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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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12.2.21

certified that the Document
is Admitted to Registration the
Sign are Sheet and the Endr-
assments are correct and the
Documents are the Part of this
Document.

(Signature)
A. D. S. R. Durgapur
Bardwan

05 APR 2021

DEVELOPMENT AGREEMENT

This Development Agreement made before ADSR office at Durgapur on
this day, month and year as written below.

Contd. Page-02

(Signature)
Adv

Sl No. 7917 Date 26/03/2021
Name SAI Salyam Engineers Private Ltd
Address Kal - 55
Valu of Stamp 5000/-
Date of Purchase from Durgapur
Treasury 09 MAR 2021
ADSR Office Mankar, Burdwan
Vendeur ASIM KUMAR GOSWAMI
L. No.-1/97-88
Mankar, Burdwan



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

01 APR 2021

This Development Agreement is made on this 1st day of April 2021 before ADSR office at
Durgapur

BETWEEN

[1] ~~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.

[2] ~~BASUDEB NATH~~ [Pan No- ABKPN1842J] son of Late Hari Charan Nath, by Occupation-Business, by Nationality: Indian, by faith: Hindu, and residing at B 12, Arrah Kalinagar, P.O- Arrah Durgapur-12, P.S:- Kanksa, District-Paschim Bardhaman, West Bengal, India, Pin - 713212.

[3] ~~Mrs. SWAPNA CHAKRABORTY THAKUR~~ [Pan No-AJXPT7450R] wife of Late Purnendu Chakraborty Thakur, by Occupation-Housewife, by Nationality: Indian, by faith: Hindu, and residing at B-6/1, Arrah, Kalinagar, P.O- Arrah Durgapur-12, P.S- Kanksa, Dist- Paschim Barddhaman, West Bengal.

[4] ~~SAIKAT CHAKRABORTY THAKUR~~ [Pan No-ANTPT1443J] son of Late Purnendu Chakraborty Thakur, by Occupation- Service, by Nationality: Indian, by faith: Hindu, and residing at B-6/1, Arrah, Kalinagar, P.O- Arrah Durgapur-12, P.S- Kanksa, Dist- Paschim Barddhaman, West Bengal.

[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 ONE PART.

AND

~~"SAI SATYAM ENGINEERS PRIVATE LIMITED"~~ [Pan No- ABDCS6464K] a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 616, Green Park, BL A, Jessore Road, Dum Dum, Kolkata-700055, West Bengal represented by its directors namely

[1] ~~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.

[2] ~~RABI GUHA~~ [Pan No- AJQPG8633C] son of Bijoy Guha, by occupation Business, by faith: Hindu, by Nationality: Indian, residing at A 13/13, Arraha Kalinagar, P.O- Arrah Durgapur-12, P.S-Kanksa, Dist- Paschim Barddhaman, 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 schedule below property originally belonged to Renuka Saha which she acquired by way of regd deed of sale being no-4581 of 1976 and thereafter Renuka Saha transferred an area of 5.25 decimal by way of Regd deed of Sale being no-3224 of 1977 in favour of Basudeb Nath and name of Basudeb Nath duly recorded in the role of BL & LRO under khatian no-LR-990 and obtained Land use NOC of ADDA dated-13.09.2018.

WHEREAS schedule below property originally belonged to Sanchita Roy which she acquired by way of regd deed of sale being no-5791 of 1976 and thereafter Sanchita Roy transferred an area of 6.6 decimal by way of Regd deed of Sale being no-16641 of 1982 in favor of Purnendu Chakraborty Thakur and his name duly recorded in LR records of rights under khatian no-LR-837 and after demise of Purnendu Chakraborty Thakur his property devolves upon his legal heirs namely Smt. Swapna Chakraborty Thakur and Saikat Chakraborty Thakur and their names duly

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WHEREAS schedule below property originally belongs to Namita Ghosh which she acquired by way of regd deed of sale being no-4289 of 1966 and 4292 of 1966 and thereafter Namita Ghosh transferred an area of 3.25 katha by way of regd deed of sale being no-4582 of 1976 in favour of Bhajan Rakshit and after demise of Bhajan Rakshit and his wife Basanti Rakshit the schedule below property devolves upon their only legal heir namely Bhaswati Rakshit and thereafter Bhaswati Rakshit transferred an area of 3.25 decimal by way of Regd deed of Sale being no-020607933 of 2019 in favour of Sudip Kumar Biswas and name of Sudip Kumar Biswas duly recorded in LR records of rights under khatian no-LR-4919.

And from the date of inheritance the present landowners are owning possessing and seizing the schedule below properties without any encumbrances from any persons & interest as true and real owner with having unfettered power and authority .

AND WHEREAS the land owners desire to develop the "A" Schedule Property" by construction of multistoried building or as per sanction of Molandighi Gram Panchayat & Paschim Bardhaman Zilla Parisad up to maximum limit of floor and/or any other concerned Authority / Authorities, but due to paucity of fund and lack of sufficient times the Land owners could not be able to take any steps for the said development and as such the Land owners are searching a Developer for the said development works.

AND WHEREAS the land owners herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, garages, etc. as per sanction plan of Molandighi Gram Panchayat and/or any other concerned authority / authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

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

I-DEFINITION

I. OWNERS/LANDLORDS:- Shall mean [1] **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, Blook A, P.S-Lake Town Road, Kolkata-700055, West Bengal.[2] **BASUDEB NATH** [Pan No- **ABKPN1842J**] son of Late Hari Charan Nath, by Occupation-Business, by Nationality: Indian, by faith: Hindu, and residing at B 12, Arrah Kalinagar, P.O- Arrah Durgapur-12, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, Pin - 713212. [3] **Mrs. SWAPNA CHAKRABORTY THAKUR** [Pan No-**AJXPT7450R**] wife of Late Purnendu Chakraborty Thakur, by Occupation-Housewife, by Nationality: Indian, by faith: Hindu, and residing at B-6/1, Arrah, Kalinagar, P.O-Durgapur-12, P.S- Kanksa, Dist- Paschim Barddhaman, West Bengal.[4] **SAIKAT CHAKRABORTY THAKUR** [Pan No-**ANTPT1443J**] son of Late Purnendu Chakraborty Thakur, by Occupation-Service, by Nationality: Indian, by faith: Hindu, and residing at B-6/1, Arrah, Kalinagar, P.O-Durgapur-12, P.S- Kanksa, Dist- Paschim Barddhaman, West Bengal.

2. **DEVELOPER:-** Shall mean "SAI SATYAM ENGINEERS PRIVATE LIMITED" [Pan No- AEDCS6464K] a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 616, Green Park, BL-A, Jessore Road, Dum Dum, Kol-55.
3. **LAND:-** Shall mean Land In the District of Paschim Bardhaman, under Police Station: Kanksa, Mouza-Arrah, J.L No-91, a piece and parcel of **Bastu Land** area more or less **10.43 Katha** comprising in **Plot No-RS-1586, LR- 2102,2103,2101** under **Khatian No-LR-990, 5042, 5043, 4919** Under Molandighi Gram Panchayat, West Bengal.
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**.
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. **PANCHAYET:-** Shall mean the Molandighi 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 Molandighi Gram Panchayat or Paschim Bardhaman Zilla Parisad 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.
8. **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.
9. **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.
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, lockout, transport strike, notice or prohibitory order from Molandighi Gram Panchayat or any other statutory Body or any Court, Government Regulations, new and/or changes in any Panchayat 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.

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 is Trustees for the time being and their successor(s)-in-interest and assigns.

a. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.

b. **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 and from the date of signing of this agreement.

IV:- DURATION:- This agreement is made for a period of **48 months** from the date of sanction of Plan with a grace period of **6 month**.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Molandighi Gram Panchayat & Paschim Bardhaman Zila Parisad over and above the First Schedule Land.

VI: - OWNER DUTY & LIABILITY:-

1. The owner will delivered the "A" schedule below 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 any question regarding land, the owner is answerable for the same and if any dispute found in future that shall be meet up by the Owner the cost of the same shall be bear by the Developer but same shall be deducted from the Owners Allocation.

3. That the Owner shall within 7 (Seven) days after getting registration of this agreement the Landowner shall deliver all original Sale deed, Chain deed, LR Parcha, Landuse NOC of ADDA, Conversion Certificate.

4. The Owners hereby declared that :-

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

b) There is no agreement between the Owners and any other party except "SAI SATYAM ENGINEERS PRIVATE LIMITED" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

c) Sec-202 of Indian contract Act will be taken into consideration in case of death of any of the LANDOWNER.

d) That land related dispute shall be resolved by the Land owner.

e) That GST, stamp duty and registration fees, Development charges, in relation to the LANDOWNERS's allocation Flat & Car parking space shall be borne by the LANDOWNERS himself.

5. That the Owners have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.

6. That the Owners also agreed that they will execute any power of attorney and appointed the Developer party 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 to received "No objection certificate" from the office of the "Asansol Durgapur Development Authority" and Conversion Certificate from the office of the BL & LRO, 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.

VIII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. The developer **SAI SATYAM ENGINEERS PRIVATE LIMITED** are fully acquainted with, aware of the process/formalities related to similar project in Molandighi Gram Panchayat.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations 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/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the appropriate authority for subsequent revision.

In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

4. That the 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 owners.
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

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 within **36 months** from the date of starting of plinth area construction.
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.
9. That in no case ownership is transferred in favour of the developer by force of this development agreement. However, the developer shall not acquire any right, title or interest in the said land/premises.

X-Cancellation

1. The Owners have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-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 Sole Arbitrator **Advocate J.N.Sinha** 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 owners time to time.
- e) The owners 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


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- h) 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 cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration 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.
- j) The owners shall have no right to claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
- k) The Landowner and the developers have entered into their 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.
- l) 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.
- m) The court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF TOTAL LAND /PROJECT AREA)**

A piece and parcel of Total Land Area more or less 10.43 Katha under Mouza-Arraha, J.L No-91, Police Station: Kanksa, under Molandighi Gram Panchayat, District : Paschim Bardhaman West Bengal comprising in Plot No and Khatian No as follows :

Plot No-LR	Plot No-RS	Khatian No	Area	Nature
2101	1586	4919	5.36 decimal or 3.25 katha	Bastu
2102	1586	990	5.25 decimal or 3.18 katha	Bastu
2103	1586	5042	3.3 decimal or 2 katha	Bastu
2103	1586	5043	3.3 decimal or 2 katha	Bastu

Total land Area of 10.43 Katha is butted & bounded as follows :

North: Land of Ajit Nandi & Biman Mukherjee.

South: 12 ft wide Metal Road.

East: House of Sunil Pandey.

West : 36 ft wide Metal road.

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNER ALLOCATION)**

Landowner will get the allocation as follows :

Name of Landowner	Allocation
Sudip Kumar Biswas	1st Floor, North-west & South - west Side + 900 sq ft flat area [any floor] + 110 sq ft Garage
Basudeb Nath	One 3bhk Flat on 2nd floor, South-west Corner One 2bhk Flat on 6th floor North-west Corner + 900 sq ft flat area [any floor] + 110 sq ft Garage
Mrs. Swapna Chakraborty Thakur Saikat Chakraborty Thakur	One 3bhk Flat on 2nd floor, South-East Corner One 2bhk Flat on 7th floor, North-west + 900 sq ft flat area [any floor] + 110 sq ft Garage Jointly

That if any of the landowner intends to surrender his allocation in the hands of developer on that score the developer will pay @ Rs. 2222/- per sq ft in the hands of the landowner for their allocation.

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 Landowner 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 **after providing the Landowner' allocation as aforesaid** and together with the conveyance/ conveyances and taking all sale price partly and/or fully from intending purchase/purchasers in any manner what the Developer thinks fit and proper as the absolute owner thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

**FOURTH SCHEDULE ABOVE REFERRED TO
(GENERAL SPECIFICATION)**

- FOUNDATION:** R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.
- WALL:** 8" thick brickwork for outside wall and 3" & 5" thick Brick work all inside walls.
- PLASTERING:** Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.
- DOORS:** on standard size fitting with handle and one household, one ring and one bolt for each of the inside flash door. The PVC frame with Pella will be fitted with each kitchen and toilet.

5. WINDOWS: Anodized Aluminum Panel including Glass of 3mm thick.
6. KITCHEN: Black stone over platform with a Black stone sink fitted with one Babcock point and 2'-0" height over oven platform also with white local glaze tiles finishing.
7. TOILET: *Ceramic tiles* on Floor and Dado up to 5'-0" height finished with white local glaze tiles. One Indian Type water close white local pan for single toilet and one Extra English type commode only W.C. If provided, including P.V.C. Lowdown white local cistern, one C.P. Babcock point one c.p. Shower point shall be provided in each toilet.
8. FLOORING: In general flooring *vitrified tiles* in all bed rooms, drawing-cum-dinning room, kitchen, toilet and etc.
9. DINNING/DRAWING: One white local washbasin.
10. PLUMBING SANITATION: Blue P.V.C. & CPVC pipe to be used for outer and inner water connection as concealed works and P.V.C. Hedonist sanitary pipes and Fittings will be provided.
11. ELECTRIC: All wiring will be concealed up to and two lights, one fan and one 5 amp plug points in each bed room and one light and one exhaust fan points in each kitchen and two lights, one fan, one 5 amp plug in each Drawing-cum-dinning room and one light point in each Toilet will be provided.
12. PAINTING: Wall Putty will be provided on Inner sidewalls & ceiling of flats and to the outer walls of the Building will be finished with snow Sem.
13. WATER SUPPLY: water supply will be provided by deep tube well with pumps through overhead reservoir.
14. COMMON FACILITIES: Septic Tank, Water Supply Arrangements, Path ways, Boundary wall, Roof, meter space and other as stated hereinabove.
15. ELECTRIC METER: Charges of procurement of Main Electric Meter will be provided on separately by the individual flat owners and the Landowner. In case of installation of Transformer, the costs of the same are also to be borne by all flat owners and all the charges for the same will be paid proportionately.
16. EXTRA WORK: Any extra work viz. costs of collapsible gate, DG Set, Electric Connection Installation Charges, and other works then our standard specification given, hereinabove shall be treated as extra work and such amount will be paid by the Landowner and/or all flat owners before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra works will be paid by the landowners in the hands of the developer in connection with installation of Electricity Meter and new connection and DG Set Charges etc.

 It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of Vendors/Landowner and Developers and Purchasers 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 Landowner & Developer above named put their respective signatures and execute this present in the manner aforesaid on the day month and year as mentioned above.

Witness:-

1.

s/o. Bhelita Pal.
Bandyopadhyay Pal.
Profession Court-14

1. Sudip Mr. Biswas

2. Basudeb Nath

2. Dipankar Dutta
C/o Lt. Krishna Gopal Dutta
Nalgi Subhas pally
DGP-01

3. Swapna Chakraborty Thakur

4. Saikat Chakraborty Thakur
Signature of Landowner

SAI SATYAM ENGINEERS PRIVATE LIMITED

1. Sudip Mr. Biswas

Director

SAI SATYAM ENGINEERS PRIVATE LIMITED

2. Rabi Kumar

Director

Signature of Developer

Drafted and Types by me

Goswami Bandyopadhyay

Advocate, Durgapur Court

Reg No-WB-733 of 2011.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 Sandip Kumar
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Sandip Kumar

বাম হাত Left Hand						 Basudeb Nath
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Basudeb Nath

বাম হাত Left Hand						 Swarna Chakraborty Thakur
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Swarna Chakraborty Thakur

বাম হাত Left Hand						 Saikat Chakraborty Thakur
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Saikat Chakraborty Thakur

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Rabi

বাম হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____

বাম হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____

বাম হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____



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

GRN Details

GRN:	192020210251073731	Payment Mode:	Online Payment
GRN Date:	29/03/2021 19:24:09	Bank/Gateway:	State Bank of India
BRN :	CKQ0712690	BRN Date:	29/03/2021 19:03:40
Payment Status:	Successful	Payment Ref. No:	2000640023/5/2021 <small>(Query No*/Query Year)</small>

Depositor Details

Depositor's Name: SUDIP KUMAR BISWAS
Address: 16, GREEN PARK, 2ND FLOOR BLOCK A, LAKETOWN 700055
Mobile: 8250537504
Depositor Status: Others
Query No: 2000640023
Applicant's Name: Mr Prasanta Bandyopadhyay
Identification No: 2000640023/5/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000640023/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2000640023/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
ABDCS6464K

नाम / Name	SAI SATYAM ENGINEERS PRIVATE LIMITED		
निगमन / गठन की तारीख Date of Incorporation / Formation	02/05/2020		
			<p>Signature Not Verified</p> <p>Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2020.05.02 11:07:11 GMT+05:30 Reason: NSDL ePAN Sign Location: Mumbai</p>

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स वसूला, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व पहचान आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". सतम पैन कार्ड में एंहांस्ड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114B of the Income Tax Rules, 1962. For more details, click [here](#)

Satish M. Boina

Director

SAI SATYAM ENGINEERS PRIVATE LIMITED

Rishi Kumar

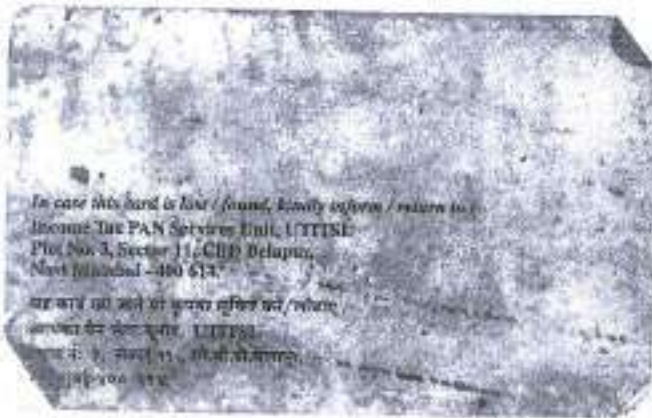
Director



Sudip Kumar Biswas



Rabi Guha



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SWAPNA CHAKRABORTY THAKUR

DINESH CHANDRA THAKUR

31/01/1959

Permanent Account Number

AJXPT7450R

Swapna Chakraborty
Thakur

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :

आयकर पैन सेवा यूनिट, UTITSL

प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई-400 614.

Swapna Chakraborty Thakur

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAIKAT CHAKRABORTY THAKUR
PURNENDU CHAKRABORTY
THAKUR
13/02/1981

Permanent Account Number

ANTPT1443J

Saikat Chakraborty
Thakur



13/02/1981

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि कार्ड खो जाये/प्राप्त पर कृपया सूचना की/वापस करें।
आयकर पैन सेवा यूनिट, UTITSL,
प्लॉट नं. 3, सेक्टर 11, सी डी बी, बेलपुर,
नवी मुंबई - 400 614.

Saikat Chakraborty Thakur

	स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER ABKPN1842J	
	नाम / NAME BASUDEB NATH	
	पिता का नाम / FATHER'S NAME HARI CHARAN NATH	
	जन्म तिथि / DATE OF BIRTH 30-11-1945	
हस्ताक्षर / SIGNATURE 		 सहायक आयुक्त, व. व. - II COMMISSIONER OF INCOME-TAX, W.B. - II

Basudeb Nath

इस कार्ड के साथ / With this card please return to
 जहाँ अधिकारी को भुगतान / कर्जा कर दे
 सहायक आयुक्त, आय. व. - II,
 पी-2,
 चौरांगी चौक,
 कोलकाता - 700 002.

In case this card is lost/forwarded to return to
 the issuing authority
 Assistant Commissioner of Income-tax,
 P-2,
 Chowringhee Square,
 Calcutta- 700 002.

Government of West Bengal

Office of the Block Land & Land Reforms Officer

ককিমা, পশ্চিম বর্ধমান



To

সংস্পর্শক নাম

পিতা/স্বামীর নাম: বহিচরন

সিডি

P.S.: ককিমা

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 19/11/2019

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 04/12/2019 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2019/2303/328)

Mouza With JL No. & PS	Khatian No. (LR)	Plot No.	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
কাউড়া, ওগা, ককিমা	990	2103	0.0600	ভাঙ্গা	বাড়

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 53 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked, if the land, is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

conversion certificate is being issued in accordance with the notification bearing no. 4296 A-05/67 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms, Govt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in the Kolkata Gazette, Extraordinary.

86
12/12/19

Collector u/s 4C of the WBLR Act, 1955
Govt. of West Bengal
&
Block Land & Land Reforms Officer

Memo: 912

Dated: 04/12/2019

- (i) The RI, of the মনসমিতি for information and taking necessary action.
- (ii) Office copy of the certificate to be kept with the relevant case Record.

Block Land & Land Reforms Officer

Govt. of West Bengal
&
Block Land & Land Reforms Officer

Major Information of the Deed






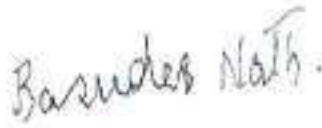


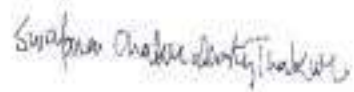
Deed No :	I-2306-02817/2021	Date of Registration	05/04/2021
Query No / Year	2306-2000640023/2021	Office where deed is registered	
Query Date	23/03/2021 12:39:00 AM	2306-2000640023/2021	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : 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. 4/-	Rs. 43,88,423/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article.48(g))	Rs. 14/- (Article.E, E)		
Remarks			




Land Details :

District Paschim Bardhaman, P.S.- Kanksa, Gram Panchayat MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2101 (RS :-1586)	LR-4919	Vastu	Vastu	3.25 Katha	1/-	13,67,438/-	Width of Approach Road: 48 Ft., Adjacent to Metal Road,
L2	LR-2102 (RS :-1586)	LR-990	Vastu	Vastu	3.18 Katha	1/-	13,37,985/-	Width of Approach Road: 48 Ft., Adjacent to Metal Road,
L3	LR-2103 (RS :-)	LR-5042	Vastu	Vastu	2 Katha	1/-	8,41,500/-	Width of Approach Road: 48 Ft., Adjacent to Metal Road,
L4	LR-2103 (RS :-1586)	LR-5043	Vastu	Vastu	2 Katha	1/-	8,41,500/-	Width of Approach Road: 48 Ft., Adjacent to Metal Road,
TOTAL :					17.2095Dec	4 /-	43,88,423 /-	
Grand Total :					17.2095Dec	4 /-	43,88,423 /-	

Land Lord Details :



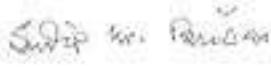


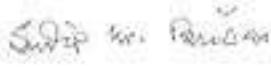


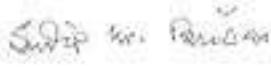









SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Sudip Kumar Biswas Son of Late Dilip Biswas Executed by: Self, Date of Execution: 01/04/2021 , Admitted by: Self, Date of Admission: 01/04/2021 ,Place : Office	 01/04/2021	 LTI 01/04/2021	 01/04/2021
616, Green Park,2nd Floor, Block A, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/04/2021 , Admitted by: Self, Date of Admission: 01/04/2021 ,Place : Office				
2	Mr Basudeb Nath (Presentant) Son of Late Hari Charan Nath Executed by: Self, Date of Execution: 01/04/2021 , Admitted by: Self, Date of Admission: 01/04/2021 ,Place : Office	 01/04/2021	 LTI 01/04/2021	 01/04/2021
B 12, Arrah Kallnagar, 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.: ABxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/04/2021 , Admitted by: Self, Date of Admission: 01/04/2021 ,Place : Office				
3	Mrs Swapna Chakraborty Thakur Wife of Late Purnendu Chakraborty Executed by: Self, Date of Execution: 01/04/2021 , Admitted by: Self, Date of Admission: 01/04/2021 ,Place : Office	 01/04/2021	 LTI 01/04/2021	 01/04/2021
B 6/1, Arrah, Kallnagar, P.O:- Arrah, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/04/2021 , Admitted by: Self, Date of Admission: 01/04/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr Saikat Chakraborty Thakur Son of Late Purnendu Chakraborty Thakur Executed by: Self, Date of Execution: 01/04/2021 , Admitted by: Self, Date of Admission: 01/04/2021 ,Place : Office			
	01/04/2021	LTI 01/04/2021	01/04/2021
B 6/1, Arrah, Kalinagar, P.O:- Arrah, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ANxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/04/2021 , Admitted by: Self, Date of Admission: 01/04/2021 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sai Satyam Engineers Private Limited 616, Green Park, BL A, Jessore Road, Dum Dum, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700056 PAN No.:: ABxxxxxx4K,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 Sudip Kumar Biswas Son of Late Dilip Biswas Date of Execution - 01/04/2021, , Admitted by: Self, Date of Admission: 01/04/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Apr 1 2021 12:49PM</td> <td>LTI 01/04/2021</td> <td>01/04/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Sudip Kumar Biswas Son of Late Dilip Biswas Date of Execution - 01/04/2021, , Admitted by: Self, Date of Admission: 01/04/2021, Place of Admission of Execution: Office					Apr 1 2021 12:49PM	LTI 01/04/2021	01/04/2021
Name	Photo	Finger Print	Signature										
Mr Sudip Kumar Biswas Son of Late Dilip Biswas Date of Execution - 01/04/2021, , Admitted by: Self, Date of Admission: 01/04/2021, Place of Admission of Execution: Office													
	Apr 1 2021 12:49PM	LTI 01/04/2021	01/04/2021										
616, Green Park, 2nd Floor, Block A, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx4G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of Sai Satyam Engineers Private Limited (as partner)													
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 Rabi Guha Son of Mr Bijoy Guha Date of Execution - 01/04/2021, , Admitted by: Self, Date of Admission: 01/04/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Apr 1 2021 12:54PM</td> <td>LTI 01/04/2021</td> <td>01/04/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Rabi Guha Son of Mr Bijoy Guha Date of Execution - 01/04/2021, , Admitted by: Self, Date of Admission: 01/04/2021, Place of Admission of Execution: Office					Apr 1 2021 12:54PM	LTI 01/04/2021	01/04/2021
Name	Photo	Finger Print	Signature										
Mr Rabi Guha Son of Mr Bijoy Guha Date of Execution - 01/04/2021, , Admitted by: Self, Date of Admission: 01/04/2021, Place of Admission of Execution: Office													
	Apr 1 2021 12:54PM	LTI 01/04/2021	01/04/2021										

A 13/13, Arraha Kalinagar, P.O.- Durgapur, P.S.- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx3C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sai Satyam Engineers Private Limited (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Baidyanath Pal Durgapur Court, City Centre, P.O.- Durgapur, P.S.- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713218			
	01/04/2021	01/04/2021	01/04/2021
Identifier Of Mr Sudip Kumar Biswas, Mr Basudeb Nath, Mrs Swapna Chakraborty Thakur, Mr Saikat Chakraborty Thakur, Mr Sudip Kumar Biswas, Mr Rabi Guha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sudip Kumar Biswas	Sai Satyam Engineers Private Limited-5.3625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Basudeb Nath	Sai Satyam Engineers Private Limited-5.247 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs Swapna Chakraborty Thakur	Sai Satyam Engineers Private Limited-3.3 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Saikat Chakraborty Thakur	Sai Satyam Engineers Private Limited-3.3 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S.- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code: 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2101, LR Khatian No:- 4919	Owner: সুদীপ কুমার বিস্বাস, Gurdian: দিলিপ বিস্বাস, Address: লিডা, Classification: বাস, Area: 0.05000000 Acre,	Mr Sudip Kumar Biswas
L2	LR Plot No:- 2102, LR Khatian No:- 990	Owner: বাসুদেব নাথ, Gurdian: স্বপ্না চক্রবর্তী, Address: লিডা, Classification: বাস, Area: 0.06000000 Acre,	Mr Basudeb Nath

L3	LR Plot No:- 2103, LR Khatian No:- 5042	Owner: সন্ধ্যা চক্রবর্তী (উপস্থিত), Gurdian: সুনন্দিতা চক্রবর্তী . Address: পি.সি. , Classification: বনভূমি, Area: 0.03000000 Acre,	Mrs Swapna Chakraborty Thakur
L4	LR Plot No:- 2103, LR Khatian No:- 5043	Owner: সৈকত চক্রবর্তী (উপস্থিত), Gurdian: সুনন্দিতা চক্রবর্তী . Address: পি.সি. , Classification: বনভূমি, Area: 0.03000000 Acre,	Mr Saikat Chakraborty Thakur

On 01-04-2021

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

Presented for registration at 12:23 hrs on 01-04-2021, at the Office of the A.D.S.R. DURGAPUR by Mr Basudeb Nath, 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 43,88,423/-

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

Execution is admitted on 01/04/2021 by 1. Mr Sudip Kumar Biswas, Son of Late Dilip Biswas, 616, Green Park, 2nd Floor, Block A, P.O: Lake Town, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 2. Mr Basudeb Nath, Son of Late Hari Charan Nath, B 12, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mrs Swapna Chakraborty Thakur, Wife of Late Purnendu Chakraborty, B 6/1, Arrah, Kalinagar, P.O: Arrah, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 4. Mr Saikat Chakraborty Thakur, Son of Late Purnendu Chakraborty Thakur, B 6/1, Arrah, Kalinagar, P.O: Arrah, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service

Identified by Mr Bhakta Pal, Son of Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-04-2021 by Mr Sudip Kumar Biswas, partner, Sai Satyam Engineers Private Limited, 616, Green Park, BL A, Jessore Road, Dum Dum, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Mr Bhakta Pal, Son of Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-04-2021 by Mr Rabi Guha, partner, Sai Satyam Engineers Private Limited, 616, Green Park, BL A, Jessore Road, Dum Dum, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Identified by Mr Bhakta Pal, Son of Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2021 7:27PM with Govt. Ref. No: 192020210251073731 on 29-03-2021, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ0712690 on 29-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 2,010/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 7917, Amount: Rs.5,000/-, Date of Purchase: 26/03/2021, Vendor name: Asim
Kumar Goswami

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/03/2021 7:27PM with Govt. Ref. No: 192020210251073731 on 29-03-2021, Amount Rs: 2,010/-, Bank:
State Bank of India (SBIN0000001), Ref. No. CKQ0712690 on 29-03-2021, 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

On 05-04-2021

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 : 49
(g) of Indian Stamp Act 1899.



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 72919 to 72950

being No 230602817 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.04.20 12:50:00 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/04/20 12:50:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)