

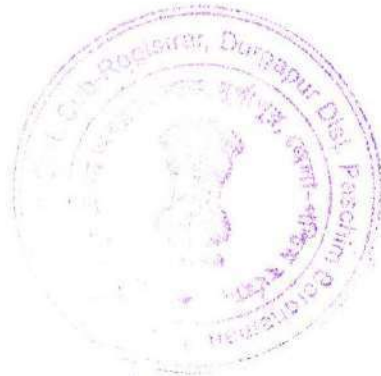
05 OCT 2021

Sl No. 927 Date
Sold to Padma Realtors
Address Durgapur - I
Value of Stamp 1000
Date of Purchase of the stamp
Paper from Treasury
Name of the Treasury from Durgapur

27 SEP 2021

Chatterjee

Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No.-1/2016-17



Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

09 OCT 2021

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 9TH DAY OF OCTOBER, 2021

BETWEEN

SRI. AVIJIT GHOSH [PAN- AHSPG9601J] Son of Sri Haradhan Ghosh, by nationality Indian, by faith-Hindu, by occupation-Business, resident of Village & P.O. -Arrah P.S.-Kanksa City -Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713312, hereinafter referred to and called as "**LANDOWNERS**" (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

"PADMA REALTORS " [PAN- AAZFP2939A] a partnership firm, incorporated under the provisions of the partnership Act, 1932 having its office at Karangapara, P.O.-Durgapur, P.S.-Coke Oven, PIN-713201, Dist- Burdwan presently Paschim Bardhaman, West Bengal, India hereinafter referred to as the "**DEVELOPER**", represented by its Partners namely (1) **SRI. BIPUL BHATTACHARYA [PAN-ASVPB1108M]** Son of Late Madhusudan Bhattacharya, by faith Hindu, by occupation- Business, Resident of Village & P.O. -Bamunara, P.S.- Kanksha, City -Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212 (2) **SRI. MUKUL BHATTACHARJEE [PAN-AJOPB0563C]** Son of Late Madhusudan Bhattacharjee, by faith Hindu, by occupation-Business, Resident of Village & P.O. -Bamunara, P.S.- Kanksha, City -Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212 (3) **MR. KUNTAL BHATTACHARJEE [PAN-AKQPB6315F]** Son of Sri. Bamadas Bhattacharjee, by faith Hindu, by nationality Indian, by Profession Business, resident of Village & Post -Bamunara, Durgapur, PIN- 713212, P.S.-Kanksa, District- Paschim Bardhaman, (W.B), India, (4) **SRI. BIDHAN GHOSH [PAN-ATHPG4651M]** Son of Sri. Alope Ghosh, by faith Hindu, by occupation- Business. Resident of Village-Arraha Kali Nagar & P.O. - Arraha, P.S.- Kanksha, City -Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, (5) **SRI. CHANDAN POBI [PAN- AYSP4176C]** Son of Late Apurba Pobi, by faith-Hindu, by occupation-Business, By Nationality Indian, resident of Karanga Para P.S.-Coke Oven, District-Burdwan presently Paschim Bardhaman, P.O.-Durgapur, West Bengal, PIN-713201, West Bengal, India (6) **SRI. SOMNATH KESH [PAN-DNKPK5891N]** Son of Sri. Saktipada Kesh, by faith-Hindu, by occupation-Business, By Nationality Indian, resident of Konar Para, Gopinathpur P.S.-Coke Oven, District-Burdwan presently Paschim Bardhaman, P.O.-Gopinathpur, West Bengal, PIN-713211, West Bengal, India (7) **MR. DEBASISH SHYAM [PAN-BKCPS3757D]** Son of Sri. Lakshmikanta Shyam, by faith Hindu, by nationality Indian, by Profession Business, resident of Village & Post -Bamunara, Durgapur, PIN- 713212, P.S.-Kanksa, District- Paschim Bardhaman, (W.B), India (which term shall include their heirs, executors, representatives and assigns) of the **SECOND PART**.

WHEREAS Subhendu Sarkar son of Late Sunity Kumar Sarkar & Santi Banerjee Son of Bijan Banerjee purchased 7 decimal land of Mouza- Arrah of R.S. Plot No-1584, L.R. Plot No-1830 from Smt Bani Roy wife of Sri Sunil Roy vide deed No- 9021 for the year 2010 of A.D. S.R. Durgapur and Santi Banerjee become owner of 3.5 decimal land .

WHEREAS Subhendu Sarkar son of Late Sunity Kumar Sarkar & Santi Banerjee Son of Bijan Banerjee purchased 5 decimal land of Mouza- Arrah of R.S. Plot No-1584, L.R. Plot No-1830 from Smt Subhadra Ghosh & others vide deed No- 9002 for the year 2010 of A.D. S.R. Durgapur and Santi Banerjee become owner of 2.5 decimal land .

WHEREAS Subhendu Sarkar son of Late Sunity Kumar Sarkar & Santi Banerjee Son of Bijan Banerjee purchased 3 decimal land of Mouza- Arrah of R.S. Plot No-1584, L.R. Plot No-1830 from Rabindranath Laha Son of Late Sakti Pada Laha vide deed No- 8779 for the year 2010 of A.D. S.R. Durgapur and Santi Banerjee become owner of 1.5 decimal land .

WHEREAS the Subhendu Sarkar son of Late Sunity Kumar Sarkar & Santi Banerjee Son of Bijan Banerjee purchased 7 decimal land of Mouza- Arrah of R.S. Plot No-1584, L.R. Plot No-1830 from Smt Lila Roy Son of wife of Nikhil Kumar Roy vide deed No- 8420 for the year 2010 of A.D. S.R. Durgapur and Santi Banerjee become owner of 3.5 decimal land .

WHEREAS Subhendu Sarkar son of Late Sunity Kumar Sarkar & Santi Banerjee Son of Bijan Banerjee purchased 4.5 decimal land of Mouza- Arrah of R.S. Plot No-1584, L.R. Plot No-1830 from Dhananjoy Ghosh Son of Late Mihir Kumar Ghosh vide deed No- 8580 for the year 2010 of A.D. S.R. Durgapur and Santi Banerjee become owner of 2.25 decimal land and after that Santi Banerjee mutated his name in L.R.R.O.R. Thereafter Santi Banerjee transferred 14 decimal land infavour of present owner vide deed No- 4729 for the year 2020 of A.D.S.R. Durgapur and mutated his name in L.R.R.O.R.

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second Part after considering the various aspects of execution of the project and proposal of the landowner has decided to construct multistoried building there at consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

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

- 1.1 **OWNER/LANDLORD:- SRI. AVIJIT GHOSH** Son of Sri Haradhan Ghosh, by nationality Indian, by faith-Hindu, by occupation-Business, resident of Village & P.O. -Arrah P.S.- Kanksa City -Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713312,,
- 1.2 **DEVELOPER:- "PADMA REALTORS "** a partnership firm, incorporated under the provisions of the partnership Act, 1932 having its office at Karangapara, P.O.- Durgapur, P.S.-Coke Oven, PIN-713201, Dist- Burdwan presently Paschim Bardhaman, West Bengal, India.
- 1.3 **LAND:-** Shall mean Bastu Land measuring an area 13.25 decimal under Mouza- Arraha, J.L.No-91, R.S Plot no-1584 ,L.R Plot no-1830 L.R Khatian No.-5046
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 **PANCHYAT:-** Shall mean the Malandighi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN: Shall** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any;
- 1.8 **OWNER'S AREA:** Shall mean 20 % of constructed area adjusted with Super built up area from the first floor of the building allotted in favour of Land Owner together with the undivided impartiable proportionate interest in the said land.
- 1.9 **DEVELOPER'S AREA:** Shall mean entire building together with the undivided impartiable proportionate interest in the said land save and except owner allocation as mentioned in point 1.8 of this agreement.
- 1.10 **ADJUSTABLE SECURITY:-** Shall mean Rs. 22,00,000/- (Rupees Twenty Two) Lac only already paid by the Developers to the Landowner and same shall be adjusted from Owners area @ Rs. 2000/- per Sq. Feet.
- 1.11 **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

1.12 PROJECT: Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space and Others be taken over by the Unit/Flat and occupiers.

1.13 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

1.14 PURCHASER/S shall mean and include:

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

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

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

II- COMENCMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date of execution of this agreement..

III- EFFECTIVENESS:- This agreement shall become effective from the date of sanctioned plan by Malandighi Gram Panchyat.

IV:- DURATION:- This agreement is made for a period of 48 month from date of sanctioned plan by Malandighi Gram Panchyat with a grace period of 6 month.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram Panchyat over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owner has offered total land of 13.25 decimal for development and construction of a Residential Complex consisting of flats / apartments & parking spaces.
2. That the Owner shall within 30 (Thirty) days from this agreement shall peaceful possession of the 1st Schedule property to the second party.
3. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owners and any other party (except **PADMA REALTORS**) either for sale or for development and construction of Residential Complex and the said land is free from any encumbrance.
4. That the Owner has agreed that they will personally present before the Registering Authority to sign all the agreement for sale and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners maintaining all terms & conditions written before.
5. That the Owner also agree that he gives full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on his behalf in respect of all activities related to developing and construction of a Residential Complex on The said land i.e to receive sanctioned plan from the Malandighi Gram Panchyat, such other statutory authority or authorities, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers save and except Owner's allocation and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners and the owners shall agreed to ratify all acts and things la fully done by the developer.



6. That the Owner has agreed that they will personally present before Panchyat and A.D.D.A as and when required.
7. The Land owners hereby declare that for the purpose of completion of project , the Developer shall have every right to took project Loan but Land Owners shall not be responsible personally for repaying the project Loan.
8. That the Owner hereby declare that he has no other claims through this agreement other then which is written in this agreement.
9. The Owner hereby agreed to execute a Development Power of attorney in the name of representative of the Developer within one month from this agreement for the purpose of selling Flat /parking save and except those Flat /parking are allotted in favour of Landowner in this agreement.


VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The Developer **PADMA REALTORS** confirms and assures the owners that they are fully acquainted with and aware of the process / formalities related to similar project in Corporation area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer **PADMA REALTORS** confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within the schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/appropriate authority for subsequent



revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary step to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within 48 months from the date of sanctioned plan with further additional period of 6 months.
8. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility.
9. That the Developer hereby declared that after completion of project and successful handing over of the project to the prospective buyers/ leaseholder they have no right to interfere in any matter of the project.
10. That Developer shall agreed to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities from his part



which are required to pay for the profits which he derived after selling the flats to the prospective buyer.

VIII-Cancellation

The Owner has every right to cancel and/or rescind this agreement after 54 month from date of sanctioned plan by Malandighi Gram Panchyat if the Developer is unable to make payment or deliver the flats to the land owner within stipulated period. If this agreement is cancelled for the reason mentioned earlier then the Developer shall liable to pay the amount which he received from the prospective buyer.

The Developer has every right to cancel and/or rescind this agreement if the Landowners shall fails or neglect to resolved the land related problem.

IX-Miscellaneous :-

1. a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
2. Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.

Disputes- Differences in opinion in relation to or arising out during execution of the residential project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.

3. Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
4. The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

5. The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
6. The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
7. A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
8. That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
9. The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
10. That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper,

documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

11. The owners shall have no claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
12. That landowners shall have no other demand apart from which are recited in this agreement.
13. This is an agreement as per Indian Contract Act, 1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.
14. Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement by sending a notice for a period of three month by seeking correction of those violation if the same is not rectified then owner have liberty to cancel.
15. That both the parties can seek specific performance of this agreement through court.

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

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of **Bastu** Land measuring an area **13.25 (Thirteen point Two Five) Decimal under Mouza- Arraha, J.L.No-91, R.S Plot no-1584, corresponding L.R Plot no-1830, comprised in L.R Khatian No.-5046, under Moladighi Gram Panchayat, Dist. Paschim Bardhaman, Entire Land Butted and Bounded by:-**

North : Land of Suvenndu Sarkar
East : 12 Feet Wide Road
South : R.S. Plot No1583
West : R.S. Plot No1583

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

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

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

Avijit Choudhary

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

WITNESSES:

① Sumanjit Mondal
Sb Manmohan Mondal
V.V. - Angapuri, 81-15
P.S. - Canning, Durgapur
Phone No. - 98301XXXX

② Seswanta Mukherjee
Slok Sankar Mukherjee
Barber, Durgapur - F
Dist - Bardhaman

PADMA REALTORS
Bipul Bhattacharya
Partner

PADMA REALTORS
Mukul Bhattacharjee
Partner

PADMA REALTORS
Kuntal Bhattacharya
Partner

PADMA REALTORS
Bidhan Ghosh
Partner

PADMA REALTORS
Somnath Kesh
Partner

PADMA REALTORS
Dalash Shyam
Partner

Drafted and Typed by me
&

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.

Seswanta Mukherjee

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

भारत सरकार
Government of India



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



7372 4361 9968

आधार - आम आदमी का अधिकार



Surajit Mondal

Surajit Mondal

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

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

7372 4361 9968

1947
1800 300 1947

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

GRN Details

GRN: 192021220096180195 Payment Mode: Debit Card Payment
GRN Date: 09/10/2021 10:56:54 Bank/Gateway: State Bank of India
BRN : IK0BIBUDF3 BRN Date: 09/10/2021 10:10:58
Payment Status: Successful Payment Ref. No: 2002078131/3/2021
[Query No./Query Year]

Depositor Details

Depositor's Name: KUNTAL BHATTACHARJEE
Address: BAMUNARA DURGAPUR 12
Mobile: 7679043735
Depositor Status: Buyer/Claimants
Query No: 2002078131
Applicant's Name: Mr SUBRATA MUKHERJEE
Identification No: 2002078131/3/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002078131/3/2021	Property Registration- Stamp duty	0030-02-103-003-02	6911
2	2002078131/3/2021	Property Registration- Registration Fees	0030-03-104-001-16	22014

Total 28925

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

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Avijit Chosh</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Avijit Chosh</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Bipul Bhattarai</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Bipul Bhattarai</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Mukul Bhattacharjee</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Mukul Bhattacharjee</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Kuntal Bhattacharjee</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Kuntal Bhattacharjee</i>				

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation  Bidhan Chosh	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					

Signature:- Bidhan Chosh

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little

Signature:-

Signature of the Executants/presentation  Somnath Kesh	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					

Signature:- Somnath Kesh

Signature of the Executants/presentation  Debash Shya	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					

Signature:- Debash Shya

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AVIJIT GHOSH
HARADHAN GHOSH
15/03/1973

12
2
85216

Permanent Account Number

AHSPG9601J

Avijit Ghosh
Signature



Avijit Ghosh



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BIPUL BHATTACHARYA
MAOHUSUDAN BHATTACHARYA

26/12/1974

Permanent Account Number
ASVPB1108M

Bipul Bhattacharya
2008/02



Bipul Bhattacharya




आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NUKUL BHATTACHARJEE
MADHUSUDAN BHATTACHARJEE
01/01/1979
Permanent Account Number
AJGPB0563C

Mukul
Bhattacharjee
Signature



Mukul Bhattacharjee

आयकर विभाग

INCOME TAX DEPARTMENT

SOMNATH KESH



भारत सरकार

GOVT. OF INDIA

SAKTIPADA KESH

20/06/1995

Permanent Account Number

DNKPK5892N

Somnath kesh

Signature



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

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाने :

आयकर पैन सेवा यूनिट, UTITSL

प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,

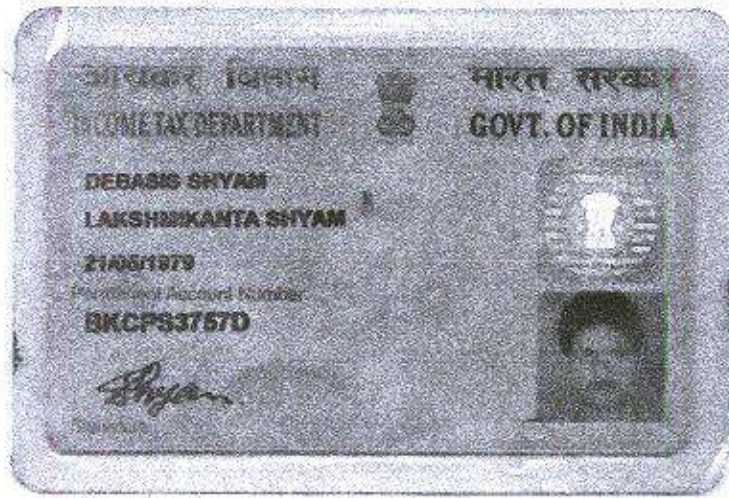
नवी मुंबई-400 614.

Somnath Kesh



Kuntal Bhattacharjee

(Handwritten mark)



Debasis Shyam

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIDHAN GHOSH
ALOK GHOSH
27/03/1982

Permanent Account Number
ATHPG4651M

Signature



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

इस कार्ड से खोले/पाये पर कृपया सूचित करें/सीटाएं :
आयकर सेवा इकाई, UTITSI,
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614.

Bidhan Ghosh

Major Information of the Deed



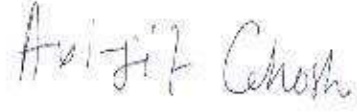
Deed No :	I-2306-01285/2022	Date of Registration	02/02/2022
Query No / Year	2306-2002078131/2021	Office where deed is registered	
Query Date	08/10/2021 5:25:28 PM	2306-2002078131/2021	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement. [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 22,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 30,40,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 22,014/- (Article:E, E, B)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1830 (RS :-1584)	LR-5046	Bastu	Bastu	13.25 Dec	1/-	30,40,875/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :					13.25Dec	1/-	30,40,875/-	

Land Lord Details :



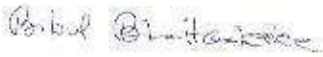


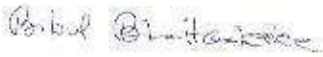


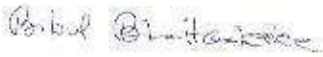


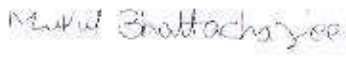


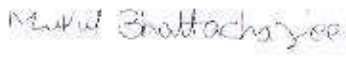


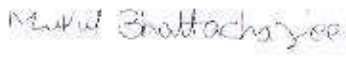
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AVIJIT GHOSH (Presentant) Son of Mr HARADHAN GHOSH Executed by: Self, Date of Execution: 09/10/2021 , Admitted by: Self, Date of Admission: 09/10/2021 ,Place : Office			
		09/10/2021	LTI 09/10/2021	09/10/2021



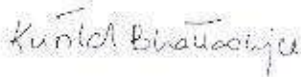


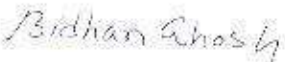






Village- Arrah, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx1J, Aadhaar No: 28xxxxxxxx8110, Status :Individual, Executed by: Self, Date of Execution: 09/10/2021
 , Admitted by: Self, Date of Admission: 09/10/2021 ,Place : Office

Developer Details :



SI No	Name,Address,Photo,Finger print and Signature
1	PADMA REALTORS Karangapara, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 , PAN No.:: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BIPUL BHATTACHARYA Son of Late MADHUSUDAN BHATTACHARYA Date of Execution - 09/10/2021, , Admitted by: Self, Date of Admission: 09/10/2021, Place of Admission of Execution: Office </td> <td>  Oct 9 2021 6:42PM </td> <td>  LTI 09/10/2021 </td> <td>  09/10/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr BIPUL BHATTACHARYA Son of Late MADHUSUDAN BHATTACHARYA Date of Execution - 09/10/2021, , Admitted by: Self, Date of Admission: 09/10/2021, Place of Admission of Execution: Office	 Oct 9 2021 6:42PM	 LTI 09/10/2021	 09/10/2021	BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx8M, Aadhaar No: 51xxxxxxxx0069 Status : Representative, Representative of : PADMA REALTORS (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr BIPUL BHATTACHARYA Son of Late MADHUSUDAN BHATTACHARYA Date of Execution - 09/10/2021, , Admitted by: Self, Date of Admission: 09/10/2021, Place of Admission of Execution: Office	 Oct 9 2021 6:42PM	 LTI 09/10/2021	 09/10/2021									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MUKUL BHATTACHARJEE Son of Late MADHUSUDAN BHATTACHARJEE Date of Execution - 09/10/2021, , Admitted by: Self, Date of Admission: 09/10/2021, Place of Admission of Execution: Office </td> <td>  Oct 9 2021 6:42PM </td> <td>  LTI 09/10/2021 </td> <td>  09/10/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MUKUL BHATTACHARJEE Son of Late MADHUSUDAN BHATTACHARJEE Date of Execution - 09/10/2021, , Admitted by: Self, Date of Admission: 09/10/2021, Place of Admission of Execution: Office	 Oct 9 2021 6:42PM	 LTI 09/10/2021	 09/10/2021	BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3C, Aadhaar No: 53xxxxxxxx0924 Status : Representative, Representative of : PADMA REALTORS (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr MUKUL BHATTACHARJEE Son of Late MADHUSUDAN BHATTACHARJEE Date of Execution - 09/10/2021, , Admitted by: Self, Date of Admission: 09/10/2021, Place of Admission of Execution: Office	 Oct 9 2021 6:42PM	 LTI 09/10/2021	 09/10/2021									

3	Name Mr KUNTAL BHATTACHARJEE Son of Late BAMADAS BHATTACHARJEE Date of Execution - 09/10/2021, , Admitted by: Self, Date of Admission: 09/10/2021, Place of Admission of Execution: Office	Photo  <small>Oct 9 2021 6:43PM</small>	Finger Print  <small>LTI 09/10/2021</small>	Signature  <small>09/10/2021</small>
BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx5F, Aadhaar No: 90xxxxxxxx7682 Status : Representative, Representative of : PADMA REALTORS (as PARTNER)				
4	Name Mr BIDHAN GHOSH Son of Mr ALOKE GHOSH Date of Execution - 09/10/2021, , Admitted by: Self, Date of Admission: 09/10/2021, Place of Admission of Execution: Office	Photo  <small>Oct 9 2021 6:43PM</small>	Finger Print  <small>LTI 09/10/2021</small>	Signature  <small>09/10/2021</small>
Village-Arraha Kali Nagar, City:- Durgapur, P.O:- Arraha, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx1M, Aadhaar No: 70xxxxxxxx3152 Status : Representative, Representative of : PADMA REALTORS				
5	Name Mr DEBASIS SHYAM Son of Mr LAKSHMIKANTA SHYAM Date of Execution - 09/10/2021, , Admitted by: Self, Date of Admission: 09/10/2021, Place of Admission of Execution: Office	Photo  <small>Oct 9 2021 6:44PM</small>	Finger Print  <small>LTI 09/10/2021</small>	Signature  <small>09/10/2021</small>
BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx7D, Aadhaar No: 72xxxxxxxx9143 Status : Representative, Representative of : PADMA REALTORS (as PARTNER)				
6	Name Mr SOMNATH KESH Son of Mr SAKTIPADA KESH Date of Execution - 09/10/2021, , Admitted by: Self, Date of Admission: 09/10/2021, Place of Admission of Execution: Office	Photo  <small>Oct 9 2021 6:44PM</small>	Finger Print  <small>LTI 09/10/2021</small>	Signature  <small>09/10/2021</small>
Konar Para, Gopinathpur, City:- Durgapur, P.O:- GOPINATHPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DNxxxxxx1N, Aadhaar No: 90xxxxxxxx9585 Status : Representative, Representative of : PADMA REALTORS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL ANGADPUR, City:- Durgapur, P.O:- ANGADPUR, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215			
	09/10/2021	09/10/2021	09/10/2021

Identifier Of Mr AVIJIT GHOSH, Mr BIPUL BHATTACHARYA, Mr MUKUL BHATTACHARJEE, Mr KUNTAL BHATTACHARJEE, Mr BIDHAN GHOSH, Mr DEBASIS SHYAM, Mr SOMNATH KESH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AVIJIT GHOSH	PADMA REALTORS-13.25 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1830, LR Khatian No:- 5046	Owner: অভিজিত ঘোষ , Gurdian: হারাধন ঘোষ, Address: নিজ , Classification: বাস্তু, Area: 0.14000000 Acre,	Mr AVIJIT GHOSH

On 09-10-2021

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

Presented for registration at 14:16 hrs on 09-10-2021, at the Office of the A.D.S R. DURGAPUR by Mr AVIJIT GHOSH, Executant.

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 30,40,875/-

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

Execution is admitted on 09/10/2021 by Mr AVIJIT GHOSH, Son of Mr HARADHAN GHOSH, Village- Arrah, P.O: Arrah, Thana: Kanksa, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

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

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

Execution is admitted on 09-10-2021 by Mr BIPUL BHATTACHARYA, PARTNER, PADMA REALTORS (Partnership Firm), Karangapara, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

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

Execution is admitted on 09-10-2021 by Mr MUKUL BHATTACHARJEE, PARTNER, PADMA REALTORS (Partnership Firm), Karangapara, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

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

Execution is admitted on 09-10-2021 by Mr KUNTAL BHATTACHARJEE, PARTNER, PADMA REALTORS (Partnership Firm), Karangapara, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

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

Execution is admitted on 09-10-2021 by Mr BIDHAN GHOSH,

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

Execution is admitted on 09-10-2021 by Mr DEBASIS SHYAM, PARTNER, PADMA REALTORS (Partnership Firm), Karangapara, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

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

Execution is admitted on 09-10-2021 by Mr SOMNATH KESH, PARTNER, PADMA REALTORS (Partnership Firm), Karangapara, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 22,014/- (B = Rs 22,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 22,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2021 10:58AM with Govt. Ref. No: 192021220096180195 on 09-10-2021, Amount Rs: 22,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BIBUDF3 on 09-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,911/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 927, Amount: Rs.100/-, Date of Purchase: 05/10/2021, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/10/2021 10:58AM with Govt. Ref. No: 192021220096180195 on 09-10-2021, Amount Rs: 6,911/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BIBUDF3 on 09-10-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Paschim Bardhaman, West Bengal

On 02-02-2022

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.



Partha Bairaggya

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 32067 to 32097
being No 230601285 for the year 2022.



Digitally signed by PARTHA BAIRAGGYA
Date: 2022.02.10 13:00:58 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2022/02/10 01:00:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)