



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

G 665919

DEVELOPMENT AGREEMENT

Certified that the Document
is a true and correct copy of the
original document as the same
has been verified with this
Document and a Part of this
Document.

A. D. K. Durgam
Bardhaman

13 MAY 2021

QUERY NO. : 2000893233/2021
DISTRICT : Paschim Bardhaman
MOUZA : Tetikhola
P.S. : New Township
AREA OF LAND : 8.25 Decimal

Handwritten signature/initials.

SI No. 3542 Date 12/05/2021
Sold to: M/s. Max Projects Pvt. Ltd.
Address: Durgapur - 12
Value of Stamp: 5000



Date of Purchase of the stamp 04 MAY 2021
Received from Treasury

Name of the Treasury from
Durgapur
Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17



Adl. Dist. Sub-Registrar
Durgapur Paschim Bardhaman

13 MAY 2021

THIS DEVELOPMENT AGREEMENT IS MADE ON 13TH DAY OF MAY, 2021

BETWEEN

(1) MR. KRISHNENDU GUHA KHASNABIS [PAN- AHXPG1034G] Son of Late Tejendra Nath Guha Khasnabis, by Nationality- Indian, by Faith-Hindu, by occupation- Business,
(2) MR. PURNENDU GUHA KHASNOBIS [PAN- BFUPG8539L] Son of Late Tejendra Nath Guha Khasnabis, by Nationality- Indian, by Faith-Hindu, by occupation- Business
(3) MISS. INDRANI GUHA KHASNABIS [PAN- CVAPK8858H] Daughter of Late Tejendra Nath Guha Khasnabis, by Nationality- Indian, by Faith-Hindu, by occupation- Household
(4) MISS. KUMKUM GUHA KHASNABIS [PAN- CVAPK8857J] Daughter of Late Tejendra Nath Guha Khasnabis, by Nationality- Indian, by Faith-Hindu, by occupation- Household, all are resident of 1B/8, Vivekananda Park, Tetikhola, P.S.- New Township, P.O.- Arrah, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, hereinafter referred to and called as "LANDOWNER", (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

MANI MAX PROJECT PRIVATE LIMITED [PAN-AAOCM5375M] A Company having its office at C/o. Upahar Residency, Plot no. 854, Sankarpur, P.S.- New Township, P.O.- Sankarpur, District- Paschim Bardhaman, PIN-713212, W.B. India, Represented by its Directors (1) SRI. SAMIR KUNDU [PAN- ANJPK5041P] Son of Sri. Biswajit Kundu, by faith: Hindu, by occupation business, resident at Village- Arrah Sripally, P.O. - Durgapur-713212 P.S.- Kanksa District - Paschim Bardhaman, W.B. India, (2) MR. RAMBILASH YADAV [PAN- ABBPY8513C] S/o Ramjanam Yadav, by faith-Hindu, by occupation-Business, resident of Cinema Road near Hanuman Mandir, P.O.- Durgapur, PIN-713201, P.S.- Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, (3) MR. UJJWAL DUTTA [PAN- ALHPD7922J] S/o Sri. Chittaranjan Dutta, by faith-Hindu, by occupation-Business, resident of Village & P.O.- Gopalpur, Durgapur-12, P.S.- Kanksha, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, hereinafter referred as the "DEVELOPER", (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the SECOND PART.

WHEREAS the out of 5 Katha or 8.25 decimal land, 2.5 katha or 4.125 Decimal land of Mouza- Tetikhola, R.S. Plot No-7, L.R. Plot No-120, was purchased property of Smt. Rupa Karmakar wife of Sri Sukhumar Karmakar, she purchased the same from Smt. Banalata Saha vide deed No-526 for the year 1985 of A.D.S.R. Durgapur and after that she

transferred the same by way of sale to Shyamali Guha Khasnabis vide deed No- 4966 for the year 1990 of A.D.S.R. Durgapur.

WHEREAS the out of 5 Katha or 8.25 decimal land , 2.5 katha or 4.125 Decimal land of Mouza- Tetikhola, R.S. Plot No-7, L.R. Plot No-120, was purchased property of Smt Manu Karmakar wife of Sri Madhusudhan Karmakar , she purchased the same from Smt. Banalata Saha vide deed No-527 for the year 1985 of A.D.S.R. Durgapur and after that she transferred the same by way of sale to Shyamali Guha Khasnabis vide deed No-4967 for the year 1990 of A.D.S.R. Durgapur.

AND WHEREAS meanwhile Shyamali Guha Khasnabis died on 15.02.2016 leaving behind his two son namely Krishnendu Guha Khasnabis, Purnendu Guha Khasnobis, and two daughter namely Indrani Guha Khasnabis, Kumkum Guha Khasnabis as her legal heirs and they become owner of the schedule mentioned land as per law of inheritance and recorded their name in L.R. R.O.R.

AND WHEREAS the first part desire to develop the first schedule property by construction of multistoried building up to G+4 and above floor consisting of so many flats and parking space etc as approved by Jemua Gram Panchyat but the owner has not the sufficient fund for the development work and for this reason first part is in search of a developer for the said development work.

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

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

1. DEFINATION:

- 1.1 **OWNERS/LANDLORD:-** Shall mean (1) **MR. KRISHNENDU GUHA KHASNABIS** Son of Late Tejendra Nath Guha Khasnabis, by Nationality- Indian, by Faith- Hindu, by occupation- Business, (2) **MR. PURNENDU GUHA KHASNOBIS** Son of Late Tejendra Nath Guha Khasnobis, by Nationality- Indian, by Faith-Hindu, by occupation- Business (3) **MISS. INDRANI GUHA KHASNABIS** Daughter of Late Tejendra Nath Guha Khasnabis, by Nationality- Indian, by Faith-Hindu, by occupation- Household (4) **MISS. KUMKUM GUHA KHASNABIS** Daughter of Late Tejendra Nath Guha Khasnabis, by Nationality- Indian, by Faith-Hindu, by occupation- Household, all are resident of 1B/H, Vivekananda Park, Tetikhola, P.S.- New Township, P.O.- Arrah, District- Paschim Bardhaman, PIN-713212.

- 1.2 **DEVELOPER:-** Shall mean **MANI MAX PROJECT PRIVATE LIMITED [PAN-AAOCM5375M]** A Company having its office at C/o. Upahar Residency, Plot no. 85-1, Sankarpur, P.S.- New Township, P.O.- Sankarpur, District- Paschim Bardhaman, PIN-713212, W.B. India.
- 1.3 **LAND:-** Shall mean the Baid land measuring 5 katha or 8.25 Decimal appertaining to **R.S. Plot No. 7, corresponding L.R. Plot No-120** comprised in **L.R. Khatian No. 1878, 1879, 1880, 1881**, J.L.No- 96, L.R. J.L. No. 111, situated within **Mouza- Tetikhola**, Police Station: New Township, District- Burdwan presently Paschim Bardhaman, A.D.S.R. Office-Durgapur, Jemua Gram Panchyat.
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
- 1.5 **COMMON AREAS AND INSTALLATIONS** shall mean and include the areas installations and facilities comprised in the premises as mentioned and specified in the **SECOND SCHEDULE** hereunder written and expressed or intended by the Developer for common use and enjoyment of the co-owners in the manner and to the extent permitted by the Developer but shall not include the open terrace on any floor in the said Building or the top roof of the building and shall also not include the car parking spaces and other open and covered spaces at or within the premises which the Developer may use or permit to be used for parking of motor cars and/or any other purposes and the Developer shall have the absolute right to deal with the same, to which the Purchaser hereby consents.
- 1.6 **ARCHITECT(S)-** Shall mean such Architect,(s) whom the Developer may appoint time to time as the architect of the Building.
- 1.7 **GRAM PANCHYAT:-** Shall mean the Jemua Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.8 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchyat and shall also include variations/modifications, alterations 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.
- 1.9 **OWNERS AREA:** Shall mean one 3 BHK flat measuring more or less 1100 Sq. Feet (Super built) up area on the 4th Floor, on the South West side of the project, on the 3 BHK flat measuring more or less 1100 Sq. Feet (Super built) up area on the Top of the heights Floor, on the south West side of the project apart from that owner are entitled to get 2 (Two) Nos. of Car parking measuring 120 sq. feet each in the ground floor of the proposed building as per building plan which

include the undivided impartible proportionate interest in the First Schedule mentioned land.

- 1.10 **DEVELOPER'S AREA:** Shall mean entire building together with the undivided impartible proportionate interest in the First Schedule mentioned land and the common portions. After providing land owners allocation as mentioned in the Clause 1.9 of this agreement.
- 1.11 **BENEFIT ARISING OUT OF PROJECT:** Shall mean Rs. 20,00,000/- (Rupees Twenty Lac) only shall be paid by Developer to Land Owners in Two equal installment, First installment amounting Rs. 10,00,000/- (Rupees Ten Lac) only payable within 31.12.2022, Second installment amounting Rs. 10,00,000/- (Rupees Ten Lac) only payable within 31.03.2023 or handover of the flats mentioned in earlier Para, whichever is earlier. If the Developer fail or neglect to made payment as per aforementioned terms then the landowners shall entitled to get 5% p.a. interest for delayed period.
- 1.12 **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- 1.13 **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
- 1.14 **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations or any circumstances beyond the control of the Developer.
- 1.15 **PURCHASER/S** shall mean and include:
- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

E) If it be a Trust then its Trustees for the time being and their successor(s)-in-interest and assigns.

1.1 **MASCULINE GENDER:** Shall include the feminine and neuter gender and vice versa.

1.2 **SINGULAR NUMBER:** Shall include the plural and vice-versa.

2. **COMMENCEMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above at the commencement of this agreement.

3. **EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

4. **DURATION:** - shall mean that the construction shall be completed within a period of 36 (Thirty Six) months from the date of sanctioned plan from the appropriate authority and or from getting peaceful vacant khas possession of the said property from the land Owners, which ever will be later and includes any extension taken place. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owners.

5. **SCOPE OF WORK:** - The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchyat over and above the First Schedule Land. If Owner find any illegality in respect in this respect, all liabilities carry by Developer.

6. **OWNERS DUTY & LIABILITY:-**

I. The owners have offered total land of **5 Katha or 8.25 decimal** for development and construction of housing complex consisting of flats/apartments, & parking spaces.

II. That the owner shall vacate the land within 15 days from this agreement and deliver the developer peacefully possession of the 1st scheduled property to the second party subject to the terms and condition of this agreement.


III. The Owners hereby declared that :-

a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot,

b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.

- IV. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e receive sanctioned plan from the Jemua Gram Panchyat , such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owner of flats/apartments to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owner shall not be responsible for any unlawful activities of the Developer.
- V. The owner shall be responsible to resolve all legal dispute related to land within 3 months from getting knowledge of the same.
- VI. That the owner has agreed that he will be personally present before the registration office to sign all the agreement.
- VII. That the owner also agreed that she shall give a development power of attorney in favour of the Developer with in thirty days from this agreement.

7. DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

- 
- i. The developer **MANI MAX PROJECT PRIVATE LIMITED** Confirms accepts and assures the owner that they are fully acquainted with, aware of the process/formalities related to similar project in Municipal area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land litigation free possession, suitability of the land viability of the said project and will raise no objection with regard thereto.
- ii. The developer confirms and assures the owner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time

under this agreement and the owner shall have any liability and or responsibility to finance and execute the project or part thereof.

- iii. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the municipal/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 owner 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 owner and Developers.
- iv. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
- v. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
- vi. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 36 months from the date of sanction of the building plan from the appropriate authority and or from getting peaceful vacant khas possession of the said property from the land Owner, which ever will be later. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owner.
- vii. That the Developer shall not make The Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the



intending purchasers and in such case the Developers Shall be entirely responsibility.

- viii. That the developer shall agree to indemnify the land owner from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from their part which are required to be paid for their profits which they derived after selling the flats to the prospective buyers. In case the developer fails to deliver the possession of the flats to the prospective buyers , in that event the developers himself shall only be responsible and answerable for the same. In case of any default on the part of the developer or if any legal action takes place, then the developer shall only be made liable for the same and under no circumstances the owner shall be made responsible.
- ix. The duration of 36 months (except force Majure) is the essence of this agreement.

8. DEVELOPER ALLOCATION:-

Developer allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the land owner allocation as mentioned in this deed.

9. CONSIDERATION:

In Consideration of the Owner having agreed to permit the developer to develop the said property and to construct, erect and Build a new Building in accordance with the plan which will sanctioned and in accordance with the specification and material description of which are stated in details in the Second Schedule hereunder written.

10. CANCELLATION

The Owner have every right to cancel and/or rescind this agreement after 36 months from sanctioned plan if Developer fails to meet the major conditions of the agreement, and the additional Grace period granted by the Land Owner if the Developer is unable to complete the Construction work due to force majeure , for that Owner has to give a two month clear notice to the Developer.

11. MISCELLANEOUS:-

11.1.1 Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.

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

- 11.1.1.3** 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 tribunal shall consist of one arbitrator who shall be an Advocate if the parties in dispute so agree otherwise two or more arbitrator, to be nominated by both the parties and their legal advisors.
- 11.1.1.4** Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal, generator etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owner time to time.
- 11.1.1.5** The owner can visit the construction at reasonable time with prior 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 if any observed at the site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- 11.1.1.6** The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- 11.1.1.7** 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 or contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the owner will be free from all financial or legal obligation.
- 11.1.1.8** A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their own cost/expense for a guarantee period until the entire project will be handed over to the society/trust of the building



11.1.1.9 That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.

11.1.1.10 The landowner and the developers have entered into this agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons and nothing contained herein shall provide right, title, interest of the land described in the schedule below to Developer by virtue of this agreement.

11.1.1.11 That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

11.1.1.12 That both the parties can seek specific performance of this agreement through court.

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

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All That piece or parcel of Baid land measuring **5 katha or 8.25 Decimal** appertaining to **R.S. Plot No. 7, corresponding L.R. Plot No-120** comprised in **L.R. Khatian No. 1878, 1879, 1880, 1881**, J.L.No- 96, L.R. J.L. No, 111, situated within **Mouza- Tetikhola**, Police Station: New Township, District- Burdwan presently Paschim Bardhaman, A.D.S.R. Office-Durgapur, Jemua Gram Panchyat.

Entire Land is butted and bounded:

On the North : Land of Banalata Saha

On the South : Land of Saibal Chatterjee & Prabal Chatterjee

On the East : 12 Feet Road

On the West : Land Suman Kalyan Acherjee & Surojit Nath

SECOND SCHEDULE ABOVE REFERRED TO
Specification of Building

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water.
WALLS	Conventional brickwork/ Outer wall of 10 inch and Inner wall will be 5 Inch.
WALL FINISH	Interior - Wall putty
Exterior	Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
KITCHEN	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the Kitchen platform, one stainless steel sinks will be provided.
TOILET	Anti skit Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (Parry ware /Hind ware) and CP fittings (as per supply), one western type commode, and one Indian type. Concealed plumbing and pipe work.
DOORS	Door frame made of Sal wood. Front Decorative panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill black glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRINGS	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK, Telephone and television point, Modular switches belong to superior brands, 2 no. of 15 Amp point to be provided for each unit and A.C point will be provided only in Bedroom.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services, Lift provided for every floor in the building.

Handwritten signature and initials in the left margin.

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

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

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

Krishnendu Guha Khasnabis
Purnendu Guha Khasnabis

Indrani Guha Khasnabis

Kamrun Guha Khasnabis

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

MANI MAX PROJECT PRIVATE LIMITED

Ramkrishna
DIRECTOR

WITNESSES:

① Summita Mondal
Sd. Kamal Mondal
Via - Angara, D-15
P.S. - Cakrawal, Dist. - Burdwan
Manik, Kalia Baram

② Subrata Mukherjee
Sd. Lt. Subrata Mukherjee
Baruwa, Durgapur-7
Dist - Paschim Bardhaman

MANI MAX PROJECT PRIVATE LIMITED

Ranjit
DIRECTOR

MANI MAX PROJECT PRIVATE LIMITED

Hiral
DIRECTOR

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

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

 भारत सरकार
Government of India

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




7372 4361 9968

आधार - आम आदमी का अधिकार


Summit Mondal





 Unique Identification Authority of India

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

7372 4361 9968

 1947
1800 200 1947

 help@uidai.gov.in

 www.uidai.gov.in



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

GRN Details

GRN: 192021220010925338
GRN Date: 12/05/2021 15:30:57
BRN: 9259699877033
Gateway Ref ID: 202113206858066
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 12/05/2021 15:05:56
Method: State Bank of India New PG DC
Payment Ref. No: 2000893233/1/2021
[Query No. * Query Year]

Depositor Details

Depositor's Name: MANI MAX PROJECT PRIVATE LIMITED
Address: Sankarpur, PIN - 713212
Mobile: 9832300111
Depositor Status: Buyer/Claimants
Query No: 2000893233
Applicant's Name: Mr SUBRATA MUKHERJEE
Identification No: 2000893233/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000893233/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2000893233/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	20014
			Total	20025

IN WORDS: TWENTY THOUSAND TWENTY FIVE ONLY.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation  <i>Krishna Gopal Khasnabis</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature: <i>Krishna Gopal Khasnabis</i>				
Signature of the Executants/presentation  <i>Purnendu Guha Khasnabis</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature: <i>Purnendu Guha Khasnabis</i>				
Signature of the Executants/presentation  <i>Indrani Guha Khasnabis</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature: <i>Indrani Guha Khasnabis</i>				
Signature of the Executants/presentation  <i>Kum Kum Guha Khasnabis</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature: <i>Kum Kum Guha Khasnabis</i>				

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Samir Kumar

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Samir Kumar

Signature of the Executants/presentation



Ranjit Kumar

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Ranjit Kumar

Signature of the Executants/presentation



23

34

23

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Mihir D. H.

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KRISHNENDU GUHA KHASNABIS
T N G KHASNABIS

05/05/1964
Permanent Account Number

AHXPG1034G

Krishnendu Guha Khasnabis
Signature



Khans Khans
Krishnendu Guha Khasnabis

आयकर विभाग
INCOME TAX DEPARTMENT
PURNENDU GUHAKHASNOBIS

भारत सरकार
GOVT. OF INDIA

TEJENDRA NATH GUHAKHASNOBIS

05/09/1970

Permanent Account Number
BFUPG8539L

Guhakhasnobis
Signature



Purnendu Guha Khasnobis

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

INDRANI GUHA KHASNABIS
TEJENDRA NATH GUHA KHASNABIS
01/01/1970

Permanent Account Number

CVAPK8858H

Indrani Guha Khasnabis
Signature



Indrani Guha Khasnabis

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KUMKUM GUHA KHASNABIS

TEJENDRA NATH GUHA KHASNABIS

20/11/1972

Identification Card Number

CVAPK8857J

K. Khasnabis

Signature



Kum Kum Guha Khasnabis,



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMBILASH YADAV

RAMJANAM YADAV

12/09/1985

Permanent Account Number
ABBPY8513C

Rambilash Yadav

Signature



Rambilash Yadav

Major Information of the Deed



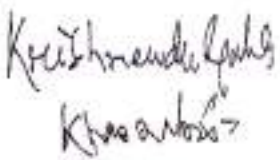


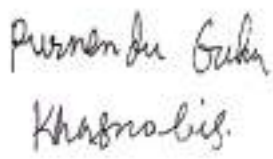


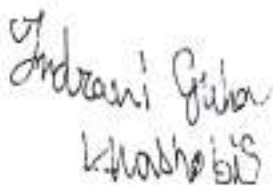
Deed No :	I-2306-03623/2021	Date of Registration	13/05/2021
Query No / Year	2306-2000893233/2021	Office where deed is registered	
Query Date	04/05/2021 5:44:15 PM	2306-2000893233/2021	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs 4/-	Rs. 28,46,248/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs 5,011/- (Article:4B(g))	Rs. 20,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-120 (RS :7)	LR-1878	Bastu	Baid	2.0625 Dec	1/-	7,11,562/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-120 (RS :7)	LR-1879	Bastu	Baid	2.0625 Dec	1/-	7,11,562/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-120 (RS :7)	LR-1881	Bastu	Baid	2.0625 Dec	1/-	7,11,562/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-120 (RS :7)	LR-1880	Bastu	Baid	2.0625 Dec	1/-	7,11,562/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	4 /-	28,46,248 /-	
		Grand Total :			8.25Dec	4 /-	28,46,248 /-	

and Lord Details :



















Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	Mr KRISHNENDU GUHA KHASNABIS (Presentant) Son of Late TEJENDRA NATH GUHA KHASNABIS Executed by: Self, Date of Execution: 13/05/2021 , Admitted by: Self, Date of Admission: 13/05/2021 ,Place : Office	 13/05/2021	 LTI 13/05/2021	 13/05/2021
1B/8, Vivekananda Park, Tetikhola, City:- Durgapur, , P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx4G, Aadhaar No: 45xxxxxxxx3312, Status :Individual, Executed by: Self, Date of Execution: 13/05/2021 , Admitted by: Self, Date of Admission: 13/05/2021 ,Place : Office				
2	Mr PURNENDU GUHA KHASNOBIS Son of Late TEJENDRA NATH GUHA KHASNOBIS Executed by: Self, Date of Execution: 13/05/2021 , Admitted by: Self, Date of Admission: 13/05/2021 ,Place : Office	 13/05/2021	 LTI 13/05/2021	 13/05/2021
1B/8, Vivekananda Park, Tetikhola, City:- Durgapur, , P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx9L, Aadhaar No: 70xxxxxxxx5375, Status :Individual, Executed by: Self, Date of Execution: 13/05/2021 , Admitted by: Self, Date of Admission: 13/05/2021 ,Place : Office				
3	Miss INDRANI GUHA KHASNABIS Daughter of Late TEJENDRA NATH GUHA KHASNABIS Executed by: Self, Date of Execution: 13/05/2021 , Admitted by: Self, Date of Admission: 13/05/2021 ,Place : Office	 13/05/2021	 LTI 13/05/2021	 13/05/2021
1B/8, Vivekananda Park, Tetikhola, City:- Durgapur, , P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CVxxxxxx8H, Aadhaar No: 39xxxxxxxx6887, Status :Individual, Executed by: Self, Date of Execution: 13/05/2021 , Admitted by: Self, Date of Admission: 13/05/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
Miss KUMKUM GUHA KHASNABIS Daughter of Late TEJENDRA NATH GUHA KHASNABIS Executed by: Self, Date of Execution: 13/05/2021 , Admitted by: Self, Date of Admission: 13/05/2021 ,Place : Office	 <small>13/05/2021</small>	 <small>LTI 13/05/2021</small>	 <small>13/05/2021</small>
1B/8, Vivekananda Park, Tetikhola, City:- Durgapur, , P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CVxxxxxx7J, Aadhaar No: 83xxxxxxxx9498, Status :Individual, Executed by: Self, Date of Execution: 13/05/2021 , Admitted by: Self, Date of Admission: 13/05/2021 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MANI MAX PROJECT PRIVATE LIMITED C/o. Upahar Residency, Plot No. 854, Sankarpur, City:- Durgapur, , P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



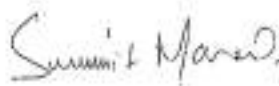
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SAMIR KUNDU Son of Mr BISWAJIT KUNDU Date of Execution - 13/05/2021, , Admitted by: Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office </td> <td>  <small>May 13 2021 2:36PM</small> </td> <td>  <small>LTI 13/05/2021</small> </td> <td>  <small>13/05/2021</small> </td> </tr> </tbody> </table> <p>Village- Arrah Sripally, City:- Durgapur, , P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman. West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx1P, Aadhaar No: 52xxxxxxxx1123 Status : Representative, Representative of : MANI MAX PROJECT PRIVATE LIMITED (as DIRECTOR)</p>	Name	Photo	Finger Print	Signature	Mr SAMIR KUNDU Son of Mr BISWAJIT KUNDU Date of Execution - 13/05/2021, , Admitted by: Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office	 <small>May 13 2021 2:36PM</small>	 <small>LTI 13/05/2021</small>	 <small>13/05/2021</small>
Name	Photo	Finger Print	Signature						
Mr SAMIR KUNDU Son of Mr BISWAJIT KUNDU Date of Execution - 13/05/2021, , Admitted by: Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office	 <small>May 13 2021 2:36PM</small>	 <small>LTI 13/05/2021</small>	 <small>13/05/2021</small>						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr RAMBILASH YADAV Son of Mr RAMJANAM YADAV Date of Execution - 13/05/2021, , Admitted by: Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office </td> <td>  <small>May 13 2021 2:38PM</small> </td> <td>  <small>LTI 13/05/2021</small> </td> <td>  <small>13/05/2021</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr RAMBILASH YADAV Son of Mr RAMJANAM YADAV Date of Execution - 13/05/2021, , Admitted by: Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office	 <small>May 13 2021 2:38PM</small>	 <small>LTI 13/05/2021</small>	 <small>13/05/2021</small>
Name	Photo	Finger Print	Signature						
Mr RAMBILASH YADAV Son of Mr RAMJANAM YADAV Date of Execution - 13/05/2021, , Admitted by: Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office	 <small>May 13 2021 2:38PM</small>	 <small>LTI 13/05/2021</small>	 <small>13/05/2021</small>						

Cinema Road Near Hanuman Mandir, City:- Durgapur, , P.O:- Durgapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx3C, Aadhaar No: 37xxxxxxxx3208 Status : Representative, Representative of : MANI MAX PROJECT PRIVATE LIMITED (as DIRECTOR)

3	Name	Photo	Finger Print	Signature
	Mr UJJWAL DUTTA Son of Mr CHITTARANJAN DUTTA Date of Execution - 13/05/2021, , Admitted by: Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office	 <small>May 13 2021 2:37PM</small>	 <small>L1 13/05/2021</small>	 <small>13/05/2021</small>
Village - Gopalpur, City:- Durgapur, , P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx2J, Aadhaar No: 64xxxxxxxx2291 Status : Representative, Representative of : MANI MAX PROJECT PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, , P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	 <small>13/05/2021</small>	 <small>13/05/2021</small>	 <small>13/05/2021</small>

Identifier Of Mr KRISHNENDU GUHA KHASNABIS, Mr PURNENDU GUHA KHASNOBIS, Miss INDRANI GUHA KHASNABIS, Miss KUMKUM GUHA KHASNABIS, Mr SAMIR KUNDU, Mr RAMBILASH YADAV, Mr UJJWAL DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KRISHNENDU GUHA KHASNABIS	MANI MAX PROJECT PRIVATE LIMITED-2.0625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr PURNENDU GUHA KHASNOBIS	MANI MAX PROJECT PRIVATE LIMITED-2.0625 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Miss INDRANI GUHA KHASNABIS	MANI MAX PROJECT PRIVATE LIMITED-2.0625 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Miss KUMKUM GUHA KHASNABIS	MANI MAX PROJECT PRIVATE LIMITED-2.0625 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 120, LR Khatian No:- 1878	Owner: কৃষ্ণেন্দু গুহা খাসনাবিস, Gurdian: জ্ঞানেন্দ্রনাথ , Address: পিআ , Classification: বসতি, Area: 0.02000000 Acre,	Mr KRISHNENDU GUHA KHASNABIS
L2	LR Plot No:- 120, LR Khatian No:- 1879	Owner: পূর্ণেন্দু গুহা খাসনাবিস, Gurdian: জ্ঞানেন্দ্রনাথ , Address: পিআ , Classification: বসতি, Area: 0.02000000 Acre,	Mr PURNENDU GUHA KHASNOBIS
L3	LR Plot No:- 120, LR Khatian No:- 1881	Owner: ইন্দ্রানী গুহা খাসনাবিস, Gurdian: জ্ঞানেন্দ্রনাথ , Address: পিআ , Classification: বসতি, Area: 0.02000000 Acre,	Miss INDRANI GUHA KHASNABIS
L4	LR Plot No:- 120, LR Khatian No:- 1880	Owner: কুমকুম গুহা খাসনাবিস, Gurdian: জ্ঞানেন্দ্রনাথ , Address: পিআ , Classification: বসতি, Area: 0.02000000 Acre,	Miss KUMKUM GUHA KHASNABIS

on 13-05-2021

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

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

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

Presented for registration at 13:42 hrs on 13-05-2021, at the Office of the A.D.S.R. DURGAPUR by Mr KRISHNENDU GUHA KHASNABIS , 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 28.46.248/-

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

Execution is admitted on 13/05/2021 by 1. Mr KRISHNENDU GUHA KHASNABIS, Son of Late TEJENDRA NATH GUHA KHASNABIS, 1B/8, Vivekananda Park, Tetikhola, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr PURNENDU GUHA KHASNOBIS, Son of Late TEJENDRA NATH GUHA KHASNOBIS, 1B/8, Vivekananda Park, Tetikhola, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Miss INDRANI GUHA KHASNABIS, Daughter of Late TEJENDRA NATH GUHA KHASNABIS, 1B/8, Vivekananda Park, Tetikhola, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others, 4. Miss KUMKUM GUHA KHASNABIS, Daughter of Late TEJENDRA NATH GUHA KHASNABIS, 1B/8, Vivekananda Park, Tetikhola, P.O: Arrah, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others

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

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

Execution is admitted on 13-05-2021 by Mr SAMIR KUNDU, DIRECTOR, MANI MAX PROJECT PRIVATE LIMITED (Private Limited Company), C/o. Upahar Residency, Plot No. 854, Sankarpur, City:- Durgapur, , P.O:- Sankarpur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 13-05-2021 by Mr RAMBILASH YADAV, DIRECTOR, MANI MAX PROJECT PRIVATE LIMITED (Private Limited Company), C/o. Upahar Residency, Plot No. 854, Sankarpur, City:- Durgapur, , P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 13-05-2021 by Mr UJJWAL DUTTA, DIRECTOR, MANI MAX PROJECT PRIVATE LIMITED (Private Limited Company), C/o. Upahar Residency, Plot No. 854, Sankarpur, City:- Durgapur, , P.O:- Sankarpur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,014/- (B = Rs 20,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2021 3:31PM with Govt. Ref. No: 192021220010925338 on 12-05-2021, Amount Rs: 20,014/-, Bank: SBI ePay (SBIEPay), Ref. No. 9259699877033 on 12-05-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3542, Amount: Rs.5,000/-, Date of Purchase: 12/05/2021, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/05/2021 3:31PM with Govt. Ref. No: 192021220010925338 on 12-05-2021, Amount Rs: 11/-, Bank: SBI
EPay (SBIPay), Ref. No. 9259699877033 on 12-05-2021, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2021, Page from 86265 to 86297

being No 230603623 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA

Date: 2021.07.07 12:22:56 +05:30

Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/07/07 12:22:56 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.

(This document is digitally signed.)