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24.07.2023  
01:30 PM

K 819107

1. Mausmi Baidyan Chandra

2. Bela Khan

3. Chandan Khan

4. Anjan Khan

5. Dipa Khan

SIDHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Romik Sinha

2. St. H. Sinha

Partners

### DEED OF DEVELOPMENT AGREEMENT

This Deed of Development Agreement is executed on this 24<sup>th</sup> day of July , 2023 (Two Thousand Twenty three)

BETWEEN



1. Mousmi Bardhan Chandra

2. Bela Khan

3. Chandan Khan

4. Anjan Khan

5. Dipa Khan

SIDHDI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Koushik Sinha

2. Sanjit Dutta

Partners

1. MOUSMI BARDHAN CHANDRA (PAN BFIPC8888N, AADHAAR NO.9137 3104 7001) D/O AJAY KUMAR BARDHAN AND WIFE OF BISWANATH CHANDRA OF PAT JHALDA ROAD, JHALDA MUNICIPALITY WARD NO.3, POST AND P.S JHALDA DIST. PURULIA, PIN-723202.

AND

2. BELA KHAN (PAN. DONPK6898J, AADHAAR NO. 6497 2083 7427) WIFE OF LT. SWARAJ KUMAR KHAN
3. CHANDAN KHAN (PAN. AKYPK6624J, AADHAAR NO. 9328 3822 6385) SON OF LT.SWARAJ KUMAR KHAN
4. ANJAN KHAN (PAN. AKYPK6623R, AADHAAR NO. 5440 2053 1707) SON OF LT. SWARAJ KUMAR KHAN
5. DIPA KHAN (PAN. IMEPK1071D, AADHAAR NO. 2520 0288 8693) DAUGHTER OF LT. SWARAJ KUMAR KHAN ALL ARE RESIDENT OF OLD POLICE LINE (DHUNIA PARA) POST AND P.S PURULIA (T) DIST. PURULIA WEST BENGAL, PIN-723101.

All are by faith Hindu by occupation service and business resident hereafter called and referred to as the Land Lord and Land Lady/Land Owners(which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assignees etc.) of the FIRST PART.

AND

"SIDHDI VINAYAK & VAISHNODEVI DEVELOPERS " a Partnership Firm (PAN ADFFS6420E) having its Office at Purulia represented by its two Partners 1. Sri Koushik Sinha (PAN: AWAPS6846C) son of Sri Kishore Kumar Sinha , by faith-Hindu By occupation Business , by caste Kayeshta , resident of Old Police Line, Chabi Biri Bagan, P.O & Dist. Purulia -723101 West Bengal , 2. Sri Sanjit Kumar Dutta (PAN: ADIPD3039R) son of late Duhkha Bhanjan Dutta, resident of Kalitala Lane, Chowk bazar, within Purulia Town, P.S.-Purulia Town, P.O.-Purulia, District Purulia, Pin.723101, West Bengal and, (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors, successors - in - interest and assigns) herein after referred as DEVELOPER of the OTHER PART

AND

1. Mausmi Barchan Chandra.

2. Bela Khan

3. Chendan Khan

4. Arjun Khan

5. Pifa Rchau

SIDHHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Komik Sinha.

2. 

Partners

AND

WHEREAS the property fully described in the Schedule 1 below of this Deed has been owned and possessed by owner no-1 and schedule-1/A of this deed has been owned and possessed by owner no-2 to 4.

AND WHEREAS the present owners have intended to develop the schedule land by constructing a multi-storied building thereon and as the present owners have no infrastructural facilities and lacuna of experiences in the arena of construction work have decided to appoint the developer to develop the same and the developer while coming to know the intention of the owner agreed to develop the property and the owners also agreed with the proposal of the developer and hence this deed of development agreement.

AND WHEREAS the land owners have assured the developer that the said property is free from all encumbrances liens attachment and mortgage of any nature what so ever and has the owner in peaceful possession of the said property. The owners have assured the developers that they have marketable and saleable right and title over and above the schedule 1 and schedule -1/A property.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS :-

1. That the first party/landowners delivered peaceful possession of the schedule-1 and 1/A property to the second party/developer in the execution of deed of development agreement to the second party developer for the purpose of development and construction of multistoried building consisting of residential independents flats / apartment and commercial unit and the second party developers shall accordingly take over possession of the land in question for the aforesaid purpose.
2. That the first party/land owners has fully assured the developer that the land in question is free from all kinds of encumbrances, charges, liens, attachment and encroachment, mortgage etc. and there is no notice of the proposed multistoried building or buildings thereon and also there is no objection or hindrance of obstacles in obtaining approval and sanctioned plan for



1. Meenmi Barshan chandra.

2. Bela Khan

3. Chandan Khan

4. Anjan Khan

5. Siba Khan

SIDHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Nandil Sinha.

2. 

Partners

construction of multistoried building/apartment from the competent authorities.

3. That the first party/land owners further assured the developer that apart from them no one else is/are entitled to or has/have any right and interest over the schedule-1 and 1/A property or any part thereof either as a partner or as the co-shares and co-partner in joint family or otherwise the first party/land owners are not the benamdar trustee for any one in respect of the schedule - 1 and 1/A property and the first party / landowners are fully entitled to transfer, convey, dispose and alienate the property in any manner to any one as he/she/they think/s proper and fit his/her/their own and sole discretion.
4. That the first party/land owner also assured the developer that the developer will be in no manner liable for any of the outgoing and outstanding dues relate into the schedule land for the period prior to execution of this deed of development agreement and the same shall be sole liability and responsibility of first party/land owner only.
5. That the second party/ developer do all acts and deeds matters thinks, necessary for relating to the development and construction of proposed multistoried building apartment consisting of building apartment consisting of independent residential flats, garage, parking space, commercial unit etc. in general only on specific relief's written hereunder :-
6. The relief's have been given by the first party / developer as follows :-  
To prepare, or revise the building plans of the proposed Multi-storied building on the land in question and to process submit the same approval and sanction from the competent authority Concerned in this name or either in the name of the land owner at the cost and expenses of developer.
  - a) To appoint technical person, architects, engineers, constructors etc. and managerial personals for development and construction of the proposed multistoried building and for allied jobs as may be deemed necessary for the purpose.
  - b) To make application in the concerned authorities in the name of the first party/land owner in the name for sites.

1. Meesmi Baselhan chandra.

2. Bela Khan

3. Chandan Khan

4. Anjan Khan

5. Sipa Rehau

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DEVELOPERS

1. Komalika Sinha

2. 

Partners

7. That the first party/land owner and Developer are entitled to get the constructed area of the multistoried building constructed by the developer through their own finance as per owner allocation and developer allocation mentioned in below of this deed.

8. OWNERS ALLOCATION :

After construction of the entire multi-storied building the owners shall be entitled to get 35 % super built up area in total finished construction area front to back proportionally of the ground floor to third floor of the building and if the FIRST PARTY / LAND OWNER will get more space in the owner allocation i.e. 35% constructed area (super built up) , in that case, they will pay @ Rs.3000.00 (three thousand) per square feet (super built up area) to the DEVELOPERS at the time of transfer, similarly if the FIRST PARTY / LAND OWNER will get less than 35% share of the owner allocation ,then the DEVELOPER will pay @ Rs.3000.00 (three thousand) (super built up area) to the FIRST PARTY / LAND OWNER of this deed at the time of transfer.

It is mentioned here that if first will not sell their allocated portion to another person or persons or any institution , in that case they will pay the GST or any other tax which will be applicable in law and if owner of the land will sell their allocated Flats or unit to any party ,in that case the purchaser will pay the GST or any other tax which will be applicable in law. That all parties Mutually agreed, that the land owners will be bound to pay installation charge of transformer, generator and electric lights as per their respective share of super built up area.



1. Mousmi Bardhan Chandra

2. Bela Khan

3. Chandan Khan

4. Anjan Khan

5. Dipa Khan

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DEVELOPERS

1. Romik Sinha

2. Atanu Sinha

Partners

#### 9. DEVELOPER ALLOCATION

That developer will be entitled to get 65 % super built up area from ground floor to third floor of the building, after deducting the said owners allocation.

Or

#### OWNERS AND DEVELOPER ALLOCATION

FLOOR	OWNERS ALLOCATION	DEVELOPERS ALLOCATION
Ground Floor PARKING AREA	35%	65%
First Floor	BELA KHAN-F-1C DIPA KHAN-F-1E	Remaining all (Except Flat No.- 1C & 1E)
Second Floor	CHANDAN KHAN- F-2B ANJAN KHAN -F-2D	Remaining all (Except Flat No.- 2B & 2D)
Third Floor	MOUSMI BARDHAN CHANDRA-F-3B	Remaining all (Except Flat No.- 3B)
*Fourth Floor and above (if granted permission from Purulia Municipality)	30%	70%

The owners allocated area will be the exclusive share of the owners in which the developers and or their legal heirs, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be tenable or valid. The developers allocated portion will be their exclusive share unconcern with the owner in which the owner and/or their legal heirs, nominees, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be tenable or valid.

It is further agreed and decided that the developers shall deliver the owners allocation of the full and complete to the owner free of cost. The developers shall be exclusively entitled to developer's allocation only having valid right title interest therein as per this agreement with exclusive right to enter into agreement for sale, transfer, let-out, lease, license, mortgage, over

1. Meenu Barchan Chandra

2. Bela Khan

3. Chandan Khan

4. Anjan Khan

5. Sipa Khan

SIDHHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Nandini Sinha

2. [Signature]

Partners

the same but in the event of sale process of this deed will execute such deeds but the developers may take advance from the intending purchasers and the owners in no way may execute and register any sale deed in respect of developers share . The owner shall be exclusively entitled to their own allocation having valid right, title, interest, ownership etc. over its own allocation and the owner can sell, transfer, lease, let-out, mortgage etc. to any intending person/persons at her own discretion and in the event of developers allocation, if the developers intended to transfer their allocation in part or full by way of sale or any deed of conveyance to any intending buyer or purchaser then no prior consent from the owner is required to the effect. The developers may be entitled to take advance from the intending purchaser of their own allocation and they are allowed and/or to be permitted to execute and register sale deed in respect of their own allocation without taking the consent in writing from the owners. The developers as per their own discretion will be entitled to written or deliver possession of their allocated portion partly or wholly to any person or any such intending buyer, transferee, lease, tenant etc. and no further consent of the owners is required to that effect and this agreement by itself be deemed to be and treated as the consent of both the parties. At the request of the developers the owners shall give power through the registered deed of power of attorney to the developers allocated portion having power to enter into an agreement for sale, lease, license, gift or any such other purpose and also having right to receive and received the money against that deed or the consideration money.

It is hereby further agreed that on completion of owners allocated portion the developers either verbally or in written request the owners to take possession of their allocated portion.

10. That the OWNERS do hereby authorize and empower the DEVELOPER to construct building on the plot of land fully described in the SCHEDULE below of this Deed as per sanctioned plan/revise plan and in compliance of the other statutory provisions to be obtained by the DEVELOPER entirely at its own costs and expenses and to do all other and/or further allied, incidental and consequential works in connection with the proposed building and the said premises/land.

11. That the OWNER shall put their signature on the building plan caused to be prepared by the DEVELOPER at its own choice. The latter shall submit the



1. Meenami Basuchan chandra.

2. Bela Khan

3. Chendran Khan

4. Anjan Khan

5. Siba Babu

SIDHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Romik Sinha.

2. 

Partners

same to the Purulia Municipality/ appropriate authority for obtaining necessary sanction along with all requisite fees.

12. That the DEVELOPER shall bear all the expenses including the costs and expenses for obtaining sanction of the building plan the cost of construction which includes various infrastructures for drainage, sewerage water supply and electrification etc.

13. That the DEVELOPER shall have the right to engage Architects, contractor, qualified Engineers Supervisors and right to enter into contracts entirely at his own cost, risk and expenses or construct the building on the said plot of vacant land of the OWNER which is to entirely remain under the physical possession and occupation of the DEVELOPER, till the completion of the construction process.

14. That the DEVELOPER shall comply with the building rules and/or other regulations of all the concerned authorities and shall confirm to and strictly abide by the provisions or any bye-laws or rules for the time being in force and will keep the OWNER absolutely indemnified against all fines, penalties and losses incurred by reason of breach of any such bye-laws rules and regulations etc.

15. The OWNER give license and permission to the DEVELOPER to enter upon the schedule property or part thereof with full right and authority to commence, carry on and complete development work/works of construction in accordance with the permission and agreement herein mentioned.

16. That the DEVELOPER having financial resources at his disposal shall at its own costs and expenses provide all bricks cement, stones tiles slates lime iron timber and glass and all other materials of standard quality for the purpose of completing the said building according to the sanctioned plan and shall entirely bear all expenses to be incurred payment of labor and other charges.

17. That the OWNER shall render all moral assistance to the DEVELOPER during the period of construction to facilitate the smooth carrying out of the aforesaid construction work uninterruptedly.



1. Moussini Basdhan chandra.

2. Bela Khan

3. Chandra Khan

4. Anjan Khan

5. Sipa Khan

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DEVELOPERS

1. Renuka Sinha.

2. 

Partners

18. That the OWNER shall not be liable and responsible in case the DEVELOPER fails to comply with any statutory rules and regulations in respect of the construction and allied works or deviate from the sanctioned/revise plan issued by the Purulia Municipality/appropriate authority in respect of Construction of the said flat of the buildings at the said premises.

19. That the DEVELOPER shall have right to receive all amounts and/or sale proceeds from the intending purchasers for booking and/or allotments of flats in respect of their/his allocated portion (DEVELOPER ALLOCATION) and shall execute valid noted receipts for the same on its own account without making the OWNER liable and responsible for the same in any form or in any manner whatsoever.

20. That the OWNER hereby undertakes not to raise any objection or create any irrelevant interference or interruption during the period of this agreement and while the DEVELOPER shall be lawfully going on with the works of construction in proper manner with standard materials.

21. That the OWNER undertakes as to sign on all papers or documents required for modification or specification in the plan for facilitating the lawful on mutual understanding and proper construction and will have no right to raise any objection in this matter.

22. That after finishing the building if the owners of the land and Developer of the land shall jointly sell the residential part/portion to any person or persons or institution, the developer shall have right to take 65% share of the amount and land owners of the land shall take 35% share of the amount.

23. That it is hereby recorded that the DEVELOPER shall have the right to sell and / or transfer ,rent,lease, mortgage, gift etc. their/his allocated portion in the proposed building to any intending purchaser or purchasers /parties and will be entitled to enter into agreements for sale of those flats at price to be entirely settled by the DEVELOPER and will receive advance money from the intending purchaser or purchasers on their own account and will sign or all relevant agreements including memo or consideration and to grant proper

1. Mausmi Barochan chandra,

2. Bela Khan

3. Chandan Khan

4. Anjan Khan

5. Dipa Khan

SIDHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Kamalika Sinha

2. 

Partners

and valid receipt thereof, OWNER shall not be liable and responsible in any manner for the advance money that will be received by the DEVELOPER from the intending purchaser or purchasers. OWNER shall have no authority to raise any question or to claim any benefit out of the sale price of allocated portion of the DEVELOPER. The OWNER also execute appropriate POWER OF ATTORNEY in favour of such person as decided/selected by the DEVELOPER in respect of property.

24. That the parties hereto have entered into this agreement purely for the purpose of construction at the Schedule 1 land and nothing contained herein shall be deemed to the construct as partnership between the parties in any manner whatsoever.

25. That the DEVELOPER shall lawfully complete the entire constructional and allied work within the time limit of 2.5 years ( two pint five) from the date of availability of Sanction plan, mutation, conversion of the land and handed over the land,

26. Notwithstanding anything contained in above clause 25 with regards to time limit the same can reasonably be extended in case of any legal problem, calamity or natural disaster beyond the control of the DEVELOPER.

27. That the owners is liable to do the Register Developers Agreement and Power of attorney in Favor of DEVELOPER, if the DEVELOPER performs its part of the contract, then the OWNER shall have no right to cancel this agreement under any circumstances whatsoever and the term conditions stipulations and restriction contained herein shall be binding upon all the heirs/successors of the OWNER in case of their death.

28. That for the purpose of enabling the DEVELOPER to construct the said building on the land of the said premises and to complete the construction thereof, the OWNER will execute power of attorney in favor of the DEVELOPER or any of the partner to do all necessary acts of construction of building as well as for entering into agreements for sale relating to sell of those flats in the proposed building such power of attorney shall be



1. Mausumi Baradhan Choudhary

2. Bela Khan

3. Chandan Khan

4. Sanjay Khan

5. Dipankar

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DEVELOPERS

1. Komal Sinha

2. 

Partners

irrevocable to the extent of proper fulfillment all the papers and terms & conditions stated herein by the OWNER.

29. That the OWNER will pay arrears of municipal taxes in respect of the Schedule land up to the date of obtaining building plan from the Purulia municipality and thereafter DEVELOPER will pay the taxes during period of contract on completion of the said proposed building at the said land the taxes and other statutory imposition shall be proportionately shared between the purchasers and/or as per allocation of OWNER and DEVELOPER.

30. That the OWNERS agree to indemnify the DEVELOPER against all actions, suits, proceedings and claims that may arise out of the title of the OWNER over the said property.

31. That either of the Parties shall not be entitle to sign/subcontract and /or transfer this agreement to any other person firm/ or corporation body.

32. That the DEVELOPER shall take all necessary permission from each and every department including Income Tax Department under the provisions of Income Tax Act. at his own cost and expenses and the parties shall be liable for payments of taxes in respect of their allocated portion and construction after completion of the new building.

33. That the OWNER hereby agree and confirm that the OWNER herein shall execute and convey all such deeds, documents, conveyance without any objection in favor of the intending or prospective purchaser/purchasers in respect of allocated portion of DEVELOPER by presenting himself

34. That the DEVELOPER shall at his own cost and expense and without creating any financial or other liability of the OWNER, construct and complete the building and various unit and /or apartments therein in accordance with building plan and incase of further construction sanction over the top floor ,in that case both the parties i.e. land owners and developer will be bound to bear the all expenses of the revised building plan proportionately.

1. Mousumi Basochan chandra

2. Bela Khan

3. Chandan Khan

4. Anjan Khan

5. Dipa Rana

SIDHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Komalika Sinha

2. 

Partners

35. That the DEVELOPER before entering into the Schedule property for developing the property by erecting building therein, shall make proper arrangement and shall take all necessary steps to that effect. It is specifically mentioned here that both the parties mutually and voluntarily agreed that neither of the parties is Consumer of the other and either of the parties of this Deed shall not be entitled to lay their claim/grievances being the Consumer of other.

36. That it is hereby mutually agreed and decided that if any dispute crops up in between the OWNERS and DEVELOPER, in that event dispute to be sent for arbitration for settlement and/or decision before the Arbitrator and the decision of the Arbitrator will be final. It is specifically agreed and decided by the parties that unless process of arbitration is exhausted neither party is entitled to take shelter to the Civil Court and/or Tribunal for decision or settlement of dispute. It is further agreed and decided that body of three persons will constitute the board of Arbitration. One Member of the board will be selected by the OWNER, other Member of the board will be selected by the DEVELOPER and those two Members of the board will select a person as President. In case of difference of opinion between the Members, the decision of the President shall be final. The board of Arbitrators shall have exclusive jurisdiction and authority to decide all the disputes and litigations relating to this agreement and they also hold and possess exclusive jurisdiction and authority to decide all the disputes and litigations in the manner, which they deem just, fit and proper. The Board of Arbitrators will act by applying the rule of natural justice and good conscious. If either of the parties not satisfied in the decision of the Arbitrator, they may took shelter before the court of law.

37. That the OWNERS hereby declare -

(a) That the OWNERS are entitled to enter into this agreement with the DEVELOPER and they have full right and absolute authority to sign and execute the same.

(b) That the OWNER shall not agree, commit or contract or entered into any agreement for sale or lease of the schedule property or any part thereof to any



1. Mausmi Boodhan Chandra

2. Bela Khan

3. Chandan Khan

4. Anjam Khan

5. Dipa Khan

SIDHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Rombik Sinha

2. 

Partners

person or persons other than the DEVELOPER and that he/she has not created any mortgage, charge or any other encumbrances on the Schedule property as mentioned till this date of Agreement and also will not enter in to such agreement so long the agreement will be in existence. It is mentioned here that the original deeds and documents of the schedule land shall be kept in the office of the DEVELOPER.

(c) That the OWNER has not do any act, deed, matter or thing whereby or by reason whereof, the development of the schedule property and/or any part of the same may be prevented or affected in any manner whatsoever.

38. That it is decided by the parties that in case of the transfer of owner's allocation by sale or gift in favor of any third party purchaser or purchasers and or done, the purchaser or done shall be bound to pay the GST/service taxes or any other taxes and transformer and generator installation charges and Society security charges to the developer of this deed.

39. That it is decided by the parties that owners shall be bound to pay the maintenance charges of the building after receiving complete possession of the Flat.

40. It is mentioned here that, if any dispute and or accident will be happened at the time of making construction work or demonization of the old building, the developer shall be bound to look after the matter or settle the matter, in that case the owner shall have no any liability or responsibility.

36) That if the developer will amalgamated the land with other Plot or plots and enters in any other agreement with other adjacent land owners, in that case the owners of the land of Schedule 1 shall have no any objection but if any dispute/litigation arise due to amalgamation of the plot/plots with the said property which impact the construction work adversely resulting in unwanted delay in finalization of the project. The Developer that is second party will bear financial and legal consequences.

37) That Over the top roof of the aforesaid proposed multistoried building the developer and the owner will have the right in accordance with their

1. Mausumi Bardhan chandras

2. Bela Khan

3. Chandan Khan

4. Anjan Khan

5. Siba Khan

SIDHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Romik Sinha

2. 

Partners

proportionate share along with the parapet wall.

38) That after finishing of the building the developer will be bound to hand over the OWNERS ALLOCATION through a letter of allotment and It is also mentioned here that after construction of the building, if owners and developers will let out the commercial portion of the building to any person, persons or any commercial institution or commercial market ,the owners of the land will get rent as per their own allocation and the owners of the land shall be bound to pay the charges/expenditure of the installation of equipment of said institution/business as per their share.

39) That the Jurisdiction of this agreement will be all courts within the limit of the Purulia shall have the jurisdiction to entertain and determined all actions, suits and proceeding arising out of this present between the parties.

#### Jurisdiction

All courts within the limit of the Purulia shall have the jurisdiction to entertain and determined all actions, suits and proceeding arising out of this present between the parties.

#### Schedule-1

All that piece and parcel of raiyati homestead land, measuring an area 1 (one) katha 13(thirteen) Chattak 4 (four) Sq.ft. i.e. 0.03 Acre, situated at B.B Das road By lane Dhuniya Para, Purulia in mouza Purulia, being J.L no. 292(Old), 2 (New) , within Purulia Municipality, Ward no. 15, bearing Holding no.21A, recorded under R.S Khatian no.3350 (three thousand three hundred fifty), being the portion of R.S Plot no. 6493(Six thousand four hundred ninety three), within Town Purulia, Additional District Registry Office at Purulia, Dist- Purulia, West Bengal;



1. Mouzmi Boodhan chandra.

2. Bela Khan

3. Chandan Khan

4. Anjan Khan

5. Sipa Khan

SIDHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Romik Sinha.

2. *[Signature]*

Partners

Which is bounded by:-

North- Swaraj Kumar Khan;

South- Dhuniya Para road.

East- Swaraj Kumar Khan.

West- R.S plot no. 6494.

Schedule -1/A

All that piece and parcel of Raiyati homestead land, measuring an area 5.7

katha situated Doctor Danga Chabi Biri Bagan Purulia in mouza Purulia, being J.L no. 292(Old), 2 (New) , within Purulia Municipality, Ward no. 15, bearing Holding no.217, recorded under R.S Khatian no.3350 (three thousand three hundred fifty), being the portion of R.S Plot no. 6493(Six thousand four hundred ninety three), within Town Purulia, Additional District Registry Office at Purulia, Dist- Purulia, West Bengal;

Which is bounded by:-

North- Niranjanao;

South- Dhuniya Para road

East- Galli Road.

West- Ganesh Banerjee and others .

Schedule -2

1. Mausumi Borodhan chandria.

2. Bela Khem

3. Chandan Khem

4. Anjan Khem

5. Sifa Khem

SIDHI VINAYAK & VAISHNODEVI DEVELOPERS

1. Romik Sinha

2. [Signature]

Partners

MAIN STRUCTURE

: R.C.C. Foundation and Framed Structure shall be exactly in compliance to the actual architectural planning from Basement to Top Floor. The construction work shall be carried out as per standard technical specification. The Structure shall be designed to withstand Dead Load, Live Load, Seismic Load and Wind Load as per the relevant I.S. Codes.

BRICK WORK

: First Class Brick- Outside wall 10" / 8", Inside wall between flats 5" and partition wall 5" excluding plaster thickness. AAC Blocks may also be provided as per decision of the concerned Architect and Structural Engineer of the project.

WALL PLASTERING, PAINTING AND FINISHING

: Sand-Cement Mortar Plaster on inside and outside walls, ceiling etc. as per standard specification. Plaster of Paris (PoP) finishing on the inside wall and ceiling only and outside wall plaster with suitable Snowcem painting.

FLOORING

: Branded Floor Tiles (2'x2' Vitrified) including skirting, dado and window sills.

KITCHEN / DINING CUM DRAWING

: Kitchen Cabinet / Gas table and Sink (one) with Two water taps shall be finished with 2'-0" wide Black Stone (Kodappa) or Marbles Cladding suitably supported. White Glazed Tiles 2'-0" high shall be on the dado over the back of Black Stone/ Marble slab. One Branded white local wash basin with One water taps shall be provided in the Dining cum Drawing room.

TOILET / W.C.

: One Branded Anglo Indian style comod (White) and one Branded Western style comod (White), shall be provided. Flooring shall be done with Anti-skid Branded Floor Tiles (1'x1') including and window sills shall be finished with Wall Tiles (Glazed) for walls up to 6'-0" height. PVC Low down white local cistern, wall mixture Cock point hot & cold, one CP shower Point and one geyser point shall be provided in one toilet with standard water connections for Hot and Cold water supply.

ELECTRICAL WORKS

: All electrical wiring will be concealed or half concealed as follows:-Bed Rooms – Two Light, One Fan and One 5 amp Plug points, Dining/ Drawing – Two Light, One Fan and One 5 Amp Plug points including one plug point (5/ 15 AMP), Kitchen – One



1. Moudmi Baxdhan chandhan

2. Bela Khan

3. Chandan Khan

4. Arjun Khan

5. Dipa Khan

SIDHHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Nandini Sinha

2. Dr. Arun

Partners

light point, One Exhaust Fan point and two Plug point (5/15 AMP). Bath Room/ W.C – One Light point and One Exhaust Fan and One Geyser point (5/ 15 AMP), and One AC point in any one of the bedroom.

#### DOORS AND WINDOW

: Wooden frames with sal wood and BWP flush door for shutters on standard size fitting with handle and one standard lock, for each main door and standard fitting of each of the inside flush door. The PVC frame with palla will be fitted within each toilet. Aluminum section windows including glass of 3mm thick and M.S. Grills shall be provided. **Balcony covered grill and main door Collapsible gate are extra cost.**

#### WATER SUPPLY, PLUMBING AND SANITATION

: Provisions for 24 hours water supply shall be made to the different flats and units through underground water resource and overhead tank by way of distribution of water supply line. The main source of water will be from deep tube-well. Suitable size over-head tank to cater the need as per standard practice will be constructed on the roof. A pump also will be fitted to lift the water from ground to overhead tank. A good network of pipe lines will be distributed to all the flats and units. PVC pipes (Hot and Cold) to be used for outer and inner water connections and PVC Hi-density sanitary pipes and Fittings will be provided as per standard specification.

#### ROOF :

The roof of the building will be finished with water proofing Grey Cast-in-Situ Concrete with net cement punning at top. The entire roof shall be covered with heat proof structural shed

#### STAIRCASE, LIFT AND COMMON AREA

The Staircase, Lift and Common Area of all the floors, excepting the commercial area will be available for use.

#### EXTRA WORK

Other than the specification given herein the purchaser will pay extra charges for any extra work in advance to the Developer with prior intimation to the Developer.

1. Mausmi Bardhan chandra.

2. Bela Khan

3. Chandan Khan

4. Rajan Khan

5. Dipa Khan

SIDHI VINAYAK & VAISHNODEVI  
DEVELOPERS

1. Komhik Sinha.

2. ~~not executed~~

Partners

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

Note :- Signature with photo and fingers print of the parties are affixed on the specimen copy annexed with this Deed.

Witnesses

1. Ramak Anesh  
S/O Anurag Anesh

S.D Anurag Anesh  
Purulia.

2. 

S/O Lt. Mahadeb Prasad Anesh  
Purulia.

1. Mausmi Bardhan chandra.

2. Bela Khan

3. Chandan Khan

4. Rajan Khan

5. Dipa Khan

Signature of the OWNER

Komhik Sinha.

Signature of the PARTNERS OF  
"SIDHI VINAYAK & VAISHNODEVI DEVELOPERS"  
(DEVELOPERS)

Raman Anesh (Adv)

E. no. F 1275/113 of 2019

Typed By



SIGNATURE OF THE  
PRESENTED/EXECUTAN/SELLER/  
BUYER/CAIMENT WITH PHOTO

# UNDER RULE 44A OF THE I. R. ACT 1908

N.B. - LH BOX - THUMB TO SMALL PRINT  
R.H. BOX - THUMB TO SMALL PRINT

 Mausmi Bardhan Chandra	LH					
	RH					

ATTESTED:- Mausmi Bardhan Chandra.

 Bela Khan	LH					
	RH					

ATTESTED:- Bela Khan

 Chandan Khan	LH					
	RH					

ATTESTED:- Chandan Khan

 Aujan Khan	LH					
	RH					

ATTESTED:- Aujan Khan



SIGNATURE OF THE  
PRESENTED/EXECUTAN/SELLER/  
BUYER/CAIMENT WITH PHOTO

**UNDER RULE 44A OF THE I. R. ACT 1908**

N.B. – LH BOX – THUMB TO SMALL PRINT

R.H. BOX – THUMB TO SMALL PRINT

	LH					
	RH					

ATTESTED:- *Dipa Khan*

	LH					
	RH					

ATTESTED:- *Atul Kulkarni*

	LH					
	RH					

ATTESTED:- *Romhik Sinha*



## Major Information of the Deed

Deed No :	I-1402-03892/2023	Date of Registration	24/07/2023
Query No / Year	1402-2001754679/2023	Office where deed is registered	
Query Date	11/07/2023 2:04:02 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Soumen Nandi Bhagabandh Para,Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN -723101, Mobile No. : 9046065717, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 12,50,000/-	Rs. 48,71,704/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: B.B.Das Road Bye Lane, Mouza: Purulia-(002), , Ward No: 15, Holding No:21A JI No: 02, Pin Code : 723101



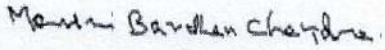


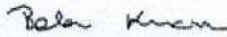



Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6493 (RS :- )	LR-3350	Bastu	Bastu	1 Katha 13 Chatak 4 Sq Ft	5,00,000/-	11,78,101/-	Property is on Road Adjacent to Metal Road,

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: B.B.Das Road Bye Lane, Mouza: Purulia-(002), JI No: 02, , dhunia para chabi bi Pin Code : 723101






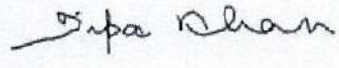
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-6493 (RS :- )	LR-3350	Bastu	Bastu	5.7 Katha	7,50,000/-	36,93,603/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>					<b>12.4048Dec</b>	<b>12,50,000 /-</b>	<b>48,71,704 /-</b>	



**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mrs Mousmi Bardhan Chandra (Presentant)</b> Wife of Mr Biswanath Chandra Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office	 24/07/2023	 LTI 24/07/2023	 24/07/2023
Jhalda Municipality Ward No.3, City:- Purulia, P.O:- Jhalda, P.S:-Jhalda, District:-Purulia, West Bengal, India, PIN:- 723202 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bfxxxxxx8n, Aadhaar No: 91xxxxxxxx7001, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				
2	<b>Mrs Bela Khan</b> Wife of Late Swaraj Kumar Khan Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office	 24/07/2023	 LTI 24/07/2023	 24/07/2023
Old Police Line Dhunia Para, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: doxxxxxx8j, Aadhaar No: 64xxxxxxxx7427, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				
3	<b>Chandan Khan</b> Son of Late Swaraj Kumar Khan Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office	 24/07/2023	 LTI 24/07/2023	 24/07/2023
Old Police Line Dhunia Para, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx4j, Aadhaar No: 93xxxxxxxx6385, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				












4	Name	Photo	Finger Print	Signature
	<b>Mr Anjan Khan</b> Son of Late Swaraj Kumar Khan Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office			
		24/07/2023	LTI 24/07/2023	24/07/2023
Old Police Line Dhunia Para, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx3r, Aadhaar No: 54xxxxxxxx1707, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Miss Dipa Khan</b> Daughter of Late Swaraj Kumar Khan Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office			
		24/07/2023	LTI 24/07/2023	24/07/2023
Old Police Line Dhunia Para, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: imxxxxxx1d, Aadhaar No: 25xxxxxxxx8693, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				

#### Developer Details :




SI No	Name,Address,Photo,Finger print and Signature
1	<b>SIDHHI VINAYAK &amp; VAISHNODEVI DEVELOPERS</b> City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, PAN No.:: ADxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :



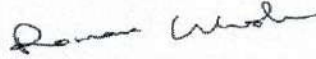
SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Koushik Sinha</b>            Son of KISHOR SINHA            Date of Execution - 24/07/2023, , Admitted by: Self, Date of Admission: 24/07/2023, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jul 24 2023 6:11PM</td> <td>LTI 24/07/2023</td> <td>24/07/2023</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Koushik Sinha</b> Son of KISHOR SINHA Date of Execution - 24/07/2023, , Admitted by: Self, Date of Admission: 24/07/2023, Place of Admission of Execution: Office					Jul 24 2023 6:11PM	LTI 24/07/2023	24/07/2023
Name	Photo	Finger Print	Signature										
<b>Mr Koushik Sinha</b> Son of KISHOR SINHA Date of Execution - 24/07/2023, , Admitted by: Self, Date of Admission: 24/07/2023, Place of Admission of Execution: Office													
	Jul 24 2023 6:11PM	LTI 24/07/2023	24/07/2023										



OLD POLICE LINE, CHABIBIRI BAGAN, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx6C, Aadhaar No: 63xxxxxxxx3936 Status : Representative, Representative of : SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (as PARTNERS)

2	Name	Photo	Finger Print	Signature
	<b>Mr SANJIT KUMAR DUTTA</b> Son of Late DHUKHA BHANJAN DUTTA Date of Execution - 24/07/2023, , Admitted by: Self, Date of Admission: 24/07/2023, Place of Admission of Execution: Office			
		Jul 24 2023 6:12PM	LTI 24/07/2023	24/07/2023
CHOWK BAZAR KALI TALA LANE, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9R, Aadhaar No: 70xxxxxxxx0927 Status : Representative, Representative of : SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (as PARTNERS)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ROUNAK GHOSH</b> Son of Mr GOURINATH GHOSH S.G ROAD, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101			
	24/07/2023	24/07/2023	24/07/2023
Identifier Of Mrs Mousmi Bardhan Chandra, Mrs Bela Khan, Chandan Khan, Mr Anjan Khan, Miss Dipa Khan, Mr KOUSHIK SINHA, Mr SANJIT KUMAR DUTTA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Mousmi Bardhan Chandra	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-2.99979 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs Bela Khan	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-2.35125 Dec
2	Chandan Khan	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-2.35125 Dec
3	Mr Anjan Khan	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-2.35125 Dec
4	Miss Dipa Khan	SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS-2.35125 Dec



## Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: B.B.Das Road Bye Lane, Mouza: Purulia-(002), ,  
Ward No: 15, Holding No:21A JI No: 02, Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6493, LR Khatian No:- 3350		Seller is not the recorded Owner as per Applicant.

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: B.B.Das Road Bye Lane, Mouza: Purulia-(002), JI  
No: 02, , dhunia para chabi bi Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 6493, LR Khatian No:- 3350		Seller is not the recorded Owner as per Applicant.



On 24-07-2023

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

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

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

Presented for registration at 13:30 hrs on 24-07-2023, at the Office of the A.D.S.R. PURULIA by Mrs Mousmi Bardhan Chandra , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 48,71,704/-

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

Execution is admitted on 24/07/2023 by 1. Mrs Mousmi Bardhan Chandra, Wife of Mr Biswanath Chandra, Jhalda Municipality Ward No.3, P.O: Jhalda, Thana: Jhalda, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723202, by caste Hindu, by Profession Others, 2. Mrs Bela Khan, Wife of Late Swaraj Kumar Khan, Old Police Line Dhunia Para, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife, 3. Chandan Khan, Son of Late Swaraj Kumar Khan, Old Police Line Dhunia Para, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 4. Mr Anjan Khan, Son of Late Swaraj Kumar Khan, Old Police Line Dhunia Para, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 5. Miss Dipa Khan, Daughter of Late Swaraj Kumar Khan, Old Police Line Dhunia Para, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Others

Indetified by Mr ROUNAK GHOSH, , , Son of Mr GOURINATH GHOSH, S.G ROAD, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

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

Execution is admitted on 24-07-2023 by Mr KOUSHIK SINHA, PARTNERS, SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (Partnership Firm), City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr ROUNAK GHOSH, , , Son of Mr GOURINATH GHOSH, S.G ROAD, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

Execution is admitted on 24-07-2023 by Mr SANJIT KUMAR DUTTA, PARTNERS, SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS (Partnership Firm), City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr ROUNAK GHOSH, , , Son of Mr GOURINATH GHOSH, S.G ROAD, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2023 1:20PM with Govt. Ref. No: 192023240140123648 on 24-07-2023, Amount Rs: 14/-, Bank: SBI EPay ( SBlePay), Ref. No. 5492632816529 on 24-07-2023, Head of Account 0030-03-104-001-16



## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

### Description of Stamp

1. Stamp: Type: Impressed, Serial no 9229, Amount: Rs.5,000.00/-, Date of Purchase: 19/07/2023, Vendor name: Pravash Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2023 1:20PM with Govt. Ref. No: 192023240140123648 on 24-07-2023, Amount Rs: 2,010/-, Bank: SBI EPay ( SBlePay), Ref. No. 5492632816529 on 24-07-2023, Head of Account 0030-02-103-003-02



**Ruhul Amin**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. PURULIA**  
**Purulia, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2023, Page from 62799 to 62827

being No 140203892 for the year 2023.



Digitally signed by RUHUL AMIN  
Date: 2023.07.25 18:14:08 +05:30  
Reason: Digital Signing of Deed.

*Ruhul*

(Ruhul Amin) 2023/07/25 06:14:08 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. PURULIA  
West Bengal.

(This document is digitally signed.)