owner.

ARTICLE -XV, OWNER'S INDEMNITY

1. The owner hereby undertakes that the developer shall be entitled to the said construction of the new building and shall enjoy its allotted space without any interference and or disturbance.
2. The owner hereby declare that the owner's have a clear marketable title in respect of the said premises without any claim, right title, interest of any person or persons and the owner's declare that they have good right absolute authority, and power to enter into this agreement with the developer and the owners hereby also undertake to indemnify and to keep the developer indemnified against any and all other particular claims action and demands whatsoever.
3. That if the Owner intended to sale Owner's allocation through the Developer in that case the Developer will get 5% of the Sale price as marketing charges.
4. The original title deeds and documents in respect of the said premises shall be kept by the owners during construction period and after completion of the construction, the Owners shall deliver all Title Deeds and allied Title documents in respect of this Project Land to the Flat owner's Association subject to full and final satisfaction of the owners as per agreed terms of payment and the owners if they not willing to handover of their own Title Deeds and allied Title documents in their favour, in that case the Owners singly/jointly/severally shall bound to each and every times as per requirement of intending purchasers and also at the times of Bank Loan searching(s)& verification(s) of every individual intending purchasers bound to provides the same in originals as per their demands.
5. That the Developer have right to take Project Loan for quick complete of the said Project from any Nationalized Bank or Banks.

ARTICLE -XVI. DEVELOPER INDEMNITY

1. The developer hereby undertake to keep the owner indemnified against all kinds of claim, damages, compensation, action out of any sort of act of commission the developer and/ or of any other person working it in or related to the construction of the said building at the said premises.
2. The developer hereby undertake to keep the owner indemnified against all suits, proceedings, costs, claims that may arise out of the said premises and/or the matter of construction of the said building and/or for any defect therein of any nature whatsoever.

ARTICLE-XVII. LEGAL PROCEEDING

1. The owner and the developer have entered in to this agreement on principal to principal basis voluntarily and with full knowledge the contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties.
2. It is hereby expressly agreed by and between the parties hereto that it shall be tire responsibility of the owner to defend all suits and proceeding which and the owner's shall execute any such additional power of attorney and/or authorization as may required may arise in respect of the development of the said premises at his own cost. The owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter by the developer for the purpose and the owner's also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this Agreement.
3. Any notice required to be given by the developer shall without prejudice to another mode of service available demand to have been served on the owners, if delivered to the developer by hand and duly acknowledgement due to the residence of the owner shall likewise be deemed to the have been served on the developer by hand or send by pre-paid Registered post to the Registered Office of the developer.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitle to borrow money from any Bank without creating any financial liability of the owner

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or affecting the estate and interest in the said premises and it is being expressly agreed and understood that in no event the owner or any other estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the owners' indemnity against all actions, suits, proceedings and costs, charges and expenses in respect thereof.


5. The name of the building shall be as desired by the parties after completion of the proposed building.
6. Both the developer and the Owner shall frame a scheme for the management and administration of the said building and or common parts thereof Owner hereby agree to abide by all the rules and regulations as such management society holding organization do hereby give their consent to abide by the same.
7. The owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer enters in to an agreement (the Stamp duty or Registration fees and all other expenses towards the registration will be borne by the intending purchaser).

ARTICLE -XVIII. FORCE MAJEURE

1. The developer shall not be consider to be liable for any obligation hereunder to be extent that the performance of the relevant obligation are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
2. Force majeure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike and/or other further commission beyond to the reasonable control of the developer.
3. That if any dispute arises in between the Developer and the Owner beyond the force Majeure then time will not be essence of the contract and the owner will not claim any damage for that.

ARTICLE -XIX. BREACH & CONSEQUENCES

The owners have every right to cancel and/or rescind this Agreement and Development power of Attorney after **30 months** and grace period of **6 months** if the Developer shall unable to complete the construction work or fail to make payment according to this agreement, the Developer shall be liable to pay extra compensation amount as mutually decided by both parties.

 That, this Agreement and Development Power of Attorney issued by the land owners are valid for this particular Project only as per sanction building plan issued by the Authority

concern and after completion and delivery of all Flats and with/without Car Parking Spaces in favour of prospective purchasers of this Project, this Agreement and Development Power of Attorney shall become inoperative and the Developer shall not be entitled to claim any right and interest from the land owner in any manner whatsoever.

In the event of either Party to this agreement committing breach of any of their obligations under this agreement the aggrieved Party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach. In the event of the developer not commencing construction of the new building upon expiry of the said stipulated and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach.

ARTICLE-XX. JURISDICTION

The Court at Durgapur, Dist - Paschim Bardhaman shall have the jurisdiction to try and entertain all actions, suits proceedings arising out of this agreement.

ARTICLE -XXI. ARBITRATION

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and condition herein contained or touching these presents or determination of any liability of any of the parties under this agreement. They will try first among themselves to solve that dispute or problem with friendly manner. If it will not possible by them the same shall be referred to arbitration of two arbitrators one to be appointed by each of the parties in dispute and same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications hereunder in force and the parties herein further agreed that all disputes will come under the jurisdiction of DURGAPUR COURT, Dist - Paschim Bardhaman as stated above.

FIRST SCHEDULED ABOVE REFERRED TO

[ENTIRE LAND AREA]

All that piece and parcel of Danga/Bhili land measuring about 24 ~~Decimal~~ vacant Land under Mouza- Ramprasadpur, J.L.No-51, recorded in L.R. Khatian Nos.-3400 & 3401, P.S.-Andal, A.D.S.R. Office at Raniganj and D.S.R. Office Paschim Bardhaman, within

Ramprasadpur Gram Panchayat Area, Dist.-Paschim Bardhaman, B.L. & L.R.O. Andal,
P.O.-Andal, Pin-713321, described with land details under following heads as hereto:-

- (i) R.S. & L.R. Plot No-1122/2027, L.R. Khatian No.3400, area 8 Decimal, Class-
Bhiti and Proposed used for Residential cum Commercial Housing Complex.
- (ii) R.S. & L.R. Plot No-1124, L.R. Khatian No.3400, area 4 Decimal, Class- Danga
and Proposed used for Residential cum Commercial Housing Complex.
- (iii) R.S. & L.R. Plot No-1122/2027, L.R. Khatian No.3401, area 8 Decimal, Class-
Bhiti and Proposed used for Residential cum Commercial Housing Complex.
- (iv) R.S. & L.R. Plot No-1124, L.R. Khatian No.3401, area 4 Decimal, Class- Danga
and Proposed used for Residential cum Commercial Housing Complex.

Butted and Bounded by:-

North:- 54 Feet wide Metal Road

East:- Landowners Land

South:- House of Late Banamali Roy

West:- House of Mukherjee Babu

SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNERS' ALLOCATION)

LAND OWNER	ALLOCATION
(1) MR. RANJIT KUMAR ROY @ RANJIT ROY AND (2) MR. TAPAS ROY	Land Owners will get jointly 35% in total constructed area (Flats & Car Parking space) within the Project together with proportionate right, title and interest in the said land including common facilities and amenities as per sanctioned plan of RAMPRASADPUR GRAM PANCHAYAT. Along with a sum of Rs.10,00,000/- which will be not adjustable or not refundable.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

Shall mean all entire building of 65% (Flats & Car Parking space) including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the Landowners' allocation as stated above and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of RAMFRASADPUR GRAM PANCHAYAT.

SPECIFICATIONS

WATER SUPPLY	Under Ground Water
WALLS	Conventional brickwork
WALL FINISH	Interior -Wall Putty Exterior - Combination of weather coat.
FLOORING	Vitrified Tiles in all Bedrooms, Living-cum-Dining, Kitchen, Balcony.
KITCHEN	Kitchen platform made of Granite Slab. tiles, up to the height of three feet from the platform. Stainless steel sinks, to be provided.
TOILET	Anti skit tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 Feet. sanitary C.I. Pipe and one western type commode, one Indian type commode, Concealed plumbing and pipe work.
DOORS	Wooden Doors, Flush doors and PVC Door in Toilet.
WINDOWS	Aluminum Sliding with MS Grill.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) points for 2 BHK & 30 (Thirty) Points for 3 BHK.Telephone and Television at extra costs.
ELECTRIC	Individual meter of each unit.

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

SIGNED AND DELIVERED by the Land Owners and Developer at Asansol D.S.R. Office in the presence of,

WITNESSES,

1) Souvik Roy
Sp. No. 1104
D/o - Rangachar Bose
P.O. - Khatra
P.N. - 710148

1) 
2) 

Signature of Land Owners

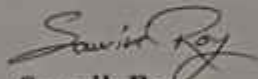
2) Biswarup Banik
Sp. - Madan Banik
D/o - Vidyasagar Palley Banachity
P.N. - 713 213

BIDISHA NIKETAN

Partner

Signature of the Developer

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



Souvik Roy
Advocate, Durgapur Court
En. No.F/991/782/2020.

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
	বাম হাত Left Hand				



Biswas

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Biswas

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
	বাম হাত Left Hand				



Biswas

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Biswas

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
	বাম হাত Left Hand				



Tam

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Tam

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জন Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
	বাম হাত Left Hand				

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Souvik Roy
2. FATHER/ HUSBAND NAME (পিতা/ স্বামীর নাম) : ALOK Roy
3. OCCUPATION (পেশা) : Others
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Panayab Bora
POST OFFICE (পোস্ট অফিস) Panayab Bora
POLICE STATION (থানা) Kanagan PIN 713148
DISTRICT (জেলা) North Bhatnagar STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) friend
6. AADHAR NO 4398 2382 4531
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Souvik Roy as identifier identifying the executants
of the concerned deed (Query No.) 2001749106/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Souvik Roy

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



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



192024250127311728

GRN Details

GRN: 192024250127311728 Payment Mode: SBI Epay
GRN Date: 18/07/2024 19:15:42 Bank/Gateway: SBICPay Payment Gateway
BRN : 6463861371348 BRN Date: 18/07/2024 19:16:20
Gateway Ref ID: IGAROKAPN2 Method: State Bank of India NB
GRIPS Payment ID: 180720242012731171 Payment Init. Date: 18/07/2024 19:15:42
Payment Status: Successful Payment Ref. No: 2001749106/1/2024

[Query No/*Query Year]

Depositor Details

Depositor's Name: Ms BIDISHA NIKETAN
Address: Durgapur 16
Mobile: 9735168110
Period From (dd/mm/yyyy): 18/07/2024
Period To (dd/mm/yyyy): 18/07/2024
Payment Ref ID: 2001749106/1/2024
Dept Ref ID/DRN: 2001749106/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001749106/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	19511
2	2001749106/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	10014
			Total	29525

IN WORDS: TWENTY NINE THOUSAND FIVE HUNDRED TWENTY FIVE ONLY.

PAID



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



192024250137174338

GRN Details

GRN:	192024250137174338	Payment Mode:	SBI Epay
GRN Date:	25/07/2024 15:26:44	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9201364033333	BRN Date:	25/07/2024 15:27:33
Gateway Ref ID:	IGARPEPCA0	Method:	State Bank of India NB
GRIPS Payment ID:	250720242013717432	Payment Init. Date:	25/07/2024 15:26:44
Payment Status:	Successful	Payment Ref. No:	2001749106/6/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms BIDISHA NIKETAN
Address:	DURGAPUR-16
Mobile:	9735168110
Period From (dd/mm/yyyy):	25/07/2024
Period To (dd/mm/yyyy):	25/07/2024
Payment Ref ID:	2001749106/6/2024
Dept Ref ID/DRN:	2001749106/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001749106/6/2024	Property Registration- Stamp duty	0030-02-103-003-02	49999
2	2001749106/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	32
			Total	50031

IN WORDS: FIFTY THOUSAND THIRTY ONE ONLY.

PAID

Major Information of the Deed



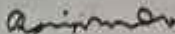



Deed No :	I-2301-03505/2024	Date of Registration	25/07/2024
Query No / Year	2301-2001749106/2024	Office where deed is registered	
Query Date	05/07/2024 7:42:46 PM	D.S.R. Paschim Bardhaman, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4306] Other than Immovable Property, Sale [Rs : 10,00,000/-], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 1,01,99,988/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70,010/- (Article:48(g))	Rs. 10,046/- (Article:E, A(1), E, M(b), H)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S.- Andal, Gram Panchayat: RAMPRASADPUR, Mouza: Ramprasadpur, JI No: 51, Pin Code : 713321

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1122/2027 (RS :- 1122/2027)	LR-3400	Other Commercial Usage	Bhiti	8 Dec		33,99,996/-	Width of Approach Road: 54 Ft., Adjacent to Metal Road.
L2	LR-1124 (RS :-1124)	LR-3400	Other Commercial Usage	Danga	4 Dec		16,99,998/-	Width of Approach Road: 54 Ft., Adjacent to Metal Road.
L3	LR-1122/2027 (RS :- 1122/2027)	LR-3401	Other Commercial Usage	Bhiti	8 Dec		33,99,996/-	Width of Approach Road: 54 Ft., Adjacent to Metal Road.
L4	LR-1124 (RS :-1124)	LR-3401	Other Commercial Usage	Danga	4 Dec		16,99,998/-	Width of Approach Road: 54 Ft., Adjacent to Metal Road.
		TOTAL :			24Dec	0 /-	101,99,988 /-	
		Grand Total :			24Dec	0 /-	101,99,988 /-	



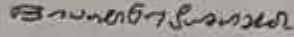
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ranjit Kumar Roy, (Alias: Ranjit Roy) (Presentant) Son of Late Bhibhuti Roy Alias Bibhuti Bhusan Roy Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	
	25/07/2024	LT1 25/07/2024	25/07/2024	
Andal More, City:- Raniganj, P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx8M, Aadhaar No: 55xxxxxxxx8226, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				
2	Name Mr Tapas Roy Son of Late Bibhuti Roy Alias Bibhuti Bhusan Roy Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office		 Captured	
	25/07/2024	LT1 25/07/2024	25/07/2024	
Andal More, City:- Raniganj, P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: AFxxxxxx6L, Aadhaar No: 25xxxxxxxx1305, Status :Individual, Executed by: Self, Date of Execution: 25/07/2024 , Admitted by: Self, Date of Admission: 25/07/2024 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BIDISHA NIKETAN 2/12, Rocky Path, Moufana Azad, City Centre., City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx3E,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 Biswabijoy Sutradhar Son of Rasamay Sutradhar Date of Execution - 25/07/2024, , Admitted by: Self, Date of Admission: 25/07/2024, Place of Admission of Execution: Office		 Captured	
	5/8 Mahiskapur Road, , City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BExxxxxx0M, Aadhaar No: 49xxxxxxxx8781 Status : Representative, Representative of : BIDISHA NIKETAN (as PARTNER)	Jul 25 2024 2:40PM	LTI 25/07/2024	25/07/2024

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Souvik Roy Son of Mr Alok Roy Panagarh Bazar, City - Durgapur, P.O:- Panagarh Bazar, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN - 713148		 Captured	
	25/07/2024	25/07/2024	25/07/2024
Identifier Of Mr Ranjit Kumar Roy, Mr Tapas Roy, Mr Biswabijoy Sutradhar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tapas Roy	BIDISHA NIKETAN-8 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Tapas Roy	BIDISHA NIKETAN-4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Ranjit Kumar Roy	BIDISHA NIKETAN-8 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Ranjit Kumar Roy	BIDISHA NIKETAN-4 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: RAMPRASADPUR, Mouza: Ramprasadpur, JI No: 51,
Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1122/2027, LR Khatian No:- 3400	Owner: তপস রায়, Gurdian: বিষ্ণুজিৎ রায় . Address: নিজা , Classification: জিটি, Area: 0.08000000 Acre,	Mr Tapas Roy
L2	LR Plot No:- 1124, LR Khatian No:- 3400	Owner: তপস রায়, Gurdian: বিষ্ণুজিৎ রায় . Address: নিজা , Classification: জিটি, Area: 0.16000000 Acre,	Mr Tapas Roy
L3	LR Plot No:- 1122/2027, LR Khatian No:- 3401	Owner: রঞ্জিত রায়, Gurdian: বিষ্ণুজিৎ রায় . Address: নিজা , Classification: জিটি, Area: 0.08000000 Acre,	Mr Ranjit Kumar Roy
L4	LR Plot No:- 1124, LR Khatian No:- 3401	Owner: রঞ্জিত রায়, Gurdian: বিষ্ণুজিৎ রায় . Address: নিজা , Classification: জিটি, Area: 0.16000000 Acre,	Mr Ranjit Kumar Roy



Endorsement For Deed Number : I - 230103505 / 2024

On 25-07-2024

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 14 29 hrs on 25-07-2024, at the Office of the D.S.R. Paschim Bardhaman by Mr Ranjit Kumar Roy Alias Ranjit Roy, 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 1,01,99,988/-

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

Execution is admitted on 25/07/2024 by 1. Mr Ranjit Kumar Roy, Alias Ranjit Roy, Son of Late Bhibhuti Roy Alias Bibhuti Bhusan Roy, Andal More, P.O: Andal, Thana: Andal, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Advocate, 2. Mr Tapas Roy, Son of Late Bibhuti Roy Alias Bibhuti Bhusan Roy, Andal More, P.O: Andal, Thana: Andal, City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business

Indetified by Mr Souvik Roy, . . Son of Mr Alok Roy, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-07-2024 by Mr Biswabijoy Sutradhar, PARTNER, BIDISHA NIKETAN (Partnership Firm), 2/12, Rocky Path, Moulana Azad, City Centre, City:- Durgapur, P.O:- City Centre, P.S.-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Souvik Roy, . . Son of Mr Alok Roy, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,046.00/- (A(1) = Rs 10,000.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 10,046/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/07/2024 7:16PM with Govt. Ref. No: 192024250127311728 on 18-07-2024, Amount Rs: 10,014/-, Bank: SBI EPay (SBlePay), Ref. No. 6463861371348 on 18-07-2024, Head of Account 0030-03-104-001-16
Online on 25/07/2024 3:27PM with Govt. Ref. No: 192024250137174338 on 25-07-2024, Amount Rs: 32/-, Bank: SBI EPay (SBlePay), Ref. No. 9201364033333 on 25-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70,010/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 69,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 849, Amount: Rs.500.00/-, Date of Purchase: 08/07/2024, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/07/2024 7:16PM with Govt. Ref. No: 192024250127311728 on 18-07-2024, Amount Rs: 19,511/-, Bank: SBI EPay (SBlePay), Ref. No. 6463861371348 on 18-07-2024, Head of Account 0030-02-103-003-02

Online on 25/07/2024 3:27PM with Govt. Ref. No: 192024250137174338 on 25-07-2024, Amount Rs: 49,999/-, Bank: SBI EPay (SBlePay), Ref. No. 9201364033333 on 25-07-2024, Head of Account 0030-02-103-003-02



Subodh Kumar Majumder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2301-2024, Page from 72837 to 72867
being No 230103505 for the year 2024.



Subodh Kumar Majumder

Digitally signed by SUBODH KUMAR MAJUMDER
Date: 2024.07.31 17:26:00 +05:30
Reason: Digital Signing of Deed.

(Subodh Kumar Majumder) 31/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. Paschim Bardhaman
West Bengal.