

2907

P-2890/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 741797

11.44 AM
21-03-23
Open (1) 7 0527/23

certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sement are attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Durgapur

31 MAR 2023

DEVELOPMENT AGREEMENT

This Development Agreement is made before ADSR Office
at Durgapur.

TWC

Sl No. 2527 Date 17/03/23
Sold to Shamsh Construction &
Address Dur-12 Darabaris.
Value of Stamp 5000

Date of Purchase of the stamp

Pepar from Treasury

Name of the Treasury from
Durgapur

Shamsh

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



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

31 MAR 2023

BETWEEN

[1] **Mr. ASHOK SINHA** [Pan No. - **BMIPS9549D**] @ **ASHOK KUMAR SINGHA** son of Narayan Chandra Sinha @ Narayan Chandra Singha by Faith-Hindu, by occupation - Business, by Nationality:-Indian, residing at 1/6, Saptarshi Park, Shankarpur, P.O-Durgapur-06, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal, Pin-713206

[2] **Mrs. DALIYA BANERJEE** [Pan No. - **ANXPB5656P**] Wife of Supravat Banerjee by Faith- Hindu, by occupation - Housewife, by Nationality:-Indian, residing at Saptarshi Park, Shankarpur, P.O - Durgapur - 06, P.S - Newtownship, Dist-Paschim Barddhaman, West Bengal, Pin-713206

[3] **Mrs. MANJU SINGH** [Pan No. - **ARVPS6987Q**] @ **Mrs. MANJUSHREE SINGH** Wife of Aloke Kumar Singh, by Faith- Hindu, by occupation - Housewife, by Nationality :- Indian, Residing at Type - III/283, Fertilizer Colony, P.O. - Durgapur - 12, P.S - Newtownship, Dist - Paschim Barddhaman, West Bengal, Pin - 713206

[4] **Mrs. SHOBHA GHOSH** [Pan No. - **ATSPG3467A**] Wife of Narayan Chandra Ghosh, both are by occupation: Business, by nationality : Indian, by faith: Hindu, residing at Vill- Shankarpur, P.O - Arraha, P.S - Newtownship, Pin-713212, Dist. - Paschim Bardhaman, West Bengal.

[5] **Mrs. RINA GHOSH** [Pan No. - **BMGPG3308E**] Wife of Mr. Mukti Pada Ghosh, by faith Hindu, by occupation: Business, by nationality : Indian, resident of Shankarpur, P.O - Arraha, P.S - Newtownship, Dist. - Paschim Barddhaman, West Bengal Pin- 713212.

[6] **Mrs. DIPIKA MONDAL** [Pan No. - **BDTPM9862M**] Daughter of Late Himangshu Mondal by faith Hindu, by occupation: Service, by nationality : Indian, resident of Nazrul Sarani, City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist-Paschim Barddhaman, West Bengal Pin- 713216.

[7] **Mrs. REKHA MONDAL** [Pan No-**AKZPM6755F**] wife of Late Himangshu Mondal by faith Hindu, by occupation: Business, by nationality : Indian, resident of Nazrul Sarani, City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist-Paschim Barddhaman, West Bengal Pin- 713216.

[8] **Mr. SOURAV MONDAL** [Pan No. - **BDTPM9863L**] Son of Late Himangshu Mondal by faith Hindu, by occupation: Business, by nationality : Indian, resident of Nazrul Sarani, City Centre, P.O. - Durgapur-16, P.S.- Durgapur, Dist-Paschim Barddhaman, West Bengal Pin- 713216.

{ Hereinafter refereed to and called as "LANDOWNERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the FIRST PART.

AND

DHANUSH CONSTRUCTION & DEVELOPERS [Pan No. - AAUFD8702C] being a Partnership Firm, having its registered office at Ram Krishna Park, Shankarpur More, P.O. - Arraha, Durgapur - 12, P.S - Newtownship, Dist - Paschim Barddhaman, West Bengal, Pin - 713212 **represented by one of its Partner vide resolution**

[1] **Mr. MUKTI PADA GHOSH (Pan No. - AQYPG8711G)** Son of Late Rabi Ghosh, by faith Hindu, by occupation: Business, by nationality : Indian, resident of Shankarpur, P.O. - Arraha, P.S. - Newtownship, Dist. - Paschim Barddhaman, West Bengal Pin- 713212.

[2] **Mr. ASHOK KUMAR KONAR (Pan No. - BYKPK2923H)** Son of Anil Chandra Konar, by faith Hindu, by occupation: Business, by nationality : Indian, resident of Vill. - Bilashpur, P.O. - Debsala, P.S. - Budbud, Dist.- Purba Barddhaman, West Bengal, Pin-713148.

[3] **Mr. SOURAV GHOSH (Pan No. - BHWPG4079H)** Son of Narayan Chandra Ghosh, both are by occupation: Business, by nationality: Indian, by faith: Hindu, residing at Vill. - Shankarpur, P.O. - Arraha, P.S. - Newtownship, Pin- 713212, Dist. - Paschim Bardhaman, West Bengal .

[4] **Mr. UJJAL GHOSH (Pan No- BKTPG6700M)** Son of Chandicharan Ghosh, by occupation: Business, by nationality: Indian, by faith: Hindu, residing at Vill.- Shankarpur, P.O. - Arraha, P.S. - Newtownship, Pin. -713212, Dist. - Paschim Bardhaman, West Bengal .

[5] **Mr. SUDIP KUMAR BISWAS (Pan No. - AHEPB4694G)** Son of Late Dilip Biswas, by occupation Business, by faith: Hindu, by Nationality: Indian, residing at 616, Green Park, 2nd Floor, Block A, P.S-Lake Town Road, Kolkata-700055, West Bengal.

[Hereinafter referred to and called as "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 schedule below originally belongs to the landowners and they are owing possessing, seizing every unfettered right, interest over first schedule land including the right to dispose said land in any manner whatsoever that suits his interest without any interference from whosoever.

| Name | Area | Deed No | Khatian No-LR |
|-----------------|-----------|---|---------------|
| Ashok Sinha | 6 Decimal | Sale deed No-020600683 of 2016 [3.44 decimal] Sale deed No-3677 of 2001 [2.56 decimal] | 2182 |
| Daliya Banerjee | 5 Decimal | Sale deed No-2715 of 2003 | 530 |
| Manju Singh | 5 Decimal | Sale deed No-739 of 2009 | 1974 |

| | | | |
|----------------------|---------------|--------------------------------|------|
| Shobha Ghosh | 6 Decimal | Sale deed No-020604898 of 2015 | 2152 |
| Shobha Ghosh | 5 Decimal | Sale deed No-020604897 of 2015 | 2151 |
| Rina Ghosh | 4 Decimal | Sale deed No-10073 of 2012 | 1855 |
| Rekha Mondal | 11.32 Decimal | Sale deed No-4348 of 1995 | 2925 |
| Dipika Mondal | 11.34 Decimal | Sale deed No-4348 of 1995 | 2926 |
| Sourav Mondal | 11.34 Decimal | Sale deed No-4348 of 1995 | 2927 |

AND WHEREAS the LANDOWNERS desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Jemua Gram Panchayat up to maximum limit of floor as per sanction plan of the Jemua Gram Panchayat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the LANDOWNERS could not be able to take any steps for the said development and as such the Land and the LANDOWNERS are searching a Developer for the said development works.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION :-

1. OWNER/LANDLORDS: - Shall mean

[1] **ASHOK SINHA [Pan No-BMIPS9549D] @ ASHOK KUMAR SINGHA** son of Narayan Chandra Sinha @ Narayan Chandra Singha by Faith- Hindu, by occupation - Business, by Nationality:-Indian, residing at 1/6, Saptarshi Park, Shankarpur, P.O-Durgapur-06, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal, Pin-713206

[2] **DALIYA BANERJEE [Pan No-ANXPB5656P]** wife of Supravat Banerjee by Faith- Hindu, by occupation - Housewife, by Nationality:-Indian, residing at Saptarshi Park, Shankarpur, P.O-Durgapur-06, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal, Pin-713206

[3] **Mrs. MANJU SINGH [Pan No-ARVPS6987Q] @ Mrs. MANJUSHREE SINGH** wife of Alope Kumar Singh, by Faith- Hindu, by occupation - Housewife, by Nationality:-Indian, residing at Type-III/283, Fertilizer Colony, P.O-Durgapur-12, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal, Pin-713212

[4] **SHOBHA GHOSH [Pan No-ATSPG3467A]** wife of Narayan Chandra Ghosh, both are by occupation: Business, by nationality: Indian, by faith:

Hindu, residing at Vill-Shankarpur, P.O-Arraha, P.S-Newtownship, Pin-713212, Dist-Paschim Bardhaman, West Bengal.

[5] **RINA GHOSH** [Pan No-BMGPG3308E] Wife of Mr. Mukti Pada Ghosh, by faith Hindu, by occupation: Business, by nationality : Indian, resident of Shankarpur, P.O- Arraha, P.S- Newtownship, Dist-Paschim Barddhaman, West Bengal Pin- 713212.

[6] **DIPIKA MONDAL** [Pan No-BDTPM9862M] Daughter of Late Himangshu Mondal by faith Hindu, by occupation: Service, by nationality : Indian, resident of Nazrul Sarani, City Centre, P.O-Durgapur-16, P.S-Durgapur, Dist-Paschim Barddhaman, West Bengal Pin- 713216.

[7] **REKHA MONDAL** [Pan No - AKZPM6755F] Wife of Late Himangshu Mondal by faith Hindu, by occupation: Business, by nationality : Indian, resident of Nazrul Sarani, City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist-Paschim Barddhaman, West Bengal Pin- 713216.

[8] **SOURAV MONDAL** [Pan No-BDTPM9863L] Son of Late Himangshu Mondal by faith Hindu, by occupation: Business, by nationality : Indian, resident of Nazrul Sarani, City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist-Paschim Barddhaman, West Bengal Pin- 713216.

2. **DEVELOPER:-** Shall mean

DHANUSH CONSTRUCTION & DEVELOPERS [Pan No-AAUFD8702C] being a Partnership Firm, having its registered office at Ram Krishna Park, Shankarpur More, P.O-Arraha, Durgapur-12, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal, Pin-713212 **represented by one of its Partner vide resolution**

[1] **Mr. MUKTI PADA GHOSH** (Pan No- AQYPG8711G) Son of Mr. Rabi Ghosh, by faith Hindu, by occupation: Business, by nationality : Indian, resident of Shankarpur, P.O- Arraha, P.S- Newtownship, Dist-Paschim Barddhaman, West Bengal Pin- 713212.

[2] **Mr. ASHOK KUMAR KONAR** (Pan No- BYKPK2923H) Son of Anil Chandra Konar, by faith Hindu, by occupation: Business, by nationality : Indian, resident of Shankarpur, P.O- Arraha, P.S- Newtownship, Dist-Paschim Barddhaman, West Bengal Pin- 713212.

[3] **Mr. SOURAV GHOSH** [Pan No- BHWPG4079H] Son of Narayan Chandra Ghosh, both are by occupation: Business, by nationality: Indian, by faith: Hindu, residing at Vill-Shankarpur, P.O-Arraha, P.S-Newtownship, Pin-713212, Dist-Paschim Bardhaman, West Bengal .

[4] **Mr. UJJAL GHOSH** [Pan No- BKTPG6700M] Son of Chandicharan Ghosh, by occupation: Business, by nationality: Indian, by faith: Hindu, residing at Vill-Shankarpur, P.O-Arraha, P.S-Newtownship, Pin-713212, Dist-Paschim Bardhaman, West Bengal.

[5] **Mr. SUDIP KUMAR BISWAS** [Pan No- AHEPB4694G] son of Late Dilip Biswas, by occupation Business, by faith: Hindu, by Nationality: Indian, residing at 616, Green Park, 2nd Floor, Block A, P.S-Lake Town Road, Kolkata-700055, West Bengal.

3. **LAND:-** Shall mean the land as described in schedule below.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **GRAM PANCHAYAT:** - Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **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.
9. **PROJECT:** Shall mean the work of development undertake and to be done by the Owner 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.
10. **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, lockdown, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

a. **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. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.
 2. **Singular number:** Shall include the plural and vice-versa.

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

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

IV: - DURATION: - This agreement is made for a period of **48 months** which starts from the date of getting approved sanction plan of Jemua Gram Panchayat & Zilla Parishad with a grace period of **6 month**.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchayat over and above the Land as described in First Schedule.

VI: - OWNER DUTY & LIABILITY:-

1. The owner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the owner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the LANDOWNERS at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the LANDOWNERS's Allocation.
3. That the Owner shall handover the vacant and peaceful possession of the first Schedule property in the hands of the developer within 15 days from the date of this agreement and also shall supply all the original land related documents which includes Deed, Chain Deed, LR Parcha.

4. The Owner hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owner and any other party except **"DHANUSH CONSTRUCTION & DEVELOPERS"** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - c) That the Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.
 - d) That land related dispute shall be resolved by the Land owner.
 - e) That GST, stamp duty and registration fees in relation to the LANDOWNERS's allocation Flat shall be borne by the LANDOWNERS himself.
5. That the Owner also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the Owner 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 Panchayat, 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 sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed in favour of intending customer.
6. That Owner shall not be responsible regarding construction and other faults related to development during the project and also after word completion of the project Except Land papers and ownership regarding land.
7. **That in no case ownership is transferred in favour of the developer by force of this development agreement.**

VII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer **"DHANUSH CONSTRUCTION & DEVELOPERS"** is fully acquainted with, aware of the process/formalities related to similar project in this area.

STAGE 1

2. 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 do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the Owner& the Architect before submission to the Corporation/appropriate authority for subsequent revision. 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.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land Owner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time 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. 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.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

VIII-Cancellation:

as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

- D) 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.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

A Piece and Parcel of Baid Land situated within the Mouja of Shankarpur, J.L. No-109, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal comprising in Plot No and Khatian No as follows :

| Name | RS Plot no | LR Plot no | Area | Khatian No-LR | Khatian No-RS |
|-------------------------------|------------|------------|-----------------|---------------|---------------|
| Ashok Sinha | 65 | 283 | 6 Decimal | 2182 | 35 |
| Daliya Banerjee | 65 | 281 | 5 Decimal | 530 | 35 |
| Manju Singh | 65 | 281 | 5 Decimal | 1974 | 35 |
| Shobha Ghosh | 65 | 286 | 6 Decimal | 2152 | 35 |
| Shobha Ghosh | 65 | 286 | 5 Decimal | 2151 | 35 |
| Rina Ghosh | 65/489 | 286 | 4 Decimal | 1855 | 423 |
| Rekha Mondal | 65/489 | 284 | 2.66 Decimal | 2925 | 423 |
| Rekha Mondal | 65/489 | 285 | 2 Decimal | 2925 | 423 |
| Rekha Mondal | 65/489 | 286 | 6.66 Decimal | 2925 | 423 |
| Dipika Mondal | 65/489 | 284 | 2.67 Decimal | 2926 | 423 |
| Dipika Mondal | 65/489 | 285 | 2 Decimal | 2926 | 423 |
| Dipika Mondal | 65/489 | 286 | 6.67 Decimal | 2926 | 423 |
| Sourav Mondal | 65/489 | 284 | 2.67 Decimal | 2927 | 423 |
| Sourav Mondal | 65/489 | 285 | 2 Decimal | 2927 | 423 |
| Sourav Mondal | 65/489 | 286 | 6.67 Decimal | 2927 | 423 |
| Total Area: 65 Decimal | | | | | |

1. The Landowner have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer but the landowners have right to cancel this agreement if the developer fails to complete the project within the statutory period as mentioned above.

2. Miscellaneous :-

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

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

c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.

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

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

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

g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or 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 LANDOWNERS is not liable to make payment of any kind of loan liability of the developer.

h) 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.

k) The LANDOWNERS and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute

Which Butted and bounded as follows:

North: 16 ft wide Metal Road.
East: Land of Sinha Babu & Chakraborty Babu.
South: 30 ft wide Metal Road.

West: Plot no-279.

SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS ALLOCATION)

It is agreed by the developer that the LANDOWNERS will get their allocation as follows:

Allocation from 1st Floor to 6th Floor 38 % of the Super Built Up Area and thereafter from 7th floor to Top Floor 20 % of the Super Built Up Area

| Name | Allotted Area [Super Built Up] |
|-----------------|----------------------------------|
| Ashok Sinha | 3390 sq ft |
| Daliya Banerjee | 2825 sq ft |
| Manju Singh | 2825 sq ft |
| Shobha Ghosh | 3390 sq ft |
| Shobha Ghosh | 2825 sq ft |
| Rina Ghosh | 2260 sq ft |
| Rekha Mondal | 6396 sq ft |
| Dipika Mondal | 6407 sq ft |
| Sourav Mondal | 6407 sq ft |

And Whereas the LANDOWNERS will get car parking space in the Ground Floor and Basement or in Open Space for their each flat as par the landowners allocation.

And whereas the LANDOWNERS will get together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below but in no case the LANDOWNERS shall have any right to claim any other consideration in any manner whatsoever except the above.

THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer **except LANDOWNERS allocation.**

That it is agreed by both the parties that they will make payment in respect of shortfall and in excess of flat area allotted to the landowners as per prevailing rate of per sq ft.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNERS and Developer are

attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the LANDOWNERS and the Developer are have executed on this 31st day of March 2023 before ADSR Durgapur.

WITNESS :

1. Bhrita Pal,
S/o. Binay Pal
Durgapur Dist. N.B.

2. Joy Roy
Advocate at Durgapur court

Ashak Kumar Sinha.
1. Ashak Sinha.

2. Deliger Banerjee

3. शुभं राई @ शंभु राई

4. कमलेश्वर

5. Rina Ghosh

6. Dipika Mandal

7. Rexha Mandal.

8. Suman Mandal.

Signature of Landowners

Dhanush Construction & Developers

Muktipada Ghosh

Partner

1. _____

Dhanush Construction & Developers

Ashok Kumar Kumar

Partner

2. _____

Dhanush Construction & Developers

Soumitra Ghosh

Partner

3. _____

Dhanush Construction & Developers

Vijal Ghose

Partner

4. _____

Dhanush Construction & Developers

Sudip Kumar Ghosh

Partner

5. _____

Signature of Developer

Drafted and Typed by me

Thamara Nataraj
Advocate MB/468/21

Regd No-



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



GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192022230354754111 | Payment Mode: | Online Payment |
| GRN Date: | 30/03/2023 14:23:54 | Bank/Gateway: | HDFC Bank |
| BRN : | 2096447156 | BRN Date: | 30/03/2023 14:23:54 |
| GRIPS Payment ID: | 300320232035475410 | Payment Init. Date: | 30/03/2023 14:23:54 |
| Payment Status: | Successful | Payment Ref. No: | 2000730671/2/2023 |

GRIPS for 7 Days Free

Depositor Details












| | |
|---------------------------|---|
| Depositor's Name: | PRASANTA BANDYOPADYAY |
| Address: | DGP |
| Mobile: | 8695775415 |
| Contact No: | 8250537504 |
| Depositor Status: | Advocate |
| Query No: | 2000730671 |
| Applicant's Name: | Mr Prasanta Bandyopadhyay |
| Identification No: | 2000730671/2/2023 |
| Remarks: | Sale, Development Agreement or Construction agreement |
| Period From (dd/mm/yyyy): | 30/03/2023 |
| Period To (dd/mm/yyyy): | 30/03/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2000730671/2/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 35010 |
| 2 | 2000730671/2/2023 | Property Registration- Registration Fees | 0030-02-104-001-76 | ₹ |
| | | | Total | 35024 |


IN WORDS: THIRTY FIVE THOUSAND TWENTY FOUR ONLY.

FINGER PRINT & PHOTOCOPY

| | | | | | | |
|------------|---|---|---|---|---|---|
| Left hand |  |  |  |  |  |  Ashak Kumar Sinha Ashak Sinha |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |







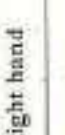




Signature & Photograph is duly attested by me

Ashak Kumar Sinha, Ashak Sinha

| | | | | | | |
|------------|--|--|--|--|--|---|
| Left hand |  |  |  |  |  |  Dalija Barjca |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |







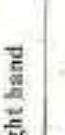




Signature & Photograph is duly attested by me

Dalija Barjca

| | | | | | | |
|------------|---|---|---|---|---|--|
| Left hand |  |  |  |  |  |  Dalija Barjca |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me












Dalija Barjca

| | | | | | | |
|------------|---|---|---|---|---|---|
| Left hand |  |  |  |  |  |  Gopalsingh |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me











Gopalsingh

FINGER PRINT & PHOTOCOPY

| | | | | | | |
|------------|---|---|---|---|---|--|
| Left hand |  |  |  |  |  |  <i>Rina Ghosh</i> |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |












Signature & Photograph is duly attested by me

Rina Ghosh

| | | | | | | |
|------------|--|--|--|--|--|--|
| Left hand |  |  |  |  |  |  <i>Dipika Mondal</i> |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me

Dipika Mondal

| | | | | | | |
|------------|---|---|---|---|---|--|
| Left hand |  |  |  |  |  |  <i>Rekha Mondal</i> |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me

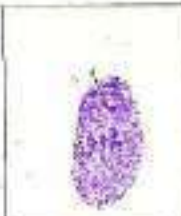










Rekha Mondal

| | | | | | | |
|------------|---|---|---|---|---|---|
| Left hand |  |  |  |  |  |  <i>Souvik Mondal</i> |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me

Souvik Mondal

FINGER PRINT & PHOTOCOPY

| | | | | | | |
|------------|---|---|---|--|---|--|
| Left hand |  |  |  |  |  |  <i>Mukti Paddeshwar</i> |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |







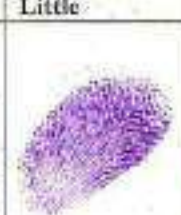




Signature & Photograph is duly attested by me

Mukti Paddeshwar

| | | | | | | |
|------------|--|--|--|---|--|--|
| Left hand |  |  |  |  |  |  <i>Ashok Kumar Korar</i> |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me

Ashok Kumar Korar

| | | | | | | |
|------------|---|---|---|--|---|---|
| Left hand |  |  |  |  |  |  <i>Saurabh Ghosh</i> |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me







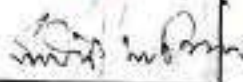





Saurabh Ghosh

| | | | | | | |
|------------|---|---|---|--|---|---|
| Left hand |  |  |  |  |  |  <i>Vibha Ghosh</i> |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me


Vibha Ghosh

FINGER PRINT & PHOTOCOPY

| | | | | | | |
|------------|---|---|---|---|---|--|
| Left hand |  |  |  |  |  |   |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand |  |  |  |  |  | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me

Signature

| | | | | | | |
|------------|--------|------|--------|------|--------|--|
| Left hand | | | | | |  |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand | | | | | | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me

| | | | | | | |
|------------|--------|------|--------|------|--------|---|
| Left hand | | | | | |  |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand | | | | | | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me

| | | | | | | |
|------------|--------|------|--------|------|--------|---|
| Left hand | | | | | |  |
| | Little | Ring | Middle | fore | Thumb | |
| Right hand | | | | | | |
| | Thumb | fore | Middle | Ring | Little | |

Signature & Photograph is duly attested by me

জেম্মা- পশ্চিম বর্ধমান খতিয়ান নং- ২১৮২

[২৩০২১০১]



সৌতা- শঙ্করপুর জে.এল.নং- ১০১

খানা- বিটটাইন দুর্গাপুর

(১) রাসদ- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.০৭০০

(৩) মোট দাগের সংখ্যা- ২

| | (৪) অত্রস্থের দখলকারের বিবরণ | (৫) স্বর | (৬) মন্তব্য |
|---------|------------------------------|----------|-------------|
| নাম- | অশোক কুমার সিংহ | রায়ত | |
| পিতা- | নারায়ণ | | |
| ঠিকানা- | মিজ | | |

(৭) অত্রস্থের নিজ দখলীয়া জমি

| দাগ নং | জমির প্রেনী | মন্তব্য | দাগের মোট পরিমাণ(এ) | দাগের মধ্যে অত্রস্থের জমির পরিমাণ | দাগের মধ্যে অত্রস্থের জমির পরিমাণ |
|--------|-------------|--|---------------------|-----------------------------------|-----------------------------------|
| | | | | | একর হেক্টর |
| ২১০ | বাইদ | | ০.২১০০ | ০.০৩৭১ | ০.০১০০ |
| | | দাঃ ৩১ নং আইনের দ্বারা মতে ৪৪(পি)/১৬ কেস মুলে ০.০১ শতক জমি বাত | | | |
| ২১০ | বাইদ | | ০.০৭০০ | ০.০৪৭১ | ০.০৬০০ |
| | | দাঃ ৩১ নং আইনের দ্বারা মতে ৪৪(পি)/১৬ কেস মুলে ০.০৬ শতক জমি বাত | | | |

মোট দাগের সংখ্যা- দুই দাগ

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:328

Digitally signed by PRASANTA BISWAS
Date: 2023.01.13 15:52:29 IST

Page 1 of 1

১৫/০১/২০২৩ ০৪:০০ PM

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ৫৩০

[২০০২১০৯]



কোডা- শকরপুর জে.এল.নং- ১০৯

খানা- বিটটোউন দুর্গাপুর

(১) মতামত- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.০৫০০

(৩) মোট দাগের সংখ্যা- ১

| | (৪) অগ্রস্বরের দখলকারের বিবরণ | (৫) স্বর | (৬) মতামত |
|---------|-------------------------------|----------|-----------|
| নাম- | ডালিয়া খান্নাছী | মতামত | |
| বাকী- | সুপ্রভাত | | |
| ঠিকানা- | শকরপুর মণ্ডবী গারক | | |

(৭) অগ্রস্বরের নিজ সংশ্লিষ্ট জমি

| দাগ নং | জমির প্রকৃতি | মতামত | দাগের মোট পরিমাণ(এ) | দাগের মধ্যে অগ্রস্বরের অংশ | দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ |
|--------|--------------|-------|---------------------|----------------------------|--|
| | | | | | একর হেক্টর |
| ২৮১ | বাইদ | | ০.১০০০ | ০.০৯৪৭ | ০.০৫০০ |

দাগ: জু: মা: আইনের নং/খানা নং: 60(পি)/15 কেব নুলে 0.05 মতক তর্কি বাস্ত

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:327

Digitally signed by PRASANTA BISWAS
Date: 2023.01.13 16:52:17 IST

Page ১ of ১

১৩/০১/২০২৩ ০০:২৯ PM

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ১৯৭৪

[২০০২১০৯]



মৌজা- সন্দনপুর

জে.এল.নং- ১০৯

খানা- নিউটাউন দুর্গাপুর

(১) হাজার- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.০৮০০

(৩) মোট দানের সংখ্যা- ১

| | (৪) অত্রদানের দখলকারের বিবরণ | (৫) ঋষ | (৬) মন্তব্য |
|---------|------------------------------|--------|-------------|
| নাম- | মহুশী সিং | রাস্ত | |
| বানী- | আলোক কুমার | | |
| ঠিকানা- | নিজ | | |

(৭) অত্রদানের নিজ দখলীর জমি

| দাণ নং | জমির প্রেরী | মন্তব্য | দানের মোট পরিমাণ(এ) | দানের মধ্যে অত্রদানের অংশ | দানের মধ্যে অত্রদানের জমির অংশের পরিমাণ |
|--------|-------------|---------|---------------------|---------------------------|---|
| | | | | | একর হেটর |
| ২১১ | বাইদ | | ০.১০০০ | ০.০১৫০ | ০.০৮০০ |

নং: জু: নং: আইনের ৪(০)ধারা মতে 47 (পি)/16 কেশ মূল 0.05 শতক জমি বাস্ত

মোট দানের সংখ্যা- এক মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act, 1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20. Copy No.:329

Digitally signed by PRASANTA BISWAS
Date: 2023.01.10 16:52:43 IST

Page 1 of 1

10/01/2023 08:00 PM

জেলা- বশিচম বর্ধমান খতিয়াল নং- ২১৫১

[২০০২১০৯]



মৌজা- শচরপুর জে.এল.নং- ১০৮

থানা- নিউটাউন দুর্গাপুর

(১) রকম- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.০৫০০

(৩) মোট দাগের সংখ্যা- ১

| | (৪) অগ্রস্বরের দখলকারের বিবরণ | (৫) স্বর | (৬) মতব্য |
|---------|-------------------------------|----------|-----------|
| নাম- | শ্রীমতী শোভা ঘোষ | স্বত্ব | |
| স্থানী- | দায়ারল চন্দ্র ঘোষ | | |
| ঠিকানা- | মিজ | | |

(৭) অগ্রস্বরের দ্বিতীয় দখলী জমি

| দাগ নং | জমির শ্রেণী | মতব্য | দাগের মোট পরিমাণ(এ) | দাগের মধ্যে অগ্রস্বরের অংশ | দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ |
|--------|-------------|-------|---------------------|----------------------------|--|
| | | | | | একর হেক্টর |
| ১৮-৩ | বাইদ | | ০.৬৬০০ | ০.০৭৬৩ | ০.০৫০০ |

পঃসঃ ডুঃ সঃ আইনের ৩(৩) ধারা মোতে 26(পি)/16 বেশ নুলে 0.05 শতক জমি হাত

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy w/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:532

Digitally signed by SUBARSA MUKHERJEE
Date: 2023.01.21 13:49:03 IST

Page 1 of 1

২১/০১/২০২৩ ০১:৪৯ PM

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ২১৫২

[২০০২১০৯]



সৌজা- শরনপুর জে.এল.নং- ১০৯

খানা- মিউনিসিপ্যাল দূর্গাপুর

(১) রজার- ০.০০ টাকা

(২) জমির পরিমাল(এ)- ০.০৬০০

(৩) মোট দাগের সংখ্যা- ১

| | (৪) অগ্রস্বরের দখলকারের বিবরণ | (৫) স্বর | (৬) মন্তব্য |
|---------|-------------------------------|----------|-------------|
| নাম- | শ্রীমতী শোভা ঘোষ | রংগত | |
| স্বামী- | মল্লেন্দ্র চন্দ্র ঘোষ | | |
| ঠিকানা- | বিজ্ঞ | | |

(৭) অগ্রস্বরের নিজ দখলীয় জমি

| দাগ নং | জমির শ্রেণী | মন্তব্য | দাগের মোট পরিমাল(এ) | দাগের মধ্যে অগ্রস্বরের অংশ | দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাল |
|--------|-------------|---------|---------------------|----------------------------|--|
| | | | | | একর হেক্টর |
| ২১৬ | বাড়ি | | ০.৬৬০০ | ০.০৯০৪ | ০.০৬০০ |

সংখ্যা ছুঃ সং আইনের প্রেক্ষাপটে ০১(বি)/১৬ কেশ মুলে ০.০৬ শতক জমি বাস

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy w/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:333

Digitally signed by PRASANTA BISWAS
Date: 2023.01.13 16:53:32 IST

Page ১ of ১

১৩/০১/২০২৩ ০৪:০১ PM

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ১৮৫৫

[২৩০২১০৯]



সৌজা- শঙ্করপুর জে.এল.নং- ১০৯

খানা- নিউউডেন দুর্গাপুর

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.০৪০০

(৩) মোট দাগের সংখ্যা- ১

| | (৪) অগ্রস্বরের দখলকারের বিবরণ | (৫) স্বর | (৬) মতবা |
|---------|-------------------------------|----------|----------|
| নাম- | বীণা ঘোষ | স্বামত | |
| স্বামী- | মুকুন্দ | | |
| ঠিকানা- | নিজ | | |

(৭) অগ্রস্বরের নিজ দখলীর জমি

| দাগ নং | জমির প্রেনী | মতবা | দাগের মোট পরিমাণ(এ) | দাগের মধ্যে অগ্রস্বরের অংশ | দাগের মধ্যে অগ্রস্বরের জমির অংশের পরিমাণ | |
|--------|-------------|------|---------------------|----------------------------|--|------|
| | | | | | একর | বেটন |
| ২৮৬ | বাইদ | | ০.৬৬০০ | ০.০৬০৬ | ০.০৪০০ | |

পাশ: কু: স: আইনের ৯৩ ধারা মতে ৬১(পি)/১৫ কেশ নুলে ০.০৪ শতক জমি বাস্ত

মোট দাগের সংখ্যা- এক মাত্র

Certified to be true copy w/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:1070

Digitally signed by SUBARSA MUKHERJEE
Date: 2023.02.09 14:26:07 IST

Page ১ of ১

০৯/০২/২০২৩ ০২:২৩ PM

জেলা- পশ্চিম বর্ধমান খতিয়াল নং- ২৮২৬

[২০২১০৯]



মৌজা- শঙ্করপুর জে.এল.নং- ১০৯

খালা- বিউটভৈন দুর্গাপুর

(১) রাজস্ব- টকা

খতিয়াল জেরির তারিখ - 23/12/2022

(২) জমির পরিমাণ(এ)- ০.১১৩৪

(৩) মোট দাগের সংখ্যা- ৩

| | (৪) অত্রঘরের দলদকারের বিবরণ | (৫) বছর | (৬) মতবা |
|---------|-----------------------------|---------|----------|
| নাম- | সিদিকা মজল | সার্বভ | |
| মিতা- | হিমায়ত | | |
| ঠিকানা- | মিজ | | |

(৭) অত্রঘরের বিজ দখলীর জমি

| দাগ নং | জমির শ্রেণী | মতবা | দাগের মোট পরিমাণ(এ) | দাগের মধ্যে অত্রঘরের অংশ | দাগের মধ্যে অত্রঘরের জমির অংশের পরিমাণ | |
|--------|-------------|------------------|---------------------|--------------------------|--|--------|
| | | | | | একর | বেস্তর |
| ২১৪ | বাইদ | আগত খং নং - 1453 | ০.৩০০০ | ০.৩৮০৫ | ০.০২৬৭ | |
| ২১৫ | বাইদ | আগত খং নং - 1453 | ০.০৬০০ | ০.৩৩৩৩ | ০.০২০০ | |
| ২১৬ | বাইদ | আগত খং নং - 1453 | ০.৬৬০০ | ০.১০০৯ | ০.০৬৬৭ | |

মোট দাগের সংখ্যা- তিন মাত্র

Certified to be true copy w/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:192

Digitally signed by PRASANTA BISWAS
Date: 2023.01.13 11:45:03 IST

Page 1 of 1

১৩/০১/২০২৩ ১১:৪৪ AM

জেলা- পশ্চিম বর্ধমান খতিয়ান নং- ২৯২৫

[২০২১০৬]



মৌজা- শঙ্করপুর জে.এল.নং- ১০১

থানা- নিউটাউন দুর্গাপুর

(১) রাজ্য- টাকা

খতিয়ান জেরির তারিখ - 23/12/2022

(২) জমির পরিমাল(এ) - ০.১১০২

(৩) মোট দাগের সংখ্যা- ৩

| | (৪) অত্রঘরের দখলকারের বিবরণ | (৫) স্বহ | (৬) মন্তব্য |
|-----------|-----------------------------|----------|-------------|
| নাম- | রেখা মন্ডল | স্বহ | |
| স্থানীয়- | হিমাংগ | | |
| ঠিকানা- | নিজ | | |

(৭) অত্রঘরের নিজ দখলী জমি

| দাগ নং | জমির শ্রেণী - মন্তব্য | দাগের মোট পরিমাল(এ) | দাগের মধ্যে অত্রঘরের অংশ | দাগের মধ্যে অত্রঘরের জমির অংশের পরিমাল | |
|--------|--------------------------|---------------------|--------------------------|--|------|
| | | | | একর | হেটর |
| ২৮৪ | বাইদ আগত থং নং - 1453 | ০.৩০০০ | ০.০৬০৭ | ০.০২৬৬ | |
| ২৮৫ | বাইদ আগত থং নং - 1453 | ০.০৬০০ | ০.০৩০৪ | ০.০২০০ | |
| ২৮৬ | বাইদ আগত থং নং - 1453 | ০.৬৬০০ | ০.১০১১ | ০.০৫২৬ | |

মোট দাগের সংখ্যা- তিন মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:137

Digitally signed by PRASANTA BISWAS
Date: 2023.01.10 17:59:40 IST

Page 3 of 3

১০/০১/২০২৩ ০৬:০৭ PM

জেলা- দক্ষিণ বর্ধমান খতিয়ান নং- ২১২৭

[২০০২১০৯]



মৌজা- শম্বরপুর জে.এস.নং- ১০৯

খালা- সিউটাউন দুর্গাপুর

(১) রাস্তা- টাকা

খতিয়ান তৈরির তারিখ - 23/12/2022

(২) জমির পরিমাণ(এ)- ০.১১০৪

(৩) মোট দাগের সংখ্যা- ৫

| | (৪) অগ্রস্বদের ঘনকায়নের বিবরণ | (৫) স্বর | (৬) মতবা |
|---------|--------------------------------|----------|----------|
| নাম- | সৌরভ মল্লিক | মমত | |
| পিতা- | হিন্দাণ্ড | | |
| ঠিকানা- | বিষ্ণু | | |

(৭) অগ্রস্বদের নিজ দখলীস জমি

| দাগ নং | জমির প্রেনী | মতবা | দাগের মোট পরিমাণ(এ) | দাগের মধ্যে অগ্রস্বদের অংশ | দাগের মধ্যে অগ্রস্বদের জমির আংশের পরিমাণ |
|--------|-------------|------------------|---------------------|----------------------------|--|
| | | | | | একর ফেটর |
| ১৮৪ | হাইদ | | ০.৩০০০ | ০.০৮০৪ | ০.০২৬৭ |
| | | আগত খং নং - 1453 | | | |
| ২০৪ | হাইদ | | ০.০৬০০ | ০.৩৩৫০ | ০.০২০০ |
| | | আগত খং নং - 1453 | | | |
| ২১৬ | হাইদ | | ০.৬৬০০ | ০.১০০৯ | ০.০৬৬৭ |
| | | আগত খং নং - 1453 | | | |

মোট দাগের সংখ্যা- তিন দাগ

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:140

Digitally signed by PRASANTA BISWAS
Date: 2023.01.10 18:00:28 IST

Page ১ of ১

১০/০১/২০২৩ ০৬:০৭ PM

Major Information of the Deed

| | | | |
|--|--|--|------------|
| Deed No : | I-2306-02890/2023 | Date of Registration | 31/03/2023 |
| Query No / Year | 2306-2000730671/2023 | Office where deed is registered | |
| Query Date | 19/03/2023 10:31:59 PM | A.D.S.R. DURGAPUR, District: Paschim Bardhaman | |
| Applicant Name, Address & Other Details | Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216. Mobile No. : 8250537504, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 1] | | |
| Set Forth value | Market Value | | |
| | Rs. 2,24,59,648/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 40,010/- (Article:48(g)) | Rs. 14/- (Article:E, E) | | |
| Remarks | | | |



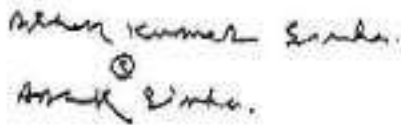


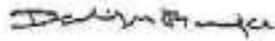
Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, 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 | RS-65 | RS-35 | Bastu | Baid | 6 Dec | | 20,73,198/- | Width of Approach Road: 36 Ft., Adjacent to Metal Road, |
| L2 | RS-65 | RS-35 | Vastu | Baid | 5 Dec | | 17,27,665/- | Width of Approach Road: 36 Ft., Adjacent to Metal Road, |
| L3 | RS-65 | RS-35 | Vastu | Baid | 5 Dec | | 17,27,665/- | Width of Approach Road: 36 Ft., Adjacent to Metal Road, |
| L4 | RS-65 | RS-35 | Vastu | Baid | 6 Dec | | 20,73,198/- | Width of Approach Road: 36 Ft., Adjacent to Metal Road, |
| L5 | RS-65 | RS-35 | Vastu | Baid | 5 Dec | | 17,27,665/- | Width of Approach Road: 36 Ft., Adjacent to Metal Road, |
| L6 | RS-65/489 | RS-423 | Vastu | Baid | 4 Dec | | 13,82,133/- | Width of Approach Road: 36 Ft., Adjacent to Metal Road, |
| L7 | RS-85/489 | RS-423 | Vastu | Baid | 11.32 Dec | | 39,11,434/- | Width of Approach Road: 36 Ft., Adjacent to Metal Road, |

| | | | | | | | |
|----|-----------|----------------------|-------|------|--------------|-------------|---|
| L8 | RS-65/489 | RS-423 | Vastu | Baid | 11.34 Dec | 39,18,345/- | Width of Approach Road: 36 Ft., Adjacent to Metal Road. |
| L9 | RS-65/489 | RS-423 | Vastu | Baid | 11.34 Dec | 39,18,345/- | Width of Approach Road: 36 Ft., Adjacent to Metal Road. |
| | | TOTAL : | | | 65Dec | 0 /- | 224,59,648 /- |
| | | Grand Total : | | | 65Dec | 0 /- | 224,59,648 /- |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|--|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Ashok Sinha, (Alias: Mr Ashok Kumar Singha) (Presentant) Son of Mr Narayan Chandra Sinha Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office |  <small>31/03/2023</small> |  <small>LTI 31/03/2023</small> |  <small>31/03/2023</small> |
| Saptarshi Park, Shankarpur, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bmxxxxxx9d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mrs Daliya Banerjee Wife of Mr Supravat Banerjee Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office |  <small>31/03/2023</small> |  <small>LTI 31/03/2023</small> |  <small>31/03/2023</small> |

Saptarshi Park, Sankarpur, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office

| 3 | Name | Photo | Finger Print | Signature |
|---|--|---|---|---|
| | Mrs Shobha Ghosh Wife of Mr Narayan Chandra Ghosh Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office |  |  |  |
| | | 31/03/2023 | LTI 31/03/2023 | 31/03/2023 |










Sankarpur, City:- Not Specified, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ATxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office

| 4 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | Mrs Rina Ghosh Wife of Mr Mukti Pada Ghosh Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office |  |  |  |
| | | 31/03/2023 | LTI 31/03/2023 | 31/03/2023 |

Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office

| 5 | Name | Photo | Finger Print | Signature |
|---|--|---|---|---|
| | Mrs Dipika Mondal Daughter of Late Himangshu Mondal Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office |  |  |  |
| | | 31/03/2023 | LTI 31/03/2023 | 31/03/2023 |






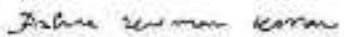


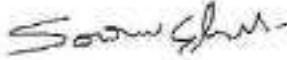


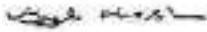
Nazrul Sarani, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BDxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office

| 6 | Name | Photo | Finger Print | Signature |
|---|--|---|---|---|
| | Mrs Rekha Mondal Wife of Late Himangshu Mondal Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office |  |  |  |
| | 31/03/2023 | LTI | 31/03/2023 | |
| Nazrul Sarani, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office | | | | |
| 7 | Name | Photo | Finger Print | Signature |
| | Mr Sourav Mondal Son of Late Himangshu Mondal Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office |  |  |  |
| | 31/03/2023 | LTI | 31/03/2023 | |
| Nazrul Sarani, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office | | | | |
| 8 | Name | Photo | Finger Print | Signature |
| | Mrs MANJU SINGH, (Alias: Mr MANJUSHREE SINGH) Wife of Mr ALOKE KUMAR SINGH Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office |  |  |  |
| | 31/03/2023 | LTI | 31/03/2023 | |
| III/283, FERTILIZER COLONY,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx7Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office | | | | |




Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Dhanush Construction & Developers Ram Krishna Park, Shankarpur More, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: aaxxxxxx2c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |




Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|--|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Mukti Pada Ghosh Son of Mr Rabi Ghosh Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office |  <small>Mar 31 2023 12:57PM</small> |  <small>LTI 31/03/2023</small> |  <small>31/03/2023</small> |
| Shankarpur, 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.:: aqxxxxx1g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Dhanush Construction & Developers (as) | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr Ashok Kumar Konar Son of Mr Anil Chandra Konar Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office |  <small>Mar 31 2023 1:00PM</small> |  <small>LTI 31/03/2023</small> |  <small>31/03/2023</small> |
| Shankarpur, 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.:: byxxxxx3h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Dhanush Construction & Developers (as) | | | | |
| 3 | Name | Photo | Finger Print | Signature |
| | Mr Sourav Ghosh Son of Mr Narayan Chandra Ghosh Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office |  <small>Mar 31 2023 1:01PM</small> |  <small>LTI 31/03/2023</small> |  <small>31/03/2023</small> |
| Shankarpur, 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.:: bhxxxxx9h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Dhanush Construction & Developers (as) | | | | |
| 4 | Name | Photo | Finger Print | Signature |
| | Mr Ujjal Ghosh Son of Mr Chandicharan Ghosh Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office |  <small>Mar 31 2023 1:01PM</small> |  <small>LTI 31/03/2023</small> |  <small>31/03/2023</small> |

Shankarpur, 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.:: bkxxxxxx0m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Dhanush Construction & Developers (as)

| 5 | Name | Photo | Finger Print | Signature |
|--|---|--|--|--|
| | Mr Sudip Kumar Biswas Son of Late Dilip Biswas Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office |  <small>Mar 31 2023 1:02PM</small> |  <small>LTI 31/03/2023</small> |  <small>31/03/2023</small> |
| 616, Green Park, 2nd Floor, Block-A, City:- Not Specified, P.O:- Kolkata, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx4g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Dhanush Construction & Developers (as) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|--|--|---|
| Mr Bhakta Pal Son of Mr Baicynath Pal Gourbazar, Village:- Gourbazar, P.O:- Gourbazar, P.S:-Faridpur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713377 |  |  |  |
| | 31/03/2023 | 31/03/2023 | 31/03/2023 |
| Identifier Of Mr Ashok Sinha, Mr Mukti Pada Ghosh, Mr Ashok Kumar Konar, Mr Sourav Ghosh, Mr Ujjal Ghosh, Mr Sudip Kumar Biswas, Mrs Dallya Banerjee, Mrs Shobha Ghosh, Mrs Rina Ghosh, Mrs Dipika Mondal, Mrs Rekha Mondal, Mr Sourav Mondal, Mrs MANJU SINGH | | | |

| Transfer of property for L1 | | |
|-----------------------------|---------------------|---|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Ashok Sirha | Dhanush Construction & Developers-6 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs Daliya Banerjee | Dhanush Construction & Developers-5 Dec |
| Transfer of property for L3 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs MANJU SINGH | Dhanush Construdlon & Developers-5 Dec |
| Transfer of property for L4 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs Shobha Ghosh | Dhanush Construction & Developers-6 Dec |
| Transfer of property for L5 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs Shobha Ghosh | Dhanush Construction & Developers-5 Dec |
| Transfer of property for L6 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs Rina Ghosh | Dhanush Construction & Developers-4 Dec |
| Transfer of property for L7 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs Rekha Mondal | Dhanush Construction & Developers-11.32 Dec |
| Transfer of property for L8 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mrs Dipika Mondal | Dhanush Construction & Developers-11.34 Dec |
| Transfer of property for L9 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Sourav Mondal | Dhanush Construction & Developers-11.34 Dec |

On 31-03-2023

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 11:44 hrs on 31-03-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Ashok Sinha Alias Mr Ashok Kumar Singha, 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 2,24,59,648/-

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

Execution is admitted on 31/03/2023 by 1. Mr Ashok Sinha, Alias Mr Ashok Kumar Singha, Son of Mr Narayan Chandra Sinha, Saptarshi Park, Shankarpur, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business, 2. Mrs Dallya Banerjee, Wife of Mr Supravat Banerjee, Saptarshi Park, Sankarpur, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 3. Mrs Shobha Ghosh, Wife of Mr Narayan Chandra Ghosh, Sankarpur, P.O: ARRAH, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 4. Mrs Rina Ghosh, Wife of Mr Mukti Pada Ghosh, Shankarpur, P.O: Arrah, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 5. Mrs Dipika Mondal, Daughter of Late Himangshu Mondal, Nazrul Sarani, City Centre, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Service, 6. Mrs Rekha Mondal, Wife of Late Himangshu Mondal, Nazrul Sarani, City Centre, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business, 7. Mr Sourav Mondal, Son of Late Himangshu Mondal, Nazrul Sarani, City Centre, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business, 8. Mrs MANJU SINGH, Alias Mr MANJUSHREE SINGH, Wife of Mr ALOKE KUMAR SINGH, III/283, FERTILIZER COLONY, P.O: BIDHANNAGAR, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Identified by Mr Bhakta Pal, , Son of Mr Baidynath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-03-2023 by Mr Mukti Pada Ghosh, , Dhanush Construction & Developers (Partnership Firm), Ram Krishna Park, Shankarpur More, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidynath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-03-2023 by Mr Ashok Kumar Konar, , Dhanush Construction & Developers (Partnership Firm), Ram Krishna Park, Shankarpur More, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidynath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-03-2023 by Mr Sourav Ghosh, , Dhanush Construction & Developers (Partnership Firm), Ram Krishna Park, Shankarpur More, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidynath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-03-2023 by Mr Ujjal Ghosh, , Dhanush Construction & Developers (Partnership Firm), Ram Krishna Park, Shankarpur More, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidynath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

Execution is admitted on 31-03-2023 by Mr Sudip Kumar Biswas, , Dhanush Construction & Developers (Partnership Firm), Ram Krishna Park, Shankarpur More, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidynath Pal, Gourbazar, P.O: Gourbazar, Thana: Faridpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713377, by caste Hindu, by profession Law Clerk

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 30/03/2023 2:24PM with Govt. Ref. No: 192022230354754111 on 30-03-2023, Amount Rs: 14/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2096447156 on 30-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2527, Amount: Rs.5,000.00/-, Date of Purchase: 17/03/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2023 2:24PM with Govt. Ref. No: 192022230354754111 on 30-03-2023, Amount Rs: 35,010/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 2096447156 on 30-03-2023, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal
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 2306-2023, Page from 49006 to 49044
being No 230602890 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.03.31 14:47:28 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/03/31 02:47:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)