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A.D.S.K. Durgapur
Burdwan

7 OCT 2021

DEVELOPMENT AGREEMENT

Dist.-Burdwan (Paschim Bardhaman), P.S.- Kanksa

Mouza- Arrah(আড়া), J.L. No.91,

Under The Area of Malandighi Gram Panchayat

R.S. Plot Nos.1091, 1092, 1093, 1094, 1096, 1909, 1910, 1911, &
1102/1998,

corresponding L.R. Plot Nos.1134, 1135, 1136, 1137, 1139, 2682,
2683, 2684, & 1145,

Area of Land-194 Decimal.

by
Durgapur
Pvt. Ltd.

SI No. 256 Date 04 OCT 2021
Sold to Durgapur Real Estate Pvt. Ltd.
Address Durgapur-12
Value of Stamp 5000/-
Date of Purchase of the stamp
Paper from Treasury 04 OCT 2021
Name of the Treasury from
Durgapur



Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No.-1/20'8-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 OCT 2021

This Development Agreement is executed on this the 07th day of October, 2021.

B E T W E E N

1) MANTRA COMMODEAL PRIVATE LIMITED [PAN No. AAFCM5699F] a company constituted & incorporated under the Companies Act, having its' office at Plot No.3601, Near Durgapur Cinema Hall, Najrul, Sarani, City Centre, P.O.-City Centre, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713216,

[represented by one of its' Director; **Sri Gopal Dutta** [PAN No.ADLPD9353M] S/o Late Radheshyam Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Sukanta Pally,(West), Dhandabag, P.O.-Amrai, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713203.

2) Sri Gopal Dutta [PAN No. ADLPD9353M] [Aadhar No.649963119042] S/o Late Radheshyam Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Sukanta Pally,(West), Dhandabag, P.O.-Amrai, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713203.

3) SMT. BABITA DUTTA [PAN No.AIMPD7226R] [Aadhar No.359255079684] w/o Sri Gopal Dutta, by faith -Hindu, by occupation-Business, Indian Citizen, resident of Sukanta Pally,(West), Dhandabag, P.O.-Amrai, P.S.-Durgapur, Dist.-Paschim Bardhaman, (W.B.), Pin-713203.

Hereinafter referred to & called as the "**Landowners**" (which the terms & expressions shall unless excluded by or repugnant to the context be deemed to mean & include his/her/their legal heirs, successors, successors-in-office, executors, legal representatives and assignees) on the First Part.

A N D

DURGAPUR REAL ESTATE PRIVATE LIMITED [PAN No. AADCD2414K] a company constituted & incorporated under the Companies Act, having its' office at A/17, Meghmallar Sarani, Sector-2C,

Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212, [represented by one of its' Director; **Sri Subodh Kumar Dutta** [PAN No.ADRPD0439Q] [Aadhar No.487993222011] S/o Late Bimala Kanta Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, resident of A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212],

Hereinafter referred to & called as "**Developer**" (which the expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, legal representatives, administrators, executors, and assignees) on the Second Part.

WHEREAS the Landowners are seized, owned and possessed of and/or/otherwise well and sufficient entitled to ALL THAT piece and parcel total area of land 194(One Hundred Ninety Four) Decimal more or less 117.58(One Hundred Seventeen point Five Eight) Katha, in the Dist.-Paschim Bardhaman, under P.S.-Kanksa, within Mouza-Arrah, J.L.No.91, comprising in L.R. Khatian No.2958, 2504, 2503 & 5212, R.S. Plot Nos.1091, 1092, 1093, 1094, 1096, 1909, 1910, 1911 & 1102/1998, L.R. Plot Nos.1134, 1135, 1136, 1137, 1139, 2682, 2683, 2684 & 1145, by vide Regd. Sale Deeds, and L.R.R.O.R., which is hereinafter more fully mentioned in the "First Schedule", and hereinafter called as "said property".

AND WHEREAS the 10 Decimal Land of R.S. Plot No.1091, corresponding L.R. Plot No.1134, of the "First Schedule" hereunder, previously belong to Ganesh Majhi s/o Lt. Anath Majhi, by virtue of inheritance, during his ownership & possession, he had transferred the land in favour of Bidhan Debnath & Liton Debnath sons of Gobinda Debnath, by executing a Regd. Sale Deed vide No.2955 of 2005, which was registered before the A.D.S.R. Durgapur, and said Bidhan Debnath & Liton Debnath, during their ownership & possession, have transferred the Land in favour of **Landowner No.1; Mantra Commodeal Pvt. Ltd.**, by executing Regd. Sale Deed vide No.745 of 2011, which was registered before the A.D.S.R. Durgapur, and to that effect, the Landowners No.1 became the owner & possessor of the land, & the name of the Landowner No.1 has duly been recorded in the **L.R.R.O.R. vide Khatian No.2958** of Mouza-Arrah.

AND WHEREAS the **34 Decimal Land of R.S. Plot No.1092,** corresponding **L.R. Plot No.1135,** of the "First Schedule" hereunder, previously belong to Shastipada Samanta s/o Lt. Bhudhar Samanta by virtue of inheritance, during his ownership & possession, he had transferred the land in favour of his wife; Dasu Bala Samanta, by executing a Regd. Sale Deed vide No.2129 of 1992, which was registered before the A.D.S.R. Durgapur, and said Dasu Bala Samanta, during her ownership & possession, she died intestate leaving behind her four sons & one daughter namely; Pradip Samanta, Ajit Samanta, Gosai Samanta, Gopinath Samanta & Jharna Ghosh, & during their ownership & possession, being legal heirs, they have transfer the land in favour of **Landowner No.2; Gopal Dutta & Liton Debnath s/o Gobinda Debnath,** by executing Regd. Sale Deed vide No.2996 of 2005, which was registered before the A.D.S.R. Durgapur, and said Liton Debnath has transferred his share of Land in favour of **Landowner No.1; Mantra Commodeal Pvt. Ltd.,** by executing Regd. Sale Deed vide No.746 of 2011, which was registered before the A.D.S.R. Durgapur, and to that effect, the Landowners No.1 & 2 became the owners & possessors of the land, & their names have duly been recorded in the **L.R.R.O.R. vide Khatian No.2504 & 2958** of Mouza-Arrah.

AND WHEREAS the **30 Decimal Land of R.S. Plot No.1093** corresponding **L.R. Plot No.1136,** of the "First Schedule" hereunder, previously belong to Ganesh Majhi s/o Lt. Anath Majhi, by virtue of inheritance, during his ownership & possession, he had transferred the land in favour of Bidhan Debnath & Liton Debnath sons of Gobinda Debnath, by executing a Regd. Sale Deed vide No.2955 of 2005, which was registered before the A.D.S.R. Durgapur, and said Bidhan Debnath & Liton Debnath, during their ownership & possession, have transferred the Land in favour of **Landowner No.1; Mantra Commodeal Pvt. Ltd.,** by executing Regd. Sale Deed vide No.745 of 2011, which was registered before the A.D.S.R. Durgapur, and to that effect, the Landowners No.1 became the owner & possessor of the land, & the name of the Landowner No.1 has duly been recorded in the **L.R.R.O.R. vide Khatian No.2958** of Mouza-Arrah.

AND WHEREAS the **28 Decimal Land of R.S. Plot No.1094** corresponding **L.R. Plot No.1137,** of the "First Schedule" hereunder, previously belong to Haradhan Chatterjee, Bhutnath Chatterjee sons of

Late Biswanath Chatterjee, Sridhar Mondal s/o Lt. Bisnupada Mondal & Basudeb Mondal s/o Lt. Shashadhar Mondal by virtue of inheritance, during their ownership & possession, they have transferred the land in favour of **Landowner No.2; Gopal Dutta**, by executing registered sale deed vide No.2954 of 2005, which was registered before the A.D.S.R. Durgapur, and to that effect, the Landowner no.2 became the owner & possessor of the land and his name has duly been recorded in the **L.R.R.O.R. vide Khatian No.2504** of Mouza-Arrah.

AND WHEREAS the **19 Decimal out of 44 Decimal land of R.S. Plot No.1096, corresponding L.R. Plot No.1139** of the "First Schedule" hereunder, previously belong to Chandidas Chatterjee, Haridas Chatterjee & Kalidas Chatterjee sons of Late Bhuban Chatterjee, by virtue of inheritance, & during their ownership & possession, they had transferred the land in favour of **Landowner No.2; Gopal Dutta & Liton Debnath s/o Gobinda Debnath**, by executing Regd. Sale Deed vide No.3771 of 2005, which was registered before the A.D.S.R. Durgapur, and said Liton Debnath, during his ownership & possession, has transferred his share towards the **Landowner No.1; Mantra Commodeal Pvt. Ltd.**, by executing a Regd. Sale Deed vide No.747 of 2011, which was registered before the A.D.S.R. Durgapur, and to that effect, **the Landowner No.1 & 2**, became the owners & possessors of the land, and their names have duly been recorded in the **L.R.R.O.R. vide Khatian No.2958 & 2504** of Mouza-Arrah.

AND WHEREAS the **7 Decimal out of 44 Decimal land of R.S. Plot No.1096, corresponding L.R. Plot No.1139**, of the "First Schedule" hereunder, previously belong to Prabir Chatteraj s/o Lt. Manik Chatteraj & Haranath Chatteraj s/o Lt. Biswanath Chatteraj, by virtue of inheritance, & during their ownership & possession, they have transferred the land in favour of **Landowner No.2; Gopal Dutta**, by executing a Regd. Sale Deed vide No.3774 of 2005, which was registered before the A.D.S.R. Durgapur, and to that effect, **the Landowner no.2; Gopal Dutta**, became the owner & possessor of the land and his name has duly been recorded in the **L.R.R.O.R. vide Khatian No.2504** of Mouza-Arrah.

AND WHEREAS the 18 Decimal out of 44 Decimal land of R.S. Plot No.1096, corresponding L.R. Plot No.1139, of the "First Schedule" hereunder, previously belong to Trikal Das Chattopadhyay, Subodh Kumar Chattopadhyay, Gangadhar Chattopadhyay, Swapan Kumar Chattopadhyay sons of Late Charu Chandra Chattopadhyay, by virtue of inheritance, & during their ownership & possession, they have transferred the land in favour of **Landowner No.3; Babita Dutta**, by executing Regd. Sale Deeds vide No.799, & 802 of 2009, which were registered before the A.D.S.R. Durgapur, and to that effect, **the Landowner no.3** became the owner & possessor of the land and her name has duly been recorded in the **L.R.R.O.R. vide Khatian No.2503** of Mouza-Arrah.

AND WHEREAS the 5 Decimal Land of R.S. Plot No.1909 corresponding L.R. Plot No.2682, of the "First Schedule" hereunder, belong to the **Landowner No.2; Babita Dutta**. She has got the property by virtue of Regd. Gift Deed vide No.230600662/2021, which was registered before the A.D.S.R. Durgapur, and her name has duly been recorded in the **L.R.R.O.R. vide Khatian No.5212** of Mouza-Arrah

AND WHEREAS the 16 Decimal Land of R.S. Plot No.1910, corresponding L.R. Plot No.2683, of the "First Schedule" hereunder, previously belong to Ganesh Majhi s/o Lt. Anath Majhi, by virtue of inheritance, during his ownership & possession, he had transferred the land in favour of Bidhan Debnath & Liton Debnath sons of Gobinda Debnath, by executing a Regd. Sale Deed vide No.2955 of 2005, which was registered before the A.D.S.R. Durgapur, and said Bidhan Debnath & Liton Debnath, during their ownership & possession, have transferred the Land in favour of **Landowner No.1; Mantra Commodeal Pvt. Ltd.**, by executing Regd. Sale Deed vide No.745 of 2011, which was registered before the A.D.S.R. Durgapur, and to that effect, the Landowners No.1 became the owner & possessor of the land, & the name of the Landowner No.1 has duly been recorded in the **L.R.R.O.R. vide Khatian No.2958** of Mouza-Arrah.

AND WHEREAS the 14 Decimal land of R.S. Plot No.1911, corresponding L.R. Plot No.2684, of the "First Schedule" hereunder, previously belong to Haradhan Chatterjee, Bhutnath Chatterjee sons of Late Biswanath Chatterjee, Sridhar Mondal s/o Lt. Bisnupada Mondal &

Basudeb Mondal s/o Lt. Shashadhar Mondal by virtue of inheritance, during their ownership & possession, they have transferred the land in favour of **Landowner No.2; Gopal Dutta**, by executing registered sale deed vide No.2954 of 2005, which was registered before the A.D.S.R. Durgapur, and to that effect, the Landowner no.2 became the owner & possessor of the land and his name has duly been recorded in the **L.R.R.O.R. vide Khatian No.2504** of Mouza-Arrah.

AND WHEREAS the **13 Decimal Land of R.S. Plot No.1102/1998, corresponding L.R. Plot No.1145**, of the "First Schedule" hereunder, previously belong to Prabir Chatteraj s/o Lt. Manik Chatteraj & Haranath Chatteraj s/o Lt. Biswanath Chatteraj, by virtue of inheritance, during their ownership & possession, they have transferred the land in favour of **Landowner No.2; Gopal Dutta**, by executing a Regd. Sale Deed vide No.3774 of 2005, which was registered before the A.D.S.R. Durgapur, and to that effect, **the Landowner no.2** became the owner & possessor of the land and his name has duly been recorded in the **L.R.R.O.R. vide Khatian No.2504** of Mouza-Arrah.

AND WHEREAS the Landowners herein, with desire to develop the "Said Property", by construction of multi-storied building/s, after got the NOC from ADDA for Development of Residential Housing Complex, and Fire Safety Certificate, and permit for submersible installation, and permission from WBSEDCL from supply of Electricity Connection, and Approval from Burdwan Zilla Parishad and Approved Building Plan from Malandighi Gram Panchayat & other necessary permissions for the project i.e. to do construction work of G+5 Four Multistoried Buildings, have already completed Two G+5 Multistoried Building i.e. Tower No.1 & 4 in name of LALIT & BASANT and also got Completion Certificate from Malandighi Gram Panchayat dtd.21/06/2017 & 03/03/2016.

AND WHEREAS the Landowners herein, due to otherwise busy for their works, they with desire to complete remaining Two Multistoried Building & other development works at the "First Schedule" hereunder approached the Developer herein to do the development works with the assistance of aforesaid permissions & approvals & also with further permissions & approvals if needed, and after due discussion between the parties, the

Developer herein has agreed to do the construction work, after modifying the existing approved Building Plan of Tower No.2 & 3, with the permissions & approvals of the Malandighi Gram Panchayat, and/or any other concern Authority/Authorities, at his cost & expenses, over the "First Schedule" hereunder, and to avoid any future disputes & litigation, both the parties AGREED to prepare and execute this written agreement on terms & conditions having been settled by & between the parties after mutual discussion.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED &

AGREED BY THE PARTIES AS FOLLOWS:-

- 1) That this agreement shall be deemed to have commenced on and with effect from the date, month and the year first above written.

2) GENERAL MEANING OF THE TERMS:-

- i) **BUILDING**: shall means the proposed multistoried building/s consisting of as many as flats/units, garages etc., to be construct by the Developer herein, according to the permissions & approvals of the Malandighi Gram Panchayat &/or any other concern Authority/Authorities, on the 'said property' more-fully and specifically describe in the "First Schedule" written hereunder, and the said multistoried building hereinafter referred to as the "SAID BUILDING".
- ii) **PREMISES as well as SAID PROPERTY**: shall mean ALL THAT piece and parcel total area of land 194(One Hundred Ninety Four) Decimal more or less 117.58(One Hundred Seventeen point Five Eight) Katha, in the Dist.-Paschim Bardhaman, under P.S.-Kanksa, within Mouza-Arrah, J.L.No.91, comprising in L.R. Khatian No.2958, 2504, 2503 & 5212, R.S. Plot Nos.1091, 1092, 1093, 1094, 1096, 1909, 1910, 1911 & 1102/1998, L.R. Plot Nos.1134, 1135, 1136, 1137, 1139, 2682, 2683, 2684 & 1145, by vide Regd. Sale Deeds, and L.R.R.O.R., which is hereinafter more fully mentioned in the "First Schedule", and hereinafter called as "said property", more-fully and particularly mentioned, described, explained, enumerated and provided in the 'First Schedule' hereunder written and/or given, and the premises hereinafter referred to as the "SAID PREMISES as well as SAID PROPERTY".

- iii) PLAN: shall mean the Approved Building Plan for construction of the 'said building' on the 'said premises, which will approve and/or permit by the Malandighi Gram Panchayat &/or by the concerned Authorities, 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 extension thereof, made or caused by the Developer and/or the Landowners with mutual consent.
- iv) DEVELOPMENT AGREEMENT: shall means this Agreement Between the Landowners and the Developer herein relating to the development, promotion, construction, erection of building/s at and upon the 'said premises', and shall also include all amendments, modifications, alterations, and changes, if any, made therein and all extensions, if any, thereof from time to time.
- v) THE UNIT/FLAT: shall mean any Unit/Flat/apartment or any other covered space in the said Building/s, which is capable of being exclusively own, use and/or enjoy, and the Unit/Flat in the said Building/s lying/erected at and upon the said premises, and the right of common use of the common portion 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.
- vi) ARCHITECT(S): shall mean such Architect(s), whom the Developer may from time to time, appoint for execution of the development of the schedule mentioned land.
- vii) PROJECT: shall mean the proposed multistoried building/s, consisting of as many as flats/units/garages etc. & other development construction works, to be done by the Developer herein, over the "said premises" in pursuance of the approve building plan and/or any modification or extension thereof, till the completion of such development, erect, promotion, construction of the multistoried building/s at and upon the said premises.
- viii) LANDOWNERS:- shall mean i) MANTRA COMMODEAL PRIVATE LIMITED, a company constituted incorporate under the Companies Act, (represented by the Directors, Sri Gopal Dutta S/o Late Radheshyam Dutta, ii) Sri Gopal Dutta S/o Late Radheshyam Dutta &

iii) SMT. BABITA DUTTA w/o Sri Gopal Dutta & their successors-in-office, successors in interest and assignees, representatives.

ix) DEVELOPER: shall mean DURGAPUR REAL ESTATE PVT. LTD., a company constituted incorporate under the Companies Act, (represented by the Director Sri Subodh Kumar Dutta S/o Late Bimala Kanta Dutta, & its' successors-in-office, successors in interest and assignees, representatives.

x) FORCE MAJEURE: shall mean & include natural calamities, act of god, fire, civil commotion, riot, war, strike, lockout, notice or prohibitory order from any authority, Labour unrest, and/or any other act or commission or circumstance beyond the control of the Developer.

xi) EFFECTIVENESS:- This agreement shall became effective from the date of execution of this agreement.

xii) COMMENCEMENT OF CONSTRUCTION WORK: shall mean the "DATE" on which the Developer will start excavation of earth at the "said premises" to do the development construction work/construction of the said Building/s, after receiving Approved Building Plan & it's allied all necessary permissions & approvals for the same, and/or HIRA registration, from the concerned authority/authorities, within **9(Nine)months**, from the date of execution of this Agreement, subject to waiver any restrictions or objections (if any arise) by the competent authority/ies in respect of the "said premises" and/or settle/mitigate any land dispute (if any arise) in respect of the "said premises". Be it mentioned the Developer herein shall intimate the "Date" by writing to the Landowners herein.

xiii) WORDS COMMONLY USED TO REFER THE MASCULINE GENDER:
Shall include the feminine and neuter gender and vice versa.

xiv) SINGULAR NUMBER: Shall include the plural and vice-versa unless the context states otherwise.

3) LANDOWNERS' & DEVELOPER'S ALLOCATION

That it has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be construct by the Developer

herein on the 'First Schedule' below property, will be 25:75 ratio, as mentioned hereunder:-

- i) That the Landowners, together will get 25% constructed area of the proposed multistoried building/s, (i.e. 25% constructed area at each floor of Tower-2 & 3) on the actual coverage/usage of the land, in accordance with the sanction building plan, duly approved & permitted by the Malandighi Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder, subject to adjustment of advance received amount of Rs.50,00,000/- (Rupees Fifty Lakh) only, [out of which the amount of Rs.28,37,838/- (Rupees Twenty Eight Lakh Thirty Seven Thousand Eight Hundred Thirty Eight) only is refundable], which is paid by the Developer to the Landowners herein, as more fully mentioned in the "Second Schedule" hereunder.
- ii) That the Developer will get entire remaining constructed area of the proposed multistoried building/s, on the actual coverage/usage of the land, in accordance with the sanction building plan, duly approved permitted by the Malandighi Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.

4) Duties & Liabilities of the Landowners, and it is hereby undertake & agreed by the Landowners as follows:-

- i) That the Landowners are now absolutely seize and possess of or otherwise well and sufficiently entitled to the 'said premises' as the absolute owner, with free from all encumbrance having marketable title thereof, and without receiving any notice for acquisition and requisition from any authority, having been beyond the ceiling limit under the Urban Land (Ceiling and Regulation Act, 1976), and being not attached with any suit, decree or order of any court of law or due Income Tax or Revenue or any public demand whatsoever, in spite of that if there is an dispute in respect of the said property, then the Landowners shall be fully responsible and shall solve the same at their own costs and expenses as early as possible, from the date of raising out of the said disputes.

- ii) That the Landowners in pursuance of this agreement, hand-over the peaceful physical vacate possession of the 'said premises' as mentioned in the "First Schedule" hereunder, to the Developer herein, for the proposed development project/construction of multistoried building/s, simultaneously within the 7(seven) days from the execution of this agreement and/or from the date of demand for the same by the Developer herein, and the same shall remain under the possession of the Developer till the completion of the said proposed development project/construction of building/s, and till handover the possession of all flats/units/apartments thereof, with registered deed of conveyance(s)/sale by each of unique intended owner/s thereof.
- iii) That the Landowners shall pay all taxes, fees, outgoings and etc. including arrears of the Government/Malandighi Gram Panchayat and/or any other authority/authorities in respect of said premises, till the date of signing of these presents.
- iv) That if any dispute arises, regarding the title and ownership & possession in respect of the said premises of the Landowners herein, from any person/s or any other, then the Landowners at their own costs and expenses shall clear the "said property" having establishing of right and marketable title in their names, free from all encumbrance, though the Landowners admitted that no suits and /or proceedings and /or litigations are filed/pending before any court of law in connection with the said property or any part thereof, and if any dispute arise in future in respect of the said property & against the development works thereon, & for which if the Developer became unable to continue the said project thereon, then the Landowners shall always be present to assist the developer to solve the dispute/problem in respect of the "First Schedule" hereunder, and the time period, which will be/may be lapsed to settle the dispute/problem, that time period, shall be added/extended to the total time period for the completion of construction works, in accordance with this agreement.
- v) That the Landowners shall not claim any manner save & except that written in Clause-3 above, and in the "Second Schedule" herein below in respect of their allocation in respect of the "said Building/s"

by

 8/1/24

- vi) That the Landowners during the continuance of the development work, of the project shall not cause any impediment of hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed building/s and/or project caused by the developer.
- vii) That the Landowners shall not sell, lease, mortgage, let-out and /or charge the said premises and/or any part thereof, towards any third party on and from the date of execution of this Agreement, till the date of completion of the project including subsisting of this Agreement, and, also the Landowners shall not, do any acts, deeds or things, whereby the Developer may be prevented from selling, assigning and /or disposing of any portion fallen under the Developer's allocation in the said proposed building/s. It is further-declared by the Landowners that they did not sign and/or execute any agreement in any manner with any third party in respect of the "First Schedule" property, and subsequently, if any sort of agreement/s is/are found then the same will be treated as cancelled.
- viii) That the Landowners shall have no right or power to terminate these presents, till the completion of the aforesaid development project, including to sell/transfer the Developer's allocated portion, written in the "Second Schedule" herein as well as Clause-3 above, towards the intending purchaser/s, subject to the terms & conditions & time limit of these presents.
- ix) That the Landowners shall handover to the Developer the original title Deeds, Parcha/land records of rights/Tax Receipts & other relevant documents/papers, what they possess in respect of the "First Schedule" hereunder, simultaneously with the signing of these presents.
- x) That Landowners shall be liable to pay "D.G. Charges", in respect of their respective allotted flats/apartments/units, towards the Developer herein, at or before transfer the same to the prospective buyer/s.
- xi) That after execution of this agreement, the Landowners shall always be present to put their signatures in every document, form, application, etc., in favour of the Developer herein, which are necessary for the development construction works at the "First Schedule" hereunder.

xii) That the Landowners by these presents shall have every right and power in respect of the flats/apartments/units/parking space, equivalent to their share of allocation, as mentioned in the "Second Schedule" hereunder, including the common portions & amenities thereof, at the project/Multistoried Buildings.

xiii) That after execution of this agreement, the Landowners shall grant a Development Power of Attorney in favour of the Developer herein, within 7(seven) days from it's demand.

5) Rights, Duties & Liabilities of the Developer, and it is hereby undertake & agreed by the Developer as follows:-

i) That the Developer by these presents, shall have every right and power to start all kinds of development works of the proposed project on and from the date of signing of this agreement, including obtaining plan & permission from the Malandighi Gram Panchayat and/or by the concerned authority, including modified plan for development works at the "First Schedule", and to submit the same to the Malandighi Gram Panchayat and/or by the concerned authority for obtaining approval of the same, and to enter upon the said property, either as on or along with others, to look after and to control all the affairs of the proposed development works, and to erect new building/s and structure/s by virtue of the sanction building plan, and to supervise the development works in respect of the new construction through contractors, sub-contractors, architects and surveyor's as may be required by the said developer for construction of the proposed building/s and structures at the said property, in accordance with the plan and specifications sanction by the Malandighi Gram Panchayat and/or by the concerned authority.

ii) That the Developer shall issue a letter by specifying the allocation of Flats/Apartments/parking space, to the Landowners, equivalent to their respective share of allocation, within 15(fifteen) days, after getting approved Building Plan from the concerned authority/ies.

iii) That the Developer by these presents, shall have every right and power to collect and receive earnest money and/or advance or part payment of

full consideration from any prospective buyer/s or purchaser for booking and sell/transfer of such flat/s, and parking space/s, and also to receive and collect or demand the consideration amount for the same, and for that act/s or purpose/s to make sign and execute and/or give proper and lawful discharge for the same, in respect of allocation of the Developer.

- iv) That the Developer by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit/s or flat/s, and parking space at the said proposed multistoried building/s or project at the said premises, in respect of Developer's allocated portion, on ownership basis towards any intending purchaser/s or buyer/s, and/or in any other manner as may be deem fit and proper, and accept final consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project at the "First Schedule" herein, as deem fit & proper, after receive Regd. Development Power of Attorney from the Landowners herein.
- v) That the Developer by these presents, shall have every right and power, to execute from time to time, agreements or agreement for sale, of such flat/s or apartment/s or garage/s, and to transfer the same, on ownership basis by conveyance in respect of the multistoried building/s, which will be constructed on the said property, and also to execute and sign conveyance, transfer and surrender in respect of the said property, or any part thereof, and present the document/s for registration, and to admit the execution of any such document/s before the appropriate registering authority, in respect of the allocation of the Developer, after receive Regd. Development Power of Attorney from the Landowners herein.
- vi) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, which will be needed by the Developer for the proposed development project, shall be prepared by the developer at its' own costs and expenses in the name of the Landowners &/or his name, without reimbursement the same by the Landowners, and the Landowners shall sign on the plan application, papers, documents etc. as when the developer asked for the same, without demanding any remuneration and /or money for the same.

- vii) That by virtue of these presents, the Developer is hereby empowered to raise the construction of the proposed new multistoried building/s of maximum limit of floors consisting of as many as flats, garages etc. on the above mentioned property as well as on the property more-fully mentioned in the "First Schedule" hereunder by investing his own finance.
- viii) That the Developer shall be authorized in the name of the Landowners, if necessary to apply for temporary and/or permanent; connection for electricity, sewerage, drainage, water and/or other facilities, if needed, for the construction of the building/s as well as completion of the projects at the costs of the Developer.
- ix) That the Developer shall complete the construction of the "Said Building/s" and/or 'Project' at its' costs and expenses, in pursuance of the sanction Building Plan & Permissions within **48(Forty Eight) months with further additional period of 6(Six) months**, if needed, and the time shall be computed on and from the date of "Commencement of Construction Work", of the "Said Building/s" and/or 'Project', subject to the circumstances of Force Majeure.
- x) That the stipulated time for construction, as stated above shall be extended, if the Developer is prevented to continue the Development Works of the project by any unforeseen reasons beyond the control of the Developer and/or force majeure, and in that case, the time so to be elapsed should be extended further beyond the aforesaid contractual period, without raising any objection from the part of the Landowners.
- xi) That all the taxes, rates, fees, outgoings etc., which will be arise after the execution of these presents, in respect of the "said premises", shall be borne the Developer, till the date of hand-over the allocation of the Developer, to the respective buyer for the same.
- xii) That the Developer shall be continue the development construction works of the "said Building" at the "said Premises" under the name of style, as the Developer shall choice/ fix and that will be final. The existing entire project name not changeable, only the proposed Building/s (Tower-2 & 3) name can fix by the Developer as per his own choice.

- xiii) That the Developer shall have exclusive right to amalgamate the "Said Property" to any other adjacent plot of land/lands situated around the said property, without taking any prior permission from the Landowners in the manner whatsoever the developer may deem fit and proper. The Landowners shall sign and execute all necessary Agreement/s, documents, deed of amalgamation and other paper/s in whatsoever manner and/or nature to the Developer, without raising any objection and demanding any amount in respect thereof, but the Landowners allocation will remain same, as written in these presents.
- xiv) The Developer hereby undertakes to keep the Landowners indemnified against any third party, claim, suits, costs, proceedings and claims for any third party including and /or statutory authorities and /or adjacent neighbors, which may arise out of the Developer's actions with regard to the development and/or construction of the building on the "said premises".
- xv) That the Developer by virtue of these presents, shall have right &/or authority to deal with any person/persons, &/or enter into any contract, &/or agreement, to borrow money &/or to take advance against any unit/flat/portion, of Developer's allocation, along with acquired right under this agreement, from any Nationalized, Private or Public Sector Bank &/or financial institution.
- xvi) That the Developer shall be responsible for any acts, deeds, or things, done towards any fund collection from any prospective buyer/s and/or any person/s and/or authority(ies), and the Landowners shall not be liable or responsible for the same, in any circumstances.
- xvii) That the Developer shall be liable/responsible for receiving any booking amount/advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units in respect of the proposed project at the first schedule hereunder, in respect of Developer's allocation.
- xviii) That after completion of Tower-2 & 3, the Developer shall return the Original Title Deeds, Parcha/Land Record of Rights/Tax Receipts & other documents, which will hand over by the Landowners to the Developer herein by execution of this Agreement.

by

 Date

xix) That the Developer has not acquired any ownership or title, and/or no such ownership or title has been transferred in favour of the Developer herein, by virtue of this Agreement, in respect of the "First Schedule" hereunder.

6) Mutual consent of the Parties :-

- i) That all the term & conditions of this agreement shall be bound to obey by all the parties of these presents.
- ii) The Landowners and the Developer have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner, nor shall the parties here to be constituted as Association of persons.
- iii) That the time period of this Agreement may be extended as per mutual understanding between the parties, if the Approved Building Plan does not get or the proposed Project does not complete by the Developer, within the time period of this agreement,
- iv) That if any fraction figure is come-out, at the time of handover the allocation of the Landowners, as mentioned hereinabove & in the 'Second Schedule' hereunder, then the fraction figure will be roundup by adding the same in the area of Developer or Landowners, as per their mutual understanding, in that case, whoever will hold the fraction figure, he/she will be liable to pay the amount for the same towards another, which will be amicable settle between the parties.
- v) That any terms & conditions & clauses of these presents, if required to amend/alter in future, then both the parties by mutual understanding can amend/alter the same by preparing a Registered Instrument/Document in continuation of these presents.
- vi) That if any dispute & difference arise out of these presents and/or it's allied documents, and/or in respect of any matter relating to the proposed Project, between the parties, shall be referred to an Advocate as to be decided by the parties herein, mutually, for arbitration, who shall act, as Arbitrator having power of summary procedure & may keep any record of Arbitration proceedings and shall be governed by the provisions of Indian Arbitration & Conciliation Act 1996, with all modification for the time being in force & whose decision shall be final & binding upon all the parties herein.

****FIRST SCHEDULE**** as referred herein above
(Description of Land/Premises)

ALL THAT piece & parcel of land in the Dist.-Burdwan(now Paschim Bardhaman), P.S.-Kanksa, within the area of Malandighi Gram Panchayat, at Mouza - Arrah(আড়া), J.L. No.91,

- 1) R.S. Plot No.1091(One Thousand Ninety One), corresponding L.R. Plot No.1134(Eleven Hundred Thirty Four), L.R. Khatian No.2958, measuring area of land - 10(Ten) Decimal, classification converted into Bastu.
- 2) R.S. Plot No.1092(One Thousand Ninety Two), corresponding L.R. Plot No.1135(Eleven Hundred Thirty Five), L.R. Khatian No.2504, measuring area of land - 17(Seventeen) Decimal, classification converted into Bastu.
- 2A) R.S. Plot No.1092(One Thousand Ninety Two), corresponding L.R. Plot No.1135(Eleven Hundred Thirty Five), L.R. Khatian No.2958, measuring area of land - 17(Seventeen) Decimal, classification converted into Bastu.
- 3) R.S. Plot No.1093(One Thousand Ninety Three), corresponding L.R. Plot No.1136(Eleven Hundred Thirty Six), L.R. Khatian No.2958, measuring area of land - 30(Thirty) Decimal, classification converted into Bastu.
- 4) R.S. Plot No.1094(One Thousand Ninety Four), corresponding L.R. Plot No.1137(Eleven Hundred Thirty Seven), L.R. Khatian No.2504, measuring area of land - 28(Twenty Eight) Decimal, classification converted into Bastu.
- 5) R.S. Plot No.1096(One Thousand Ninety Six), corresponding L.R. Plot No.1139(Eleven Hundred Thirty Nine), L.R. Khatian No.2958, measuring area of land - 9(Nine) Decimal, classification recorded as Bastu.

- 5A) R.S. Plot No.1096(One Thousand Ninety Six), corresponding L.R. Plot No.1139(Eleven Hundred Thirty Nine), L.R. Khatian No.2504, measuring area of land - 17(Seventeen) Decimal, classification recorded as Bastu.
- 5B) R.S. Plot No.1096(One Thousand Ninety Six), corresponding L.R. Plot No.1139(Eleven Hundred Thirty Nine), L.R. Khatian No.2503, measuring area of land - 18(Eighteen) Decimal, classification recorded as Bastu.
- 6) R.S. Plot No.1909(Nineteen Hundred Nine), corresponding L.R. Plot No.2682(Twenty Six Hundred Eighty Two), L.R. Khatian No.5212, measuring area of land - 5(Five) Decimal, classification recorded as Bastu.
- 7) R.S. Plot No.1910(Nineteen Hundred Ten), corresponding L.R. Plot No.2683(Twenty Six Hundred Eighty Three), L.R. Khatian No.2958, measuring area of land - 16(Sixteen) Decimal, classification converted into Bastu.
- 8) R.S. Plot No.1911(Nineteen Hundred Eleven), corresponding L.R. Plot No.2684(Twenty Six Hundred Eighty Four), L.R. Khatian No.2504, measuring area of land - 14(Fourteen) Decimal, classification converted into Bastu.
- 9) R.S. Plot No.1102/1998(Eleven Hundred Two by Nineteen Hundred Ninety Eight), corresponding L.R. Plot No.1145(Eleven Hundred Forty Five), L.R. Khatian No.2504, measuring area of land - 13(Thirteen) Decimal, classification converted into Bastu.

by
Prabhu
25/11/20

Total Area of Land - 194(One Hundred Ninety Four) Decimal more or less 117.58(One Hundred Seventeen point Five Eight) Katha, under B.L.&L.R.O. Kanksa, and the Land is proposed to be use for Residential Purpose.

Butted and Bounded as follows:-

- North : Vacant Land.
 South : 40' Feet Wide Road & Land of Landowner No.1.
 East : 30' Feet Wide Road.
 West : Vacant Land of Landowner No.2 & 3.

SECOND SCHEDULE as referred herein above**(Description of Allocation of the Landowners & Developer)**

- 1) That it has been agreed between the parties that the Landowners, together will get 25% constructed area of the proposed multistoried building/s, (i.e. 25% constructed area at each floor of Tower-2 & 3) on the actual coverage/usage of the land, in accordance with the sanction building plan, duly approved & permitted by the Malandighi Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.
- 2) That the Landowners, together will get the aforesaid constructed area, subject to adjustment of advance received amount of Rs.21,62,162/- (Twenty One Lakh Sixty Two Thousand One Hundred Sixty Two) only, including TDS (out of Rs.50,00,000/-only), which is paid by the Developer through Two RTGS dtd.27/07/2020 amount of Rs.14,00,000/-only & Rs.6,00,000/-only & Rs.1,62,162/-only as TDS, in favour of the Landowners herein. AND, also subject to refund/return the sum of Rs.28,37,838/- (Rupees Twenty Eight Lakh Thirty Seven Thousand Eight Hundred Thirty Eight) only, (out of Rs.50,00,000/-only), which is received from the Developer herein, as follows:-
- 3) That the Landowners have received the aforesaid amount of **Rs.28,37,838/- only** from the Developer herein, in the following manners;
 - a) The Landowner No.2; Sri Gopal Dutta has received the amount of Rs.10,00,000/- (Ten Lakh) only, through Cheque vide No.605642 dtd.01/12/2020 of Indian Overseas Bank.
 - b) The Landowner No.3; Smt. Babita Dutta has received the amount of Rs.5,00,000/- (Five Lakh) only, through Cheque vide No.605643 dtd.01/12/2020 of Indian Overseas Bank.

- c) The Landowner No.2; Sri Gopal Dutta has received the balance amount of Rs.13,37,838/- (Thirteen Lakh Thirty Seven Thousand Eight Hundred Thirty Eight) only, through Cheque vide No.605644 dtd.15/04/2021 of Indian Overseas Bank.
- 4) That the Developer will get all the units/flats/parking/constructed area, as per sanctioned building plan duly approved & permitted by the Malandighi Gram Panchayat, and/or by the concerned authority, excluding the Landowner's allotted Area/Flats, as mentioned above.
- 5) That the Landowners hereinafter, shall have no right to claim or demand any further unit/flat or any further sum of money, except the mentioned above.

General Specification of "said building"

| | | |
|----------------------------|---|--|
| Foundation | : | R.C.C. Framed, anti-termite foundation |
| Structure | : | R.C.C. Framed Structure |
| Roof | : | RCC Slab with proper Water Proofing Treatment. |
| External Wall Finishing | : | Weather Coat |
| Interior Wall Finishing | : | All internal Wall – Wall Putty finishing. |
| Flooring | : | Vitrified Tiles in all rooms, and anti-skid vitrified Tiles in Toilet & Kitchen. |
| Doors | : | Main entrance Wooden frame with flush door, & in all rooms frame with flash door, & lock, & P.V.C. Door at Toilet & Kitchen. |
| Window | : | Anodized Aluminum sliding windows with glass. |
| SANITARY FITTINGS & TOILET | : | Concealed pipeline, glazed tiles up to 5' feet height, Plumbing CP fittings of ISI standard |
| Kitchen Platform & wall | : | Cooking platform with granite slab. One stainless steel sink, ceramic tiles up to 24" above cooking platform. |
| Electrical Installation | : | Concealed Wiring throughout the flats, Modular switches with adequate power point in each room. |
| Lift | : | Lift (Standard Quality). |
| Fire Protection | : | Fire Extinguishing Equipment at Common Space, Lightning arrestors at suitable place |
| COMMON FACILITIES | : | Septic Tank, water supply arrangement, pathways, boundary wall, roof, meter space and others as stated herein |
| GENERATOR | : | Standard Quality. |

A separate sheet has been annexed to this agreement containing the signature, fingers print and photographs of the Landowners & Developer herein, which is the part and parcel of these presents.

IN WITNESS WHEREOF both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, after gone through all the terms & conditions & expressions of these presents on this the 07th day of October, 2021 at Durgapur.

WITNESSES:-

1) Bikash Bannan
S/O Late Shymlal Bannan
Vill + P.O - Sonai
Dist - Paschim Bardhaman
713148

MANTRA COMMDEAL PVT. LTD.
Gopal Dutta
Director

Gopal Dutta

Bahita Dutta

SIGNATURE OF LANDOWNERS

2) Rahul Bawer
S/O Nepal Bawer
Durgapur - 12

DURGAPUR REAL ESTATE PVT. LTD.

Sudhakar Kumar Aditya
Director

SIGNATURE OF DEVELOPER

Drafted and Typed by me & read over & explained to all parties of these presents and all of them admit the same has been correctly written as per their instructions & also identified by me,

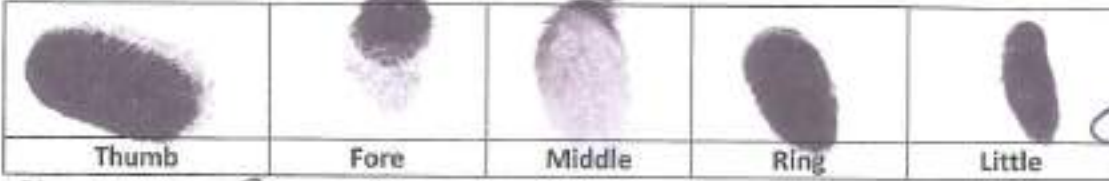
Debabrata Biswas.
Debabrata Biswas. Advocate
Durgapur Court, City Centre
Enrollment No. **W.B./686/2010**

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



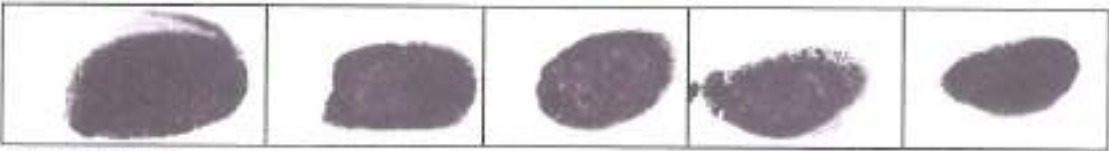
Right Hand



Signature:- *Gopal Datta*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:- *Balvita Datta*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:- *Suman Kumar Galla*

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:-



Babita Dutta





Gopal Dutta



PERMANENT ACCOUNT NUMBER
ADRPD0439G



MR NAME
SUBODH KUMAR DUTTA

MR OR MRN (FATHER'S NAME)
BIMALA KANTA DUTTA

MR OR MRS (DATE OF BIRTH)
15-02-1968

MR OR MRS (SIGNATURE)
[Signature]

MR OR MRS (STAMP)
[Stamp]

COMMISSIONER OF INCOME TAX WE 12

Subodh Kumar Dutta

9 Balli

[Signature]

भारत सरकार
Government of India




Bikesh Burman
Father : Shyamal Burman
DOB : 02/03/1976
Male



4523 2718 5418


आधार - आम आदमी का अधिकार


Bikesh Burman


 भारतीय विधिक पहचान प्राधिकरण
Unique Identification Authority of India

Address: 64, Sonai, Sonai,
Bardhaman, West Bengal, 713148

4523 2718 5418

 1800 300 1547

 help@uidai.gov.in

 www.uidai.gov.in

Bikesh Burman



Bikesh Burman



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

GRN Details

GRN: 192021220089780501 Payment Mode: Online Payment
GRN Date: 30/09/2021 21:34:27 Bank/Gateway: Indian Overseas Bank
BRN : 202110010621628 BRN Date: 30/09/2021 21:09:26
Payment Status: Successful Payment Ref. No: 2001666198/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: DURGAPUR REAL ESTATE PVT. LTD.
Address: DURGAPUR 12
Mobile: 9476230460
Depositor Status: Buyer/Claimants
Query No: 2001666198
Applicant's Name: Mr DEBABRATA BISWAS
Identification No: 2001666198/3/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 3

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|--------------|-------------------|--|--------------------|---------------|
| 1 | 2001666198/3/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 70011 |
| 2 | 2001666198/3/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 50014 |
| Total | | | | 120025 |

IN WORDS: ONE LAKH TWENTY THOUSAND TWENTY FIVE ONLY.

Government of West Bengal
Office of District Land & Land Reforms Officer,
Burdwan.

Memo. No. Conv (58(IND)/2010 / 74 /L.M./2013, Dated Burdwan the, 30/1/2013

To
 BIDHAN DEBNATH
 S/O GOBINDA DEBNATH
 102, BIDHAN PALLY
 DURGAPUR - 6
 BURDWAN



SUB :- YOUR APPLICATION DATED '08-02-2010' PRAYING FOR CHANGE OF CHARACTER OF LAND FROM ONE CLASS TO ANOTHER.

In terms of the provisions laid down in Section 4C of the W.B.L.R. Act, 1956 as amended up to date read with provisions of Rule 5A of W.B.L.R. Rules, 1965 (amended) permission is hereby accorded to you for conversion of land from one class to another as noted in the Schedule-I below with effect from '24-01-2013' subject to the terms and conditions as noted in Schedule-II.

Schedule-I
 (Schedule of land for which conversion is allowed vide case no. 58(IND)/2010)

| Mouza with J.L.No. & P.S. | Kb. No. (L.R.) | Plot No. (L.R.) | Area (in Acre) | Present classification as per | Classification to which land may be converted. |
|---------------------------------------|----------------|-----------------|----------------|-------------------------------|--|
| ARRAH, J.L. No. 91 UNDER P.S. KANKSA. | 2502 | 2683 | 0.08 | BAHAL | HOUSING COMPLEX |

Schedule-II
 (Terms and conditions for conversion)

- (a) The permission for change, Conversion or alteration is without prejudice to any of the provisions of Chapter-III of the WBLR Act.
- (b) The permission for change, Conversion or alteration is without prejudice to the provisions of Sub-Section (3) of Section 6 of the West Bengal Estate Acquisition Act, 1953 (West Bengal Act. I of 1954).
- (c) That where the land is situated within any urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976), the permission for change, conversion or alteration is without prejudice to the provision of the said Act.
- (d) That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act. XIII) of 1979, the permission for change, conversion or alteration is without prejudice of the provisions of the said Act;
- (e) That where the object of change or conversion is to use the land for a purpose for which approval or permission or licence from an appropriate authority is necessary, the permission for change, conversion or alteration is subject to obtaining such approval or permission or licence from such authority as soon as the permission for change or conversion as sought for is made;
- (f) That where the application relates to permission for change, conversion or alteration of any land having water body, the order directing change, conversion alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 (ninety) days from the date of issue of the permission granting change, conversion or alteration as sought for is made;
- (g) This permission for conversion will stand revoked if there is any violation of any of the provisions of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- (h) This permission for conversion will also be stand revoked if the land is used other than the purpose for which permission is given.

Collector U/S 4C of the W.B.L.R. Act, 1956

ADM & D.L. & L.R.O., Burdwan

Memo. No. Conv. (58(IND)/2010) /

/L.M./2013, Dated Burdwan the, / /2013

Copy forwarded to :

1. The SDL & LRO, DURGAPUR for information and taking necessary action.
2. The Block Land & Land Reforms Officer, KANKSA for information and taking necessary action. B.S. concerned be asked to realise rent accordingly.

Conv Order No SA(IND)/2010/Godadhar

ADM & D.L. & L.R.O., Burdwan

Government of West Bengal
Office of District Land & Land Reforms Officer,
Burdwan.

Memo. No. Conv (59(IND)/2010) / 75 / L.M./2013, Dated Burdwan the, 28th of /2013

To
 LITON DEBNATH
 S/O GOBINDA DEBNATH
 102, BIDHAN PALLY
 DURGAPUR - 6
 BURDWAN

SUB :- YOUR APPLICATION DATED '05-02-2010' PRAYING FOR CHANGE OF CHARACTER OF LAND FROM ONE CLASS TO ANOTHER.

In terms of the provisions laid down in Section 4C of the W.B.L.R. Act, 1955 as amended up to date read with provisions of Rule 5A of W.B.L.R. Rules, 1965 (amended) permission is hereby accorded to you for conversion of land from one class to another as noted in the Schedule-I below with effect from '24-01-2013' subject to the terms and conditions as noted in Schedule-II.

Schedule-I

(Schedule of land for which conversion is allowed vide case no. 59(IND)/2010)

| Mouza with J.L.No. & P.S. | Kh. No. (L.R.) | Plot No. (L.R.) | Area (in Acre) | Present classification as per | Classification to which land may be converted. |
|---------------------------------------|----------------|------------------|----------------|-------------------------------|--|
| ARRAH, J.L. No. 91 UNDER P.S. KANKSA. | 2501 | 1135 | 0.17 | BAID | HOUSING COMPLEX |
| | | 2683 | 0.08 | BAHAL | |
| | | TOTAL 0.25 ACRES | | | |

Schedule-II

(Terms and conditions for conversion)

- (a) The permission for change, Conversion or alteration is without prejudice to any of the provisions of Chapter-III of the WBLR Act.
- (b) The permission for change, Conversion or alteration is without prejudice to the provisions of Sub-Section (3) of Section 6 of the West Bengal Estate Acquisition Act, 1953 (West Bengal Act. I of 1954).
- (c) That where the land is situated within any urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 (53 of 1976), the permission for change, conversion or alteration is without prejudice to the provision of the said Act.
- (d) That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act. XIII of 1979), the permission for change, conversion or alteration is without prejudice to the provisions of the said Act.
- (e) That where the object of change or conversion is to use the land for a purpose for which approval or permission is necessary from an appropriate authority is necessary, the permission for change, conversion or alteration is subject to obtaining such approval or permission or licence from such authority as soon as the permission for change or conversion as sought for is made.
- (f) That where the application relates to permission for change, conversion or alteration of any land having water body, the order directing change, conversion alteration is subject to creation of compensatory water body of equal or bigger size of such water body within a period of 90 (ninety) days from the date of issue of the permission granting change, conversion or alteration as sought for is made.
- (g) This permission for conversion will stand revoked if there is any violation of any of the provisions of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- (h) This permission for conversion will also be stand revoked if the land is used other than the purpose for which permission is given.

Collector U/S 4C of the W.B.L.R. Act., 1955

&
 ADM & D.L. & L.R.O., Burdwan

Memo. No. Conv (59(IND)/2010) /

/ L.M./2013, Dated Burdwan the, / /2013

Copy forwarded to :

1. The SOL & LRO, DURGAPUR for information and taking necessary action.
2. The Block Land & Land Reforms Officer, KANKSA for information and taking necessary action. H.S concerned be asked to realise rent accordingly.

ADM & D.L. & L.R.O., Burdwan

Government of West Bengal
Office of District Land & Land Reforms Officer,
Burdwan.

Memo. No. Conv (60(IND)/2010)/ 76 /L.M./2013, Dated Burdwan the, 30/01/2013

To
 GOPAL DUTTA
 S/O RADHASHYAM DUTTA
 SUKANTA PALLY (WEST)
 DHANDABAG
 DURGAPUR - 3
 BURDWAN



SUB - YOUR APPLICATION DATED '05-02-2010' PRAYING FOR CHANGE OF CHARACTER OF LAND FROM ONE CLASS TO ANOTHER.

In terms of the provisions laid down in Section 4C of the W.B.L.R. Act, 1955 as amended up to date read with provisions of Rule 5A of W.B.L.R. Rules, 1965 (amended) permission is hereby accorded to you for conversion to you for conversion of land from one class to another as noted in the Schedule-I below with effect from '24-01-2013' subject to the terms and conditions as noted in Schedule-II.

Schedule-I
 (Schedule of land for which conversion is allowed vide case no. 60(IND)/2010)

| Mouza with J.L.No. & P.S. | Kh. No. (L.R.) | Plot No. (L.R.) | Area (in Acre) | Present classification as per R.O.R. | Classification to which land may be converted. |
|---------------------------------------|----------------|-------------------|----------------|--------------------------------------|--|
| ARRAH, J.L. No. 91 UNDER P.S. KANKSA. | 2504 | 1135 | 0.17 | BAID | HOUSING COMPLEX |
| | | 1137 | 0.28 | DOE | |
| | | 1145 | 0.13 | BAHAL | |
| | | 2684 | 0.14 | DOE | |
| | | TOTAL 0.72 ACRES) | | | |

Schedule-II
 (Terms and conditions for conversion)

- The permission for change, Conversion or alteration is without prejudice to any of the provisions of Chapter-III of the WBLR Act.
- The permission for change, Conversion or alteration is without prejudice to the provisions of Sub-Section (3) of Section 6 of the West Bengal Estate Acquisition Act, 1933 (West Bengal Act. I of 1954).
- That where the land is situated within any urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 [33 of 1976], the permission for change, conversion or alteration is without prejudice to the provision of the said Act.
- That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act. XIII of 1979), the permission for change, conversion or alteration is without prejudice of the provisions of the said Act.
- That where the object of change or conversion is to use the land for a purpose for which approval or permission or licence from an appropriate authority is necessary, the permission for change, conversion or alteration is subject to obtaining such approval or permission or licence from such authority as well as the permission for change or conversion as sought for is made;
- That where the application relates to permission for change, conversion or alteration of any land having water body, the order directing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 (ninety) days from the date of issue of the permission granting change, conversion or alteration as sought for is made.
- This permission for conversion will stand revoked if there is any violation of any of the provisions of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- This permission for conversion will also be stand revoked if the land is used other than the purpose for which permission is given.

Collector U/S 4C of the W.B.L.R. Act, 1955

ADN & D.L. & L.R.O., Burdwan

Memo. No. Conv. (60(IND)/2010)/

/L.M./2013, Dated Burdwan the, / /2013

Copy forwarded to :

- The SDL & LRO, DURGAPUR for information and taking necessary action.
- The Block Land & Land Reforms Officer, KANKSA for information and taking necessary action. B.S concerned be asked to receive rent accordingly

ADN & D.L. & L.R.O., Burdwan



GOVERNMENT OF WEST BENGAL
OFFICE OF THE DISTRICT LAND AND LAND REFORMS OFFICER
BURDWAN

P.O. RAJKAIL, BURDWAN, PIN CODE : 713104
Phone No-0342-2530641; Fax No-0342-253348; e-mail: dlrburdwan@gmail.com

Memo. No Conv 29/2014/473 /LM/2014,

Dated Burdwan the, 13 /06/2014

TO
MANTRA COMMODRAL PVT. LTD.
DIRECTOR RAMKRISHNA MUKHERJEE
16/A SHAKESPEARE SARANI
KOLKATA

SUB :- YOUR APPLICATION DATED 29.01.2014, PRAYING FOR CHANGE OF CHARACTER OF LAND FROM ONE CLASS TO ANOTHER.

In terms of the provisions laid down in Section 4C of the W.B.L.R. Act, 1955 as amended up to date read with provisions of Rule 5A of W.B.L.R. Rules, 1965 (amended) permission is hereby accorded to you for conversion of land from one class to another as noted in the Schedule-I below with effect from '06.06.2014' subject to the terms and conditions as noted in Schedule-II.

Schedule-I

(Schedule of land for which conversion is allowed vide Case No. 29/2014)

| Mouza with J.L.No. & P.S. | Kh. No. (L.R.) | Plot No. (L.R.) | Area (in Acre) | Present classification as per R.O.R. | Classification to which land may be Converted. |
|--------------------------------|----------------|-----------------|----------------|--------------------------------------|--|
| ARRAH, J.L No. 91 P.S. KANKSA. | 2958 | 1134 | 0.10 | BAHAL | HOUSING COMPLEX |
| | | 1136 | 0.30 | BAHAL | |
| TOTAL AREA | | | 0.40 | | |

Schedule-II

(Terms and conditions for conversion)

- The permission for change, Conversion or alteration is without prejudice to any of the provisions of Chapter-III of the WBLR Act.
- The permission for change, Conversion or alteration is without prejudice to the provisions of Sub-Section (3) of Section 6 of the West Bengal Estate Acquisition Act, 1953 (West Bengal Act. I of 1954).
- That where the land is situated within any urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976), the permission for change, conversion or alteration is without prejudice to the provision of the said Act.
- That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act. XIII of 1979), the permission for change, conversion or alteration is without prejudice of the provisions of the said Act.
- That where the object of change or conversion is to use the land for a purpose for which approval or permission or licence from an appropriate authority is necessary, the permission for change, conversion or alteration is subject to obtaining such approval or permission or licence from such authority as soon as the permission for change or conversion as sought for is made.
- That where the application relates to permission for change, conversion or alteration of any land having water body, the order directing change, conversion or alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 (ninety) days from the date of issue of the permission granting change, conversion or alteration as sought for is made.
- This permission for conversion will stand revoked if there is any violation of any of the provisions of prevailing laws enforcing prevention of environmental pollution affecting public health in general of the locality at any point of time.
- This permission for conversion will also be stand revoked if the land is used other than the purpose for which permission is given.

Collector U/S 4C of the W.B.L.R. Act, 1955

ADM & D.L. & L.R.O., Burdwan

Dated Burdwan the, /06/2014

Memo. No Conv 29/2014/ /LM/2014,

Copy forwarded to :-

- The SDL & LRO, DURGAPUR for information and taking necessary action.
- The Block Land & Land Reforms Officer, KANKSA for information and taking necessary action. B.S concerned be asked to realise rent accordingly.

Conv. Ord. 29/2014/K.Chakrabarti

ADM & D.L. & L.R.O., Burdwan



Government of West Bengal
Office of the Block Land & Land Reforms Officer
Kanksa, Parnasari, Burdwan

Dated, Kanksa the 12. 2. 15

Memo No : Conv/ 128 /BLRO/KANK/15

To
Gopal Dutta
S/O - Radheshyam Dutta
Sukantapally, Durgapur-3
Dist.-Burdwan

Sub: Your application dated 27/01/15 praying for change of character of land from one class to another

In terms of the provisions laid down in Section 4C of the W.B.L.R Act 1955, as amended up to date read with provision of Rule 5A of W.B.L.R Rules, 1965 (amended) permission is hereby accorded to you for conversion of land from one class to another as noted in the schedule-I below with effect from 11.02.15 subject to the terms and conditions as noted in Schedule-II

Schedule-I
[Schedule of land for which conversion is allowed vide case no 23/15]

| Mouza with J.L & P.S | Kh No (L.R) | Plot no (L.R) | Area (Acre) | Present Classification as per R-O-R | Classification to which land may be converted |
|--------------------------|-------------|---------------|-------------|-------------------------------------|---|
| Arrah-091 P.S.-Kanksa | 2504 | 2682 | 0.05 | Banga | Bestu |

Schedule-II
(Terms and conditions for conversion)

- The permission for change, conversion or alteration is without prejudice to any of the provision of Chapter-III of W.B.L.R Act.
- The permission for change, conversion or alteration is without prejudice to the provision of Sub-Section (3) of Section 6 of the W.B.E.A Act, 1953 (West Bengal Act. I of 1954)
- That where the land is situated within any urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 (33 of 1976), the permission for change, conversion or alteration is without prejudice to the provision of the said Act.
- That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal Town & Country (Planning and Development) Act, 1979 (West Bengal Act. XIII of 1979), the permission for change, conversion or alteration is without prejudice of the provisions of the said Act;
- That where the object of change or conversion is to use the land for a purpose for which approval or permission or license from an appropriate authority is necessary, the permission for change, conversion or alteration is subject to obtaining such a approval or permission or license from such authority as soon as the permission for change or conversion as sought for is made;
- That where the application relates to permission for change, conversion or alteration of any land have any water body, the order directing change, conversion alteration is subject to creation of compensatory water body of equal or larger size of such water body within a period of 90 (ninety) days from the date of issue of the permission granting change, conversion or alteration as sought for is made;
- This permission for conversion will stand revoke if there is any violation of any of the provisions prevailing laws enforcing prevention of environmental pollution effecting public health in general of the locality at any point of time.
- This permission for conversion will also be stand revoked if the land is used other than the purpose for which permission is given.


Block Land and Land Reforms Officer
Kanksa
B.L. & L.R.O
Kanksa

Memo No: Conv/ /BLRO/ KANK/15

Dated, Kanksa the

Copy forwarded to the Revenue Inspector Melandighi for information and taking necessary action.

Block Land and Land Reforms Officer
Kanksa

Major Information of the Deed

| | | | |
|--|---|---------------------------------|------------|
| Deed No : | I-2306-07489/2021 | Date of Registration | 07/10/2021 |
| Query No / Year | 2306-2001666198/2021 | Office where deed is registered | |
| Query Date | 01/09/2021 2:14:35 PM | 2306-2001666198/2021 | |
| Applicant Name, Address & Other Details | DEBABRATA BISWAS DURGAPUR COURT, CITY CENTRE, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908705176, 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 : 50,00,000/-] | | |
| Set Forth value | Market Value | | |
| Rs. 12/- | Rs. 3,58,85,538/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 75,011/- (Article:48(g)) | Rs. 50,014/- (Article:E, E, B) | | |
| Remarks | | | |



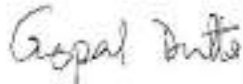
Land Details :

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-1134 (RS :-1091) | LR-2958 | Bastu | Bastu | 10 Dec | 1/- | 18,49,770/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |
| L2 | LR-1135 (RS :-1092) | LR-2504 | Bastu | Bastu | 17 Dec | 1/- | 31,44,609/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |
| L3 | LR-1135 (RS :-1092) | LR-2958 | Bastu | Bastu | 17 Dec | 1/- | 31,44,609/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |
| L4 | LR-1136 (RS :-1093) | LR-2958 | Bastu | Bastu | 30 Dec | 1/- | 55,49,310/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |
| L5 | LR-1137 (RS :-1094) | LR-2504 | Bastu | Bastu | 28 Dec | 1/- | 51,79,356/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |
| L6 | LR-1139 (RS :-1096) | LR-2958 | Bastu | Bastu | 9 Dec | 1/- | 16,64,793/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |
| L7 | LR-1139 (RS :-1096) | LR-2504 | Bastu | Bastu | 17 Dec | 1/- | 31,44,609/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |

| | | | | | | | | |
|-----|------------------------------|----------------------|-------|-------|---------------|--------------|----------------------|---|
| L8 | LR-1139 (RS :-1096) | LR-2503 | Bastu | Bastu | 18 Dec | 1/- | 33,29,586/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |
| L9 | LR-2682 (RS :-1909) | LR-5212 | Bastu | Bastu | 5 Dec | 1/- | 9,24,885/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |
| L10 | LR-2683 (RS :-1910) | LR-2958 | Bastu | Bastu | 16 Dec | 1/- | 29,59,632/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |
| L11 | LR-2684 (RS :-1911) | LR-2504 | Bastu | Bastu | 14 Dec | 1/- | 25,89,678/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |
| L12 | LR-1145 (RS :-1102/1998) | LR-2504 | Bastu | Bastu | 13 Dec | 1/- | 24,04,701/- | Width of Approach Road: 70 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 194Dec | 12 /- | 358,85,538 /- | |
| | | Grand Total : | | | 194Dec | 12 /- | 358,85,538 /- | |

Land Lord Details :






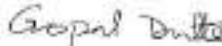
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|---|
| 1 | MANTRA COMMODEAL PRIVATE LIMITED PLOT NO.3601, NEAR DURGAPUR CINEMA HALL, NAJRUL SARANI, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 , PAN No.:: AAxxxxxx9F, Aadhaar No: 64xxxxxxxx9042, Status :Organization, Executed by: Representative, Executed by: Representative | | | |
| 2 | Name Mr GOPAL DUTTA (Presentant) Son of Late RADHESHYAM DUTTA Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office | Photo  07/10/2021 | Finger Print  LTI 07/10/2021 | Signature  07/10/2021 |
| SUKANTA PALLY WEST, DHANDABAG, City:- Durgapur, P.O:- AMRAI, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3M, Aadhaar No: 64xxxxxxxx9042, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office | | | | |

| | | | | |
|---|---|---|---|---|
| 3 | Name | Photo | Finger Print | Signature |
| | Mrs BABITA DUTTA Wife of Mr GOPAL DUTTA Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office |  |  |  |
| | | 07/10/2021 | LTI 07/10/2021 | 07/10/2021 |
| SUKANTA PALLY, WEST, DHANDABAG, City:- Durgapur, P.O:- AMRAI, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx6R, Aadhaar No: 35xxxxxxxx9684, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office | | | | |

Developer Details :



| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | DURGAPUR REAL ESTATE PRIVATE LIMITED A/17, MEGHLLAR SARANI SECTOR 2C, BIDHANNAGAR, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx4K, Aadhaar No: 48xxxxxxxx2011, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SUBODH KUMAR DUTTA Son of Late BIMALA KANTA DUTTA Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office |  |  |  |
| | | Oct 7 2021 1:30PM | LTI 07/10/2021 | 07/10/2021 |
| A/17, MEGHLLAR SARANI SECTOR 2C, BIDHANNAGAR, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9Q, Aadhaar No: 48xxxxxxxx2011 Status : Representative, Representative of : DURGAPUR REAL ESTATE PRIVATE LIMITED (as DIRECTOR) | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr GOPAL DUTTA Son of Late RADHESHYAM DUTTA Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office |  |  |  |
| | | Oct 7 2021 1:26PM | LTI 07/10/2021 | 07/10/2021 |

SUKANTA PALLY, DHANDABAG,, City:- Durgapur, P.O:- AMRAI, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3M, Aadhaar No: 64xxxxxxxx9042 Status : Representative, Representative of : MANTRA COMMODEAL PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr BIKASH BURMAN Son of Late SHYAMLAL BURMAN SONAL, City:- Durgapur, P.O:- PANAGARH BAZAR, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148 |  |  |  |
| | 07/10/2021 | 07/10/2021 | 07/10/2021 |
| Identifier Of Mr GOPAL DUTTA, Mrs BABITA DUTTA, Mr SUBODH KUMAR DUTTA, Mr GOPAL DUTTA | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------------|--|
| 1 | MANTRA COMMODEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-3.33333 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-3.33333 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-3.33333 Dec |

Transfer of property for L10

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------------|--|
| 1 | MANTRA COMMODEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.33333 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.33333 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.33333 Dec |

Transfer of property for L11

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------------|--|
| 1 | MANTRA COMMODEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-4.66667 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-4.66667 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-4.66667 Dec |

Transfer of property for L12

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------------|--|
| 1 | MANTRA COMMODEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-4.33333 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-4.33333 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-4.33333 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------------------------|--|
| 1 | MANTRA COMMODEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec |

| Transfer of property for L3 | | |
|------------------------------------|---------------------------------|--|
| Sl.No | From | To. with area (Name-Area) |
| 1 | MANTRA COMMDEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | MANTRA COMMDEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-10 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-10 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-10 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | MANTRA COMMDEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-9.33333 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-9.33333 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-9.33333 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | MANTRA COMMDEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-3 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-3 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-3 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | MANTRA COMMDEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-5.66667 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | MANTRA COMMDEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-6 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-6 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-6 Dec |
| Transfer of property for L9 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | MANTRA COMMDEAL PRIVATE LIMITED | DURGAPUR REAL ESTATE PRIVATE LIMITED-1.66667 Dec |
| 2 | Mr GOPAL DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-1.66667 Dec |
| 3 | Mrs BABITA DUTTA | DURGAPUR REAL ESTATE PRIVATE LIMITED-1.66667 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:- 1134, LR Khatian No:- 2958 | Owner:Mantra Commodeal Pvt. Ltd., Gurdian:Dir.RamkrishnaMukherjee , Address:নিজ , Classification:বহাল, Area:0.10000000 Acre, | MANTRA COMMODEAL PRIVATE LIMITED |
| L2 | LR Plot No:- 1135, LR Khatian No:- 2504 | Owner:গোপাল দত্ত, Gurdian:রাধেশ্যাম দত্ত, Address:সুকার পরী (পশ্চিম), ধাওয়াগ, দুর্গাপুর-3 , Classification:বাইদ, Area:0.17000000 Acre, | Mr GOPAL DUTTA |
| L3 | LR Plot No:- 1135, LR Khatian No:- 2958 | Owner:Mantra Commodeal Pvt. Ltd., Gurdian:Dir.RamkrishnaMukherjee , Address:নিজ , Classification:বাইদ, Area:0.17000000 Acre, | MANTRA COMMODEAL PRIVATE LIMITED |
| L4 | LR Plot No:- 1136, LR Khatian No:- 2958 | Owner:Mantra Commodeal Pvt. Ltd., Gurdian:Dir.RamkrishnaMukherjee , Address:নিজ , Classification:বহাল, Area:0.30000000 Acre, | MANTRA COMMODEAL PRIVATE LIMITED |
| L5 | LR Plot No:- 1137, LR Khatian No:- 2504 | Owner:গোপাল দত্ত, Gurdian:রাধেশ্যাম দত্ত, Address:সুকার পরী (পশ্চিম), ধাওয়াগ, দুর্গাপুর-3 , Classification:দো, Area:0.28000000 Acre, | Mr GOPAL DUTTA |
| L6 | LR Plot No:- 1139, LR Khatian No:- 2958 | Owner:Mantra Commodeal Pvt. Ltd., Gurdian:Dir.RamkrishnaMukherjee , Address:নিজ , Classification:বাস্ত, Area:0.09000000 Acre, | MANTRA COMMODEAL PRIVATE LIMITED |
| L7 | LR Plot No:- 1139, LR Khatian No:- 2504 | Owner:গোপাল দত্ত, Gurdian:রাধেশ্যাম দত্ত, Address:সুকার পরী (পশ্চিম), ধাওয়াগ, দুর্গাপুর-3 , Classification:বাস্ত, Area:0.19000000 Acre, | Mr GOPAL DUTTA |
| L8 | LR Plot No:- 1139, LR Khatian No:- 2503 | Owner:ববিতা দত্ত, Gurdian:গোপাল , Address:নিজ , Classification:বাস্ত, Area:0.21000000 Acre, | Mrs BABITA DUTTA |
| L9 | LR Plot No:- 2682, LR Khatian No:- 5212 | Owner:ববিতা দত্ত, Gurdian:গোপাল দত্ত, Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre, | Mrs BABITA DUTTA |
| L10 | LR Plot No:- 2683, LR Khatian No:- 2958 | Owner:Mantra Commodeal Pvt. Ltd., Gurdian:Dir.RamkrishnaMukherjee , Address:নিজ , Classification:বহাল, Area:0.16000000 Acre, | MANTRA COMMODEAL PRIVATE LIMITED |
| L11 | LR Plot No:- 2684, LR Khatian No:- 2504 | Owner:গোপাল দত্ত, Gurdian:রাধেশ্যাম দত্ত, Address:সুকার পরী (পশ্চিম), ধাওয়াগ, দুর্গাপুর-3 , Classification:দো, Area:0.14000000 Acre, | Mr GOPAL DUTTA |

| | | | |
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| L12 | LR Plot No:- 1145, LR Khatian No:- 2504 | Owner:गणपल दउ, Gurdian:राधेश्याम दउ, Address:सुकाठ पल्ली (पशुडिम), धाडाबाग, दुर्गापुर-3 , Classification:बहाल, Area:0.13000000 Acre. | Mr GOPAL DUTTA |
|-----|---|--|----------------|

On 01-10-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,58,85,538/-



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

On 07-10-2021

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

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

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

Presented for registration at 11:39 hrs on 07-10-2021, at the Office of the A.D.S.R. DURGAPUR by Mr GOPAL DUTTA , one of the Executants.

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

Execution is admitted on 07/10/2021 by 1. Mr GOPAL DUTTA, Son of Late RADHESHYAM DUTTA, SUKANTA PALLY WEST, DHANDABAG, P.O: AMRAI, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 2. Mrs BABITA DUTTA, Wife of Mr GOPAL DUTTA, SUKANTA PALLY, WEST, DHANDABAG, P.O: AMRAI, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business

Identified by Mr BIKASH BURMAN, , Son of Late SHYAMLAL BURMAN, SONAI,, P.O: PANAGARH BAZAR, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

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

Execution is admitted on 07-10-2021 by Mr SUBODH KUMAR DUTTA, DIRECTOR, DURGAPUR REAL ESTATE PRIVATE LIMITED (Private Limited Company), A/17, MEGHMLLAR SARANI SECTOR 2C, BIDHANNAGAR, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr BIKASH BURMAN, , Son of Late SHYAMLAL BURMAN, SONAI,, P.O: PANAGARH BAZAR, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 07-10-2021 by Mr GOPAL DUTTA, DIRECTOR, MANTRA COMMODEAL PRIVATE LIMITED (Private Limited Company), PLOT NO.3601, NEAR DURGAPUR CINEMA HALL, NAJRUL SARANI, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Identified by Mr BIKASH BURMAN, , Son of Late SHYAMLAL BURMAN, SONAI,, P.O: PANAGARH BAZAR, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,014/- (B = Rs 50,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2021 9:36PM with Govt. Ref. No: 192021220089780501 on 30-09-2021, Amount Rs: 50,014/-, Bank Indian Overseas Bank (IOBA0000015), Ref. No. 202110010621628 on 30-09-2021, Head of Account 0030-03-104-001 -16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 296, Amount: Rs.5,000/-, Date of Purchase: 04/10/2021, Vendor name:

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/09/2021 9:36PM with Govt. Ref. No: 192021220089780501 on 30-09-2021, Amount Rs: 70,011/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202110010621628 on 30-09-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2021, Page from 191629 to 191673
being No 230607489 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.11.26 17:26:29 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/11/26 05:26:29 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)