Slm-010100941/2023 I-010100926/2023

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

H 262167

22/2/2023
Pd 22/00
Pd Jhari

I-3000440417/2023

DEVELOPMENT AGREEMENT

Certified that the document is admitted to registration. The signature sheet and the endorsement sheets attached with document are the part of this Document.

District Sub-Registrar
Bankura 23 FEB 2023

THIS AGREEMENT is made on 22nd day of February 2023, BETWEEN

(1) Sri Uttam Kumar Samanta, Son of – Sri Narayan Samanta, by faith – Hindu, by occupation – Business, having residence at – Katjuridanga, Bankura under P.O. – Kenduadihi, Dist – Bankura.

Deed Writer
Asit Baran Pal

Deno:-

2767 no:- 5000=00

Total- 5000=00

ক্রমিক নং 2767 ইং তাং 18.02.2023

নাম Samanta Infracon Pvt. Ltd.

বাসস্থান Katjuridanga

থানা Bankura জেলা Bankura

মূল্য 5000/-

শ্রী প্রনব কুমার হালদার
স্ট্যাম্প ভেন্ডার, বাঁকুড়া

Uttam Kumar Samanta

Uttam Kumar Samanta
Ver 181

Deboshri Samanta
Ver 182

Madan Mohan Samanta.
Ver 183

Raj Kumar Samanta.
Ver 184

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Biplab Sutradhar
S/o Sri Ramdhan Sutradhar
Vill Panchbaga.
P.O- Kendradihi
P.S+Dist- Bankura.

Samanta Infracon Private Limited
Katjuridanga, Bankura
Uttam Kumar Samanta
Director

Ver 185

(2) Smt. Deboshri Samanta, wife of – Sri Uttam Kumar Samanta, by religion – Hindu, by occupation – Business, having residence at – Katjuridanga, P.O. – Kenduadihi under P.S. & Dist – Bankura.

(3) Sri Madan Mohon Samanta, Son of – Narayan Samanta, by religion – Hindu, by occupation – Business, having residence at - Gumai, P.O. – Pratappur, P.S. – Panskura, Dist – Purba Medinipur.

(4) Sri Rajkumar Samanta, Son of – Sri Madan Mohan Samanta, by religion – Hindu, by occupation – Business, having residence at – Gumai, P.O. – Pratappur, P.S. – Panskura, Dist – Purba Medinipur.

Hereinafter called and referred to as the OWNER

(Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives, nominees and assigns) of the FIRST PART;

-:AND:-

SAMANTA INFRACON PRIVATE LIMITED, having its registered office at Katjuridanga , P.O. Kenduadihi , Police Station and District Bankura - 722102 in the State of West Bengal , hereby representing through its Managing Director **UTTAM KUMAR SAMANTA,** son of Sri Narayan Samanta , an Indian inhabitant, by religion - Hindu , by occupation - business, is resident of - Katjuridanga , P.O. Kenduadihi , Police Station and District Bankura - 722102 in the State of West Bengal.

Hereinafter called and referred to as the DEVELOPER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office and assigns) of the SECOND PART ;

NOW THIS AGREEMENT WITNESSES, RECORDS, GOVERNS AND BINDS THE PARTIES AS FOLLOWS:-

WHEREAS the Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of demarcated land, which adjacent to each other measuring 13.12 decimal

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land in plot no. 16, 33.88 decimal land in plot no. 17 and 18.62 decimal land in plot no. 19 of Khudsole Mouza having JL no. 228 under P.S. & Dist – Bankura; which specifically and particularly described in the 1st Schedule hereunder written.

AND WHERE AS out of schedule below property Jogendranath Deashi was erstwhile owner of 03 decimal land in RS plot no. 23, 15.75 decimal land in RS plot no. 24 and 7.75 decimal in RS plot no. 38 of Khudsole Mouza having JL no. 228 under P.S. & Dist – Bankura. In accordance to his right, title, interest and possession his name was recorded under RS ror being no. 89. It is mentionable that during LR operation the RS plot no. 23, 24 & 38 amalgamated with each other and corresponding LR plot no. 16 prepared.

AND WHERE AS Jogendranath Deashi during his enjoyment and possession relinquished the Earth leaving behind his two sons and four daughters namely Lakshmikanta Deashi, Dhirendranath Deashi, Bhakti Ghosh, Saktibala Choudhury, Anna Bangal and Santi Ghosh. Amongst them Santi Ghosh demised leaving behind his son Kartik Ghosh and daughter Buri Ghosh.

AND WHERE AS all the descendents of Jogendranath Deashi entered into amicable verbal partition and as per amicable verbal partition the previously named Kartik Ghosh transferred demarcated 1.44 decimal land to owner no. 01 Uttam Kumar Samanta through Deed of sale registered at office of DSR, Bankura being no. 010101890 of the year 2020.

AND WHERE AS Buri Ghosh appointed Baidyanath Deoghoriya as her attorney in respect of her land by dint of POA registered at office of DSR, Bankura being no. 010102293 of the year 2020.

AND WHERE AS Kartik Ghosh appointed Baidyanath Deoghoriya as his attorney by ding of POA registered at office of DSR, Bankura being no. 010102394 of the year 2020.

AND WHERE AS the appointed attorney on behalf of his principal Buri Ghosh & Kartik Ghosh transferred demarcated 2.38 decimal land to the

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owner no. 01 Uttam Kumar Samanta through Deed of sale registered at office of DSR, Bankura being no. 010102451 of the year 2020.

AND WHERE AS previously named Anna Bangal @ Anna Bala Bangal and Bhakti Ghosh jointly transferred their entire share to Dhirendranath Diashi, Mahadeb Diashi and Sahadeb Diashi through Deed of sale registered at office of DSR, Bankura being no. 2889 of the year 1997.

AND WHERE AS Sahadeb Diashi & Mahadeb Diashi jointly transferred demarcated 3.75 decimal land to owner no. 02 Deboshri Samanta through Deed of sale registered at office of DSR, Bankura being no. 010104346 of the year 2022.

AND WHERE AS previously named Saktibala Choudhurty transferred her entire share to Lakshmipada Diashi through Deed of sale registered at office of DSR, Bankura being no. 3137 of the year 1997.

AND WHERE AS Lakshmipada Diashi appointed Ananda Nandi as his attorney by dint of POA registered at office of DSR, Bankura being no. 010104928 of the year 2022 and 010104925 of the year 2022.

AND WHERE AS the appointed attorney on behalf of his principal transferred demarcated 5.55 decimal land to owner no. 02 Deboshri Samanta through Deed of sale registered at office of DSR, Bankura being no. 010105011 of the year 2022.

AND WHERE AS Sk Kurban acquired title of 233 decimal land in RS plot no. 20 corresponding to LR plot no. through Deed of sale registered at office of DSR, Bankura being no. 10778 of the year 1977 which was executed by the then owner Md Siddik Hossen.

AND WHERE AS Sk Kurban during his enjoyment and possession transferred demarcated 7.7 decimal land from RS plot no. 20 to Kashinath Dey through Deed of sale registered at office of ADSR, Bankura being no. 1612 of the year 1997, demarcated 7.4 decimal land from RS plot no. 20 to Susanta Biswas through Deed of sale registered at office of ADSR, Bankura being no. 1610 of the year 1997 and demarcated 2284 Sq.ft. or 5.2 decimal land from RS plot no. 20 to Ratna Biswas through Deed of

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sale registered at office of ADSR, Bankura being no. 2273 of the year 1998.

AND WHERE AS Kashinath Dey during his enjoyment and possession out of his 7.7 decimal land transferred demarcated 6.79 decimal land to Balananda Mondal through Deed of sale registered at office of ADSR, Bankura being no. 010202364 of the year 2017.

AND WHERE AS Balananda Mondal during his enjoyment and possession transferred his entire 6.79 decimal land to the owner no. 01 Uttam Kumar Samanta through Deed of sale registered at office of DSR, Bankura being no. 010102948 of the year 2022.

AND WHERE AS Susanta Biswas during his enjoyment and possession out of purchased 7.4 decimal transferred demarcated 6.72 decimal land to owner no. 03 Madan Mohan Samanta through Deed of sale registered at office of DSR, Bankura being no. 010107069 of the year 2022.

AND WHERE AS Ratna Biswas transferred her entire portion to owner no. 04 Rajkumar Samanta through Deed of sale registered at office of DSR, Bankura being no. 010107068 of the year 2022.

AND WHERE AS in course of LR operation the RS plot no. 20 converted to LR plot no. 19 and the name of owners recorded accordingly in LR ror.

AND WHERE AS in respect of RS plot no. 17 a suit for partition was arose before the Court of ld Civil Judge (SD), Bankura being no. 50 of the year 1995. Ld Court decided the suit on merit and drawn final decree by allocating separate portion to each co-sharer by metes and bounds partition.

AND WHERE AS in the partition suit Souma Mondal, Purnima Mondal, Rupendra Kumar Mondal, Sanjoy Ghosh, Anindita Ghosh was impleaded as defendant no. 31 to 36. In accordance to decree of partition in RS plot no. 17 specific and demarcated 20 decimal being partition plot no. 17/9 allocated to them. They during their enjoyment and possession transferred their entire portion to Nirmala Pal through Deed of sale registered at office of ARA III, Kolkata being no. 1842 of the year 2010.

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AND WHERE AS Nirmala Pal during her enjoyment and possession transferred demarcated 20 decimal land to owner no. 01 Uttam Kumar Samanta through Deed of sale registered at office of DSR, Bankura being no. 010100404 of the year 2020 and Deed of sale registered at office of DSR, Bankura being no. 010100407 of the year 2020.

AND WHERE AS Ananta Brata Mondal, was defendant no. 30 of the afore mentioned partition suit being no. 50 of the year 1995, which was decided by the Court of ld Civil Judge (S.D.), Bankura. Through final decree of Partition from RS plot no. 17 separate specific and demarcated partition plot being no. 17/7 measuring 5.8 decimal and partition plot being no. 17/8 measuring 9.7 decimal allocated in his favour.

AND WHERE AS Ananta Brata Mondal during his enjoyment and possession of specific allocated portion relinquished the Earth and Ashis Kumar Mondal, Malay Mondal, Debashis Mondal and Maya Mondal being his legal heirs and successors inherited his entire estate.

AND WHERE AS all the descendents of Ananta Brata Mondal jointly transferred entire 15.50 decimal land being partition plot no. 17/7 & 17/8 to the owner no. 01 Uttam Kumar Samanta through Deed of sale registered at office of ARA II, Kolkata being no. 7158 of the year 2019

AND WHERE AS during LR operation the entire purchased portion of the owners has recorded under LR ror.

HENCEFORTH the present owner has acquire piece and parcel of land measuring 13.12 decimal land in plot no. 16, 33.88 decimal land in plot no. 17 and 18.62 decimal land in plot no. 19 of Khudsole Mouza having JL no. 228 under P.S. & Dist – Bankura; which specifically and particularly described in the 1st Schedule hereunder written through aforementioned mode of transfer.

AND WHERE AS the land of owners to this agreement is adjacent to each other and demarcation of the entire land has been mentioned in the 1st Schedule and location of the entire property has shown in the map attached as part of this Development Agreement.

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AND WHERAS the land owners herein has right to sale, convey, transfer etc. the said property as absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said property is free from all encumbrances charges, liens, lis-pendents, attachments, trust whatsoever and paying the Municipal taxes as absolute owners and occupier time to time.

AND WHEREAS the owners desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc. as approved by Bankura Municipality or any other competent authority but it is not possible for all of them jointly to construct the construction by devoting time and monies for the development work and for this reason owners approached the Developer of this agreement.

AND WHEREAS the Developer after considering various aspects of execution of the project and proposals of the Owners has decided to construct multi-storeyed building there at consisting of apartments, flats, units, parking etc with the object of selling such apartments, flats, units parking etc to the prospective purchaser and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between :

1.-**DEFINITION** :

OWNER/LANDLORD :- Shall mean (1) Sri Uttam Kumar Samanta, Son of – Narayan Samanta, (2) Smt. Deboshri Samanta, wife of – Sri Uttam Kumar Sanata, (3) Sri Madan Mohon Samanta, Son of – Narayan Samanta and (4) Sri Rajkumar Samanta, Son of – Sri Madan Mohan Samanta.

1.2. DEVELOPER:- Shall mean **SAMANTA INFRACON PRIVATE LIMITED**.

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1.3. LAND:- Shall mean all the piece and parcel of land measuring 13.12 decimal land in plot no. 16, 33.88 decimal land in plot no. 17 and 18.62 decimal land in plot no. 19 of Khudsole Mouza having JL no. 228 under P.S. & Dist – Bankura; which specifically and particularly described in the 1st Schedule hereunder written – which is more specifically described in the 1st schedule herein.

1.4. BUILDING :- Shall mean the Building/s to be constructed, erected, promoted, developed and built on the land of the Owners herein or the Developer herein in the land mentioned in the FIRST SCHEDULE.

1.5. ARCHITECT(S) :- Shall mean such architect whom the developer may from time to time, appoint as the Architect(s) of the Building.

1.6.MUNICIPALITY :- Shall mean the Bankura Municipality 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 Bankura Municipality and shall also include variations/modifications, alternations therein that may be made by the Owners herein or the Developer herein, if any as well as all revisions, renewals and extensions thereof, if any.

1.8. <u>OWNER'S AREA :</u>

Shall mean shall mean the specific allocated self contain units as described in the 2nd Schedule Together with the undivided impracticable proportionate interest in the said kind and the common portions.

1.9. DEVELOPER'S AREA:- Shall mean the units left after owners allocation or in other words expect the units specifically mentioned as owners' allocation in the 2nd schedule the rest units comes under Developer's allocation, together with the undivided impracticable proportionate interest in the said kind and the common portions and easements.

1.10.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

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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.

1.11. PROJECT :- Shall mean the work to 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/Flat(s)/Car Parking space/s and others be taken over the Unit/Flat and occupiers. Be it mentioned here that proposed plan of the project is attached herewith as part of this agreement. Be it further mentioned that required modification is permissible during sanction of plan and construction to be constructed in accordance to sanctioned plan.

1.12. FORCE MAJEURE:- Shall include natural calamities, at of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air 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 polices 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.

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

II. SCOPE OF WORK: The Developer shall construct a multi-storeyed building according to sanctioned plan over and above the First Schedule Land.

III. DURATION :- As the proposed project is vast and the completion of project depends upon sanction of plan from concerned authority it is settled

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and agreed between the parties that this agreement shall remain in force still completion of project by way of completion of construction of multi-storeyed apartment in accordance to sanction plan.

IV.- OWNER DUTY & LIABILITY :-

1. The Owners have offered total bare land as described in the 1st Schedule for development and construction of a housing complex consisting of Flats/Apartments & Parking space at the instance of the developers in respect of which the entire development cost from A to Z construction till finishing touch for placing offer as read for use and sale the owner will not have to pay any furthering or shoulder any Bank or other financial liability.

2. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st schedule property to the second party.

V.- OWNERS ALLOCATIONS OR CONSIDERATION :

Considering that the owners having agreed to enter in to the Development Agreement with the developer on the said property described in the First Schedule hereunder written and knowing the developers rights, powers, privileges and benefits, as mentioned herein, the herein the developer has agreed to allot the specific self contain units as described in the 2nd Schedule with the undivided impartibly proportionate share in the land with all the common rights. which is particularly mentioned and described in the Second Schedule.

VI.-<u>DEVELOPER DUTY, LIABILITY & RESPONSIBILITY</u> :

1. The developer mean **SAMANTA INFRACON PRIVATE LIMITED** confirms, accepts and assure the owners that company is fully acquainted with, aware of the process/formalities related to similar project in Municipality area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land and litigation free possession, suitability of the said land viability of the said project and will not raise any objection with regard thereto.

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1. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations made for execution of the total project within schedule time under this agreement and the owners will not have any liability and/or responsibility of finance for execution of the project as the developers will take all financial and/or Bank liability at their own shoulder.

2. The developer will preserve the right to mortgage the land to any financial institution or Bank for any purpose but the entire liability of the borrowed loan will be shouldered by the Developer. The land owner could not be liable for any liabilities regarding the mortgage or loan taken by the developer in this purpose of this Agreement.

3. The developer has agreed to carry out the total project at his own risk 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 multi-storeyed 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 owners & 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 second party shall not raise any question regarding the measurement of the 1st Schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owner.

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5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.

6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time during the currency of this Agreement. The First 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 alone be responsible the said incident or damage or loss during construction.

7. That the Developer shall be complete the Development work/construction of building/flat at his own cost and expenses in pursuance of the sanctioned plan within Sixty months.

8. That the Developer shall not make Owner responsible for any business, loss and/or any damages etc. or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

VIII. DEVELOPER ALLOCATION :

Developer/ Allocations Shall mean save and except the Owners Allocation, the remaining units and parking space of the proposed apartment building to be constructed in the 1st schedule land along with the undivided importable proportionate share in the land with all the common rights; together with the undivided impracticable proportionate interest in the said kind and the common portions.

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IX. - Miscellaneous :

a) Indian Law-This agreement shall be subject to Indian Law and under the Jurisdiction of Bankura Court.

b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.

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c) Disputes - Differences in opinion in relation to or arising out during execution of the housing 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 shall consist of one arbitrator who shall be on Advocate to be nominated by both the parties and their legal advisors.

d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.

e) The owners can visit the construction site any time with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However any unusual and non-permissible actions operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risk and hazards whatsoever related to the project.

g) The second party or the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the frame work of Power of Attorney, be it mentioned here that

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in case of default no liability should confer upon the borrower and the developer should be personally liable for the loan.

h) A successful project completion certificate from the Architect or any competent technical body with specific observations/comments on the design, quality of materials and workmanship of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will responsible for any defect and rectification thereof at their cost/expenses for a guarantee period of next six months after handing over of physical possession of the flats.

i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fees 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.

j) The owners shall have no right, title, interest, claim whatsoever in the consideration received by the developers or its nominees out of the developers allocation similarly the developer shall have no right, title, interest, claim whatsoever in the consideration received by the owner or its nominees out of owner allocation.

k) The land owners and the developers have entered into their agreement purely as a construct 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.

1) 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 sanctioned 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 subject to written consent of the 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.

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m) If any further construction can be extended after getting permission from the component authority, the extended construction will be divided among the land owner and the developer at a same proportionate as the above mentioned ration of present proposed construction area is divided.

FORCE MAJEURE

The Parties hereto shall not to be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligations prevented by the existence of the force majeure and shall be suspended from the obligations during the tenure of the force majeure.

Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, lockout and/or any other act or commissions beyond the control of the parties hereto

DESCRIPTION OF LAND (FARST SCHEDULE)

ALL THAT the piece and parcel of land specifically shown with red ink in the map attached as part of this development agreement measuring 13.12 decimal land in plot no. 16, 33.88 decimal land in plot no. 17 and 18.62 decimal land in plot no. 19 classified as Bastu of Khudsole Mouza having JL no. 228 near to Christandanga Road in Ward no. 11 of Bankura Municipality under P.S. & Dist – Bankura under P.S. & Dist – Bankura which stands in LR ror as follows:-

Pl no	Kh no	Measurement`
16	3537	3.82 decimal
16	3843	9.30 decimal
17	3493	33.88 decimal
19	3804	6.70 decimal
`19	3878	5.2 decimal
19	3887	6.72 decimal

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The land is butted and bounded by :-

North- 120 ft By pass Road

South- 10 ft wide road

East- Property of Rita Monan Patra and Shyam Chandra Mondal

West – Property of Tushar Kanti Bandyopadhyay.

Second Schedule above referred to

Details of Flat to be allotted to Land Owners:-

Subject to sanction of plan of B+G+7 the portion allocated to owner as follows:-

Name of owner	Specification of unit	Built up area`
Uttam Kumar Samanta	In Eastern side of Ground floor.	3652 Sq.ft.
Uttam Kuamr Samanta	7th floor	3BHK Unit being no. 'A' – 1046 Sq.ft. 2BHK Unit being no. 'C' – 911 Sq.ft. 2BHK Unit being no. F – 936 Sq.ft.
Uttam Kuamr Samanta	6th floor	3BHK Unit being no. 'A' – 1046 Sq.ft. 3BHK Unit being no. 'B' – 1119 Sq.ft. 2BHK Unit being no. C – 911 Sq.ft. 2BHK Unit being no. D – 949 Sq.ft. 2BHK Unit being no. E – 911 Sq.ft.

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Uttam Kumar Samanta	Car Parking	03 numbers of Car parking
Deboshri Samanta	One numbere 3BHK Self contain unit in 7th floor having specific identity as Flat no. 'I'	925 Sq.ft.
Deboshri Samanta	One number of 2BHK Self contain unit in 7th floor having specific identity as Flat no. 'H'	820 Sq.ft.
Deboshri Samanta	Car Parking	One number Car Parking
Madanmohon Samanta	One numbers of 3BHK Self contain unit in 7th floor having specific identity as Flat no. 'B'	1119 Sq.ft.
Madanmohon Samanta	One number 2BHK Self contain unit in 7th floor having specific identity as Flat no. 'D'	949 Sq.ft.
Madanmohan Samanta	Car Parking	One number car parking
Rajkumar Samanta	One 2BHK Self contain unit in 7th floor having specific identity as Flat no. 'E'	911 Sq.ft.
Rajkumar Samanta	One number of 3BHK Self contain unit in 7th floor having specific identity as Flat no. 'G'	1046 Sq.ft.
Rajkumar Samanta	Car Parking	One number car parking

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Details of Flat to be allotted to developers:-

After owner's allocation Rest portion i.e. entire portion of 1st floor, 2nd floor, 3rd floor, 4th floor, 5th floor and after specific allocation as owner's allocation from 6th fl rest portion of sixth floor and after specific allocation to owner Uttam Kumar Samanta in Gr. fl rest portion of Gr. floor and after allocation of parking as owner's allocation rest numbers of parking should come under Developer's allocation.

IN WITNESS WHEREOF both the parties to this deed put their respective hand on the day, month and year first above written, after being well versed about the contents herein.

SIGNED AND DELIVERED by the OWNER & DEVELOPER at Bankura.

Witness

Biplab Sutradhar
S/o Sri Ram Dhan Sutradhar
Vill Panchbagra · P.O. Kenduadihi
PS + Dist. Bankura

Photograph and Finger Prints of all parties are affixed in separate sheets which is part of the Deed

Signature of owners:-

Uttam Kumar Samanta

Deboshri Samanta

Madan Mohan Samanta.

Raj Kumar Samanta.

(OWNER)

Signature of Developer:-

Samanta Developer Private Limited
Katjuridanga, Bankura

Uttam Kumar Samanta

Director

(DEVELOPER)

Drafted by :

Asit Baran Pal
Bankura.
Deed Writer NO - 88.

Typed by :

S. Choudhury
Sumanta Choudhury
Bankura Court Compound

District Sub-Registar
Bankura

22 FEB 2023

দাখিলকারক ও দাতা ঃ

Uttam Kumar Samanta

	বৃদ্ধাঙ্গুল	তর্জ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

দাতা / গ্রহীতা নাম Uttam Kumar Samanta স্বাক্ষর Uttam Kumar Samanta

Debashri Samanta

	বৃদ্ধাঙ্গুল	তর্জ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

দাতা / গ্রহীতা নাম Debashri Samanta স্বাক্ষর Debashri Samanta

Madan Mohan Samanta

	বৃদ্ধাঙ্গুল	তর্জ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

দাতা / গ্রহীতা নাম Madan Mohan Samanta স্বাক্ষর Madan Mohan Samanta

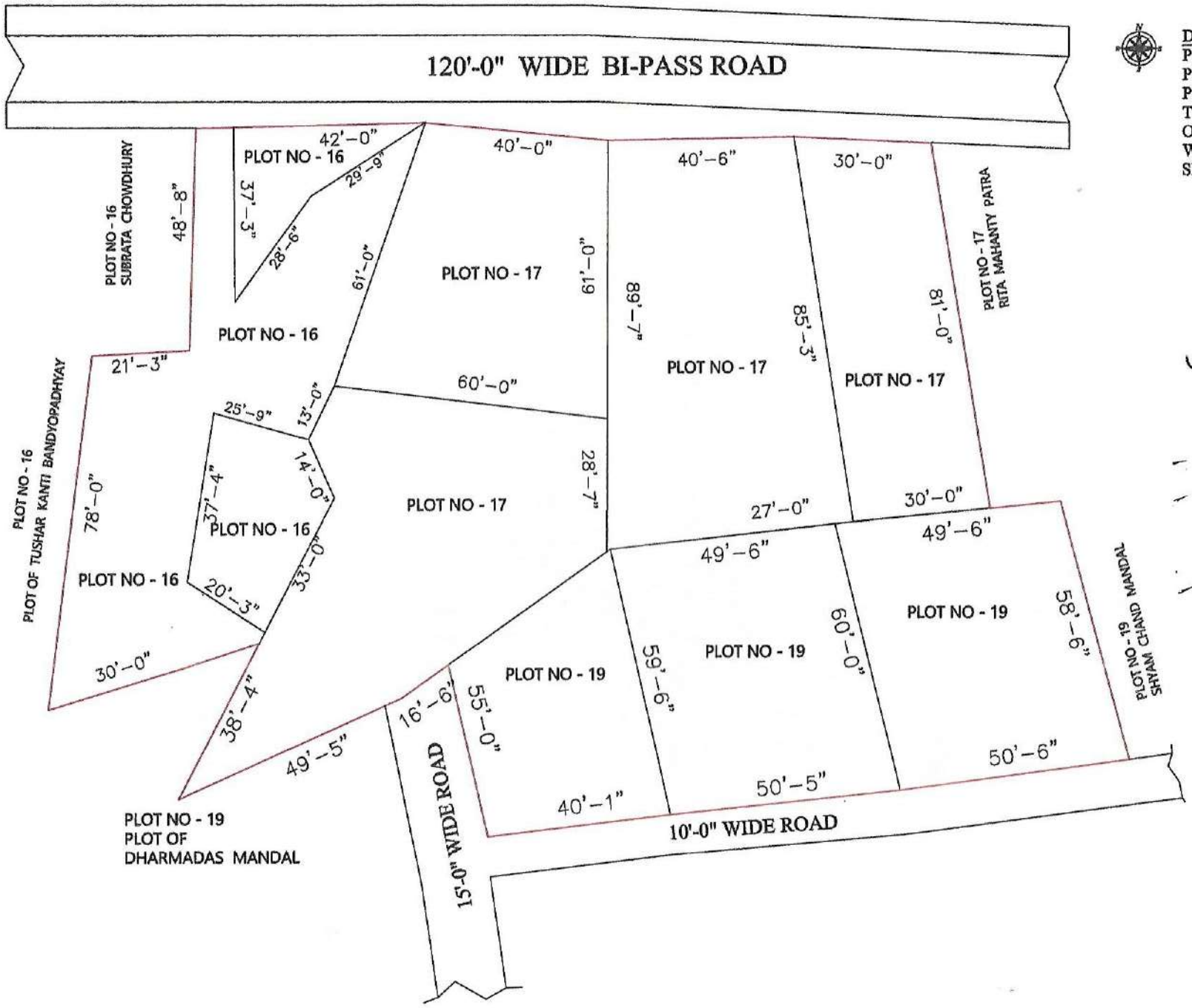
Raj Kumar Samanta

	বৃদ্ধাঙ্গুল	তর্জ্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

দাতা / গ্রহীতা নাম Raj Kumar Samanta স্বাক্ষর Raj Kumar Samanta

District Sub-Registar
Bankura

22 FEB 2023



DEVELOPMENT PLAN
PLOT NO - 16 AREA -13.12 DECIMAL
PLOT NO - 17 AREA - 33.88 DECIMAL
PLOT NO - 19 AREA - 18.62 DECIMAL
TOTAL AREA - 65.62 DECIMAL
OF MOUZA - KHUDSOLE, J.L. NO - 228
WARD NO - 11 P.S. & DIST. - BANKURA
SPECIFIC PORTION SHOWN WITH REDLINE

OWNER'S SIGNATURE

Uttam Kumar Samanta

- Deboshri Samanta
- Madan Mohan Samanta
- Raj Kumar Samanta

DEVELOPMENT SIGNATURE

Samanta Infracon Private Limited
Katjuridanga, Bankura
Uttam Kumar Samanta
Director

District Sub-Registar
Bankura

22 FEB 2023

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

192022230306746181

GRN Details

GRN:	192022230306746181	**Payment Mode:**	Online Payment
GRN Date:	22/02/2023 14:00:54	**Bank/Gateway:**	IDBI Bank
BRN :	2794105626	**BRN Date:**	22/02/2023 14:02:06
GRIPS Payment ID:	220220232030674617	**Payment Init. Date:**	22/02/2023 14:00:54
Payment Status:	Successful	**Payment Ref. No:**	3000440417/3/2023 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	BIPLAB SUTRADHAR
Address:	PANCHBAGA BANKURA
Mobile:	9933914768
Contact No:	6297518677
Depositor Status:	Solicitor firm
Query No:	3000440417
Applicant's Name:	Mr Biplab Sutradhar
Identification No:	3000440417/3/2023
Remarks:	Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy):	22/02/2023
Period To (dd/mm/yyyy):	22/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000440417/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	35050
2	3000440417/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	42
			Total	**35092**

IN WORDS: **THIRTY FIVE THOUSAND NINETY TWO ONLY.**

PAID

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

सत्यमेव जयते

Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	**0101000067/2023**	**Date of Application**	**22/02/2023**
Query No / Year	01013000440417/2023		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr Biplab Sutradhar		
Stampduty Payable	Rs.40,050/-		
Registration Fees Payable	Rs.42/-		
Applicant Name of the Visit Commission	Mr Biplab Sutradhar		
Applicant Address	Panchbaga Bankura		
Place of Commission	Katjuridanga Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101		
Expected Date and Time of Commission	22/02/2023 4:45 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 80/-, Total Fees Paid: 580/-		
Remarks			

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. BANKURA, District Name :Bankura

Signature / LTI Sheet of Query No/Year 01013000440417/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
1	Shri Uttam Kumar Samanta Katjuridanga Bankura, City:- Bankura, P.O:- Bankura, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN:- 722101	Land Lord			181 Uttam Kumar Samanta
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
2	Smt Deboshri Samanta Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN:- 722102	Land Lord			182 Deboshri Samanta
Sl No.	Name of the Executant	Category		Finger Print	Signature with date
3	Shri Madan Mohan Samanta Village:- Gumai, P.O:- Pratappur, P.S:-Panskura, District:- Purba Midnapore, West Bengal, India, PIN:- 711221	Land Lord			183 Madan Mohan Samanta.

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Shri Rajkumar Samanta Village:- Gumai, P.O:- Pratappur, P.S:- Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 711221	Land Lord		184	Raj Kumar Samanta
5	Shri Uttam Kumar Samanta Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN:- 722102	Representative of Developer [SAMANTA INFRACON PRIVATE LIMITED]		185	Samanta Infracon Private Limited Katjuridanga, Bankura Uttam Kumar Samanta Director

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Biplab Sutradhar Son of Shri Ramdhan Sutradhar Panchbaga, City:- Bankura, P.O:- Kenduadihi, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN:- 722102	Shri Uttam Kumar Samanta, Smt Deboshri Samanta, Shri Madan Mohan Samanta, Shri Rajkumar Samanta, Shri Uttam Kumar Samanta		186	Biplab Sutradhar

(Subhankar Pal)
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

District Sub-Registar
Bankura

22 FEB 2023

SUB-REGISTRAR
BANKURA

Major Information of the Deed

Deed No :	**I-0101-00926/2023**	**Date of Registration**	**23/02/2023**
Query No / Year	**0101-3000440417/2023**	**Office where deed is registered**	
Query Date	**17/02/2023 6:29:00 PM**	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Biplab Sutradhar Panchbaga,Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9233220780, Status :Solicitor firm		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 5]	
Set Forth value		Market Value	
		Rs. 2,66,86,391/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 40,050/- (Article:48(g))		Rs. 74/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Chistandanga Road, Road Zone : (Ward no 11 -- Ward no 11) , Mouza: Khudshol, Jl No: 228, Pin Code : 722101

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-16 (RS :-)	LR-3537	Bastu	Baide	3.82 Dec		15,53,520/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L2	LR-16 (RS :-)	LR-3843	Bastu	Baide	9.3 Dec		37,82,131/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L3	LR-17 (RS :-)	LR-3493	Bastu	Baide	33.88 Dec		1,37,78,344/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L4	LR-19 (RS :-)	LR-3804	Bastu	Baide	6.7 Dec		27,24,761/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L5	LR-19 (RS :-)	LR-3878	Bastu	Baide	5.2 Dec		21,14,740/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L6	LR-19 (RS :-)	LR-3887	Bastu	Baide	6.72 Dec		27,32,895/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
		TOTAL :			**65.62Dec**	**0 /-**	**266,86,391 /-**	
	Grand Total :				**65.62Dec**	**0 /-**	**266,86,391 /-**	

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri Uttam Kumar Samanta (Presentant)** Son of Shri Narayan Samanta Katjuridanga Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxxx6f, Aadhaar No: 25xxxxxxxx4137, Status :Individual, Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Pvt. Residence
2	**Smt Deboshri Samanta** Wife of Shri Uttam Kumar Samanta Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: fqxxxxxx7k, Aadhaar No: 61xxxxxxxx5126, Status :Individual, Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Pvt. Residence
3	**Shri Madan Mohan Samanta** Son of Narayan Samanta Village:- Gumai, P.O:- Pratappur, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 711221 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: fdxxxxxx9e, Aadhaar No: 50xxxxxxxx3768, Status :Individual, Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Pvt. Residence
4	**Shri Rajkumar Samanta** Son of Shri Madan Mohan Samanta Village:- Gumai, P.O:- Pratappur, P.S:-Panskura, District:-Purba Midnapore, West Bengal, India, PIN:- 711221 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: koxxxxxx4j, Aadhaar No: 48xxxxxxxx7368, Status :Individual, Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Pvt. Residence .

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SAMANTA INFRACON PRIVATE LIMITED** Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102 , PAN No.:: ABxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Shri Uttam Kumar Samanta** Son of Shri Narayan Samanta Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No: 25xxxxxxxx4137 Status : Representative, Representative of : SAMANTA INFRACON PRIVATE LIMITED (as Managing Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Biplab Sutradhar Son of Shri Ramdhan Sutradhar Panchbaga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102			
Identifier Of Shri Uttam Kumar Samanta, Smt Deboshri Samanta, Shri Madan Mohan Samanta, Shri Rajkumar Samanta, Shri Uttam Kumar Samanta			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Uttam Kumar Samanta	SAMANTA INFRACON PRIVATE LIMITED-3.82 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Deboshri Samanta	SAMANTA INFRACON PRIVATE LIMITED-9.3 Dec
Transfer of property for L3		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Uttam Kumar Samanta	SAMANTA INFRACON PRIVATE LIMITED-33.88 Dec
Transfer of property for L4		
Sl.No	**From**	**To. with area (Name-Area)**
1	Smt Deboshri Samanta	SAMANTA INFRACON PRIVATE LIMITED-6.7 Dec
Transfer of property for L5		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Rajkumar Samanta	SAMANTA INFRACON PRIVATE LIMITED-5.2 Dec
Transfer of property for L6		
Sl.No	**From**	**To. with area (Name-Area)**
1	Shri Madan Mohan Samanta	SAMANTA INFRACON PRIVATE LIMITED-6.72 Dec

OFFICE OF THE DISTRICT SUB-REGISTRAR
BANKURA

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Municipality: BANKURA, Road: Chistandanga Road, Road Zone : (Ward no 11 -- Ward no 11) , Mouza: Khudshol, JI No: 228, Pin Code : 722101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 16, LR Khatian No:- 3537	Owner:উত্তম কুমার সামন্ত, Gurdian:নারায়ন চন্দ্র সামন্ত, Address:কাটজুড়িডাঙা কেন্দুয়াডিহী , Classification:বাইদ, Area:0.03820000 Acre,	Shri Uttam Kumar Samanta
L2	LR Plot No:- 16, LR Khatian No:- 3843	Owner:দেবশ্রী সামন্ত, Gurdian:উত্তম কুমার সামন্ত, Address:কাটজুড়িডাঙ্গা, কেন্দুয়াডিহি, বাঁকুড়া। , Classification:বাইদ, Area:0.09300000 Acre,	Smt Deboshri Samanta
L3	LR Plot No:- 17, LR Khatian No:- 3493	Owner:উত্তম কুমার সামন্ত, Gurdian:নারায়ন সামন্ত, Address:কাটজুড়িডাঙ্গা কেন্দুয়াডিহি বাঁকুড়া, Classification:তড়া, Area:0.33880000 Acre,	Shri Uttam Kumar Samanta
L4	LR Plot No:- 19, LR Khatian No:- 3804		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 19, LR Khatian No:- 3878	Owner:রাজকুমার সামন্ত, Gurdian:মদন মোহন, Address:নিজ , Classification:তড়া, Area:0.05240000 Acre,	Shri Rajkumar Samanta
L6	LR Plot No:- 19, LR Khatian No:- 3887	Owner:মদন মোহন সামন্ত, Gurdian:নারায়ন , Address:গুমাই, প্রতাপপুর, পাঁশকুড়া, পূর্ব মেদিনীপুর, Classification:তড়া, Area:0.06720000 Acre,	Shri Madan Mohan Samanta

OFFICE OF THE DISTRICT SUB-REGISTRAR
বাঁকুড়া
BANKURA

Endorsement For Deed Number : I - 010100926 / 2023

On 17-02-2023

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 2,66,86,391/-

Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

On 22-02-2023

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

Presented for registration at 22:00 hrs on 22-02-2023, at the Private residence by Shri Uttam Kumar Samanta , one of the Executants.

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

Execution is admitted on 22/02/2023 by 1. Shri Uttam Kumar Samanta, Son of Shri Narayan Samanta, Katjuridanga Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business, 2. Smt Deboshri Samanta, Wife of Shri Uttam Kumar Samanta, Katjuridanga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by Profession Business, 3. Shri Madan Mohan Samanta, Son of Narayan Samanta, P.O: Pratappur, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 711221, by caste Hindu, by Profession Business, 4. Shri Rajkumar Samanta, Son of Shri Madan Mohan Samanta, P.O: Pratappur, Thana: Panskura, , Purba Midnapore, WEST BENGAL, India, PIN - 711221, by caste Hindu, by Profession Business

Indetified by Shri Biplab Sutradhar, , , Son of Shri Ramdhan Sutradhar, Panchbaga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-02-2023 by Shri Uttam Kumar Samanta, Managing Director, SAMANTA INFRACON PRIVATE LIMITED, Katjuridanga, City:- Bankura, P.O:- Kenduadihi, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722102

Indetified by Shri Biplab Sutradhar, , , Son of Shri Ramdhan Sutradhar, Panchbaga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

On 23-02-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74.00/- (E = Rs 42.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 42/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2023 2:02PM with Govt. Ref. No: 192022230306746181 on 22-02-2023, Amount Rs: 42/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2794105626 on 22-02-2023, Head of Account 0030-03-104-001-16

OFFICE OF THE DISTRICT SUB REGISTRAR
BANKURA

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,050/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2767, Amount: Rs.5,000.00/-, Date of Purchase: 18/02/2023, Vendor name: Pranab Kumar Haldar

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/02/2023 2:02PM with Govt. Ref. No: 192022230306746181 on 22-02-2023, Amount Rs: 35,050/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 2794105626 on 22-02-2023, Head of Account 0030-02-103-003-02

Subhankar Pal

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. BANKURA

Bankura, West Bengal

OFFICE OF THE DIST. SUB-REGISTRAR
BANKURA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2023, Page from 16062 to 16093

being No 010100926 for the year 2023.

Seal of the District Sub Registrar, Bankura, District Bankura

Digitally signed by SUBHANKAR PAL
Date: 2023.02.23 16:43:52 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 2023/02/23 04:43:52 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. BANKURA

West Bengal.

(This document is digitally signed.)

OFFICE OF THE DIST. & SUB-REGISTRAR
জেলা অবর নিবন্ধক
বাঁকুড়া
BANKURA