

Sl. No. → 0101004953/2021

T-01010 5044/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 472171

৬ → 2146731/21
ML → 0192431

DEVELOPMENT AGREEMENT

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

District Sub-Registrar
Bankura

29 OCT 2021

ARTICLES OF AGREEMENT made at Bankura this 28th day of October of the year 2021 between **SRI DURGADAS NANDI**, (PAN. No. **ABKPN8499D**), son of – Late Ratan Chandra Nandi, an Indian Inhabitant by religion – Hindu, by occupation – Business, having residence at – Bishnupur, Gopeswar Palli, P.O. & P.S. – Bishnupur, Dist – Bankura, Pin No: 722122. hereinafter called "**the Owners**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include their respective heirs, executors and administrators) of the ONE PART.

(Signature)
(Ad)

-:AND:-

Emerald Commotrade Private Limited, a company incorporated under The Companies Act, having CIN no. U51109WB2008PTC127625, (PAN NO. AACCE0171B), having its registered office at - Lalbazar, 2nd Feeder Road, Bankura under P.O., P.S. & Dist - Bankura - hereby representing through its **Managing Director Mr. GOUTAM MUKHERJEE**, (PAN No. - AGYPM5699M) son of - **Late Tarashankar Mukherjee**, an Indian Inhabitant, by religion - Hindu, by occupation - Business, resident of - 2nd Feeder Road, Lalbazar, Bankura within P.O., P.S. & Dist - Bankura PIN - 722101, hereinafter called "**the Developer**" (which expression shall, unless it be repugnant to the context or meaning thereon be deemed to include his heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS the Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to all those pieces or parcels of land, which is more specifically and particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "the said property");

AND WHEREAS the properties as described in the schedule herein was previously belonged to Samarendra Nath Biswas and others;

AND WHEREAS Samarendra Nath Biswas, Aloknath Biswas & Amarendra Nath Biswas had acquired interest of the schedule below property exclusively by way of amicable partition;

AND WHEREAS they during their enjoyment and possession had transferred 3.01 Acar or 03 (Three) Acar 01 (One) Decimal land to Guiram Mal, Gobordhan Mal, Janardan Mal & Jagabandhu Mal through deed of sale registered at office of the ADSR. Bishnupur being no. 3062 of the year 1972;

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C.A.M.

AND WHEREAS dispute arose reasoned to which Title Suit being no. 141 of the year 1997 was brought forth in the Court of Id Civil Judge (J.D.), Bishnupur, which was ended in compromise and decree was drawn up on 11th day of June of the year 2004;

AND WHEREAS as per compromised decree the title transferred in favour of Guiram Mal, Gobordhan Mal, Janardan Mal and Jagabandhu Mal through deed of sale registered at office of the ADSR, Bishnupur being no. 3062 of the year 1972 was affirmed;

AND WHEREAS above named Guiram Mal relinquished the Earth leaving behind his wife Kamala Bala Mal, son Hemanta Kumar Mal and daughter Basanti Garai;

AND WHEREAS above named Gobordhan Mal demised leaving behind his wife Kamala Mal, daughters namely Santi Sau, Saraswati Garai & Lakshmi Sau and son Prasanta Mal;

AND WHEREAS Santi Sau, Saraswati Garai & Lakshmi Sau appointed Prasanta Mal as their attorney by dint of POA registered at office of the ADSR, Bishnupur being no. 04 of the year 2009;

AND WHEREAS all the descendents of Guiram Mal, Gobordhan Mal jointly with Janardan @ Jatadhari Mal and Jagabandhu Mal jointly transferred demarcated 34 decimal land to Durgadas Nani through deed of sale registered at office of ADSR, Bishnupur being no. 1902 of the year 2009;

AND WHEREAS Durgadas Nandi being the owner of the entire property described in the schedule below, is in peaceful enjoyment and possession over and upon the entire below property, fully described in the schedule below;

 (17/02)

AND WHEREAS the owner had urged before and the competent authority be pleased to permit him to change the character of use of land to 'Bastu' vide memo no. 1261/LR/10 dated 12.07.2010 by the Case No. 01/B/10;

AND WHEREAS the scheduled property is free from all types of encumbrances and the above named owners have been jointly enjoying the scheduled property absolutely without interference of any third party;

AND WHEREAS the Owners have agreed to grant to the Developer and the Developer has agreed to accept from the Owners exclusive rights of development of the said property upon the terms and subject to the conditions herein recorded.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The Owners hereby grant exclusive right to the Developer to develop the said property on what is known "as is where is basis" and the Developer accepts the same for the consideration and subject to the terms and conditions herein provided.
2. It is specifically agreed that the Owners shall through the Developer' Architects submit plans before the authority of Bankura Municipality for sanctioning of lay out for construction of buildings and/or other structures on the said property or on any part or portion thereof.
3. The said plans shall be prepared by the Architects of the Developer and the Owners shall submit only such plans as are prepared by the Developer through their Architects and copy of the finally approved plan shall be given to the Owners.
4. Soon after the execution of this agreement, if so required, the Owners shall execute a Power of Attorney in favour of the Developer or any other person nominated by the Developer to approach all public authorities and to submit and obtain sanction of plans of lay-out and the buildings and structure/s to be constructed on the said property or on any portion thereof from the Municipal authority and all other concerned authorities.

Handwritten signature and initials in black ink, located on the left side of the page, partially overlapping the text of the fourth point.

5. After obtaining sanction plan the developer should construct G+4 apartment building upon the property within a period of 02 (Two) years from the date of sanction of plan.

6. After completion of the construction, in consideration of the Owners granting exclusive rights of development to the Developer under this Agreement, the owners should get 30% of the finished construction as owners' allocation and the developer should get 70% as developer' allocation.

7. Notwithstanding anything contained in the preceding clause it is specifically agreed by and between the parties hereto that after execution hereof the Developer shall be entitled to put up fencing around the said property or on any portion or portions thereof, for the purposes of preventing any encroachment. The Developer shall also make arrangements for guarding the said property and preventing any further encumbrance or encroachment by trespassers or unauthorised persons upon the said property or on any part or portions thereof. All costs, charges and expenses in respect of the above shall be borne and paid by the Developer alone.

8. The Owners declare that :-

a. The Owners are the absolute owners of the said property described in the Schedule hereunder written.

b. Subject to the Competent Authority granting permission and/or sanction under the provisions enforceable, the Owners have good right, full power and absolute authority to grant exclusive rights to develop the said property described in the Schedule hereunder written to the Developer and the Developer shall be entitled to develop the said property subject to the terms and conditions herein contained.

c. They have not created prior to the date hereof nor shall they create hereafter during the pendency of the Agreement any right or encumbrance of any nature whatsoever in respect of the said property or any part thereof. Simultaneously with the execution hereof, the Owners shall deposit all the original copy title deeds relating to the said property described in the

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Schedule hereunder written after receiving a proper receipt- therefore from the Developer;

d. The Owners hereby are granting license to the Developer pursuant to this Agreement. The development to be carried out by the Developer shall be in accordance with the permissions granted by the Competent Authority and shall also be in accordance with the sanctioned plans.

e. The Developer shall also be entitled in his own right to enter into agreements on what is popularly called Ownership basis or otherwise and/or arrangements with any person or persons of its choice for the purpose of selling, allotting, and/or transferring any of the flats/shops/premises/garages/units, etc. to be constructed by the Developer on the said property or any portions thereof in accordance with the terms and conditions laid down by the Competent Authority and in the sanctioned plans and to receive and appropriate consideration payable in respect thereof and/or any part thereof for its own benefit and use. Such agreements and/or arrangements shall be entered into by the Developer in his own name and the owners shall be binding through it.

f. That after allocation of owners portion the owners shall be executed Deeds of Conveyance in respect of the individual units of the proposed apartment, as may be desired by the Developers.

g. The Owners declare that no notice of acquisition or requisition has been issued by the Municipality or others or any other authority as per enforcing statute has been served upon them or anyone on their behalf. If however, any notice or requisition of the Municipal authority or other public body is issued in respect of the said property after the date of execution of these presents but before the completion of the transaction the Owners shall comply with the same at their costs and expenses. The Owners hereby declare that at present no notice or requisition has been served by any Government authority for requisition or acquisition or set-back in respect of the said property or any part thereof. Provided always that if the Owners have concealed any such notice issued, inter alia, under any of the Acts as



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aforesaid, the Developer will be entitled to cancel this Agreement and on such cancellation to receive forthwith the earnest money and all other payments made, if any.

h. The Developer shall be entitled to develop the said property either by itself and/or through its nominees including a firm, wherein he is a partner or a company wherein he is a Director, provided however, all the obligations and liabilities, undertaken by the Developer under this Agreement, shall remain in full force and be personally binding upon the Developer, and in particular his liability for payment of all amounts under this Agreement to the Owners.

i. The Owners hereby declare that they have not entered into any Agreement to Sale or Lease with any person or persons or created any third party rights in favour of any person or persons in respect of the said property.

j. That the owner hereby are conferring every right to the developer for taking loan at the risk and sale liability of the developer from any scheduled nationalized bank or any other financial authority by keeping the property as security for a specific period provided that the loan amount to be utilized solely for the purpose of the project in respect of which the present agreement is made.

k. That no financial transaction has occurred or promised between owner & the developer at time of execution of this Development agreement.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first hereinabove written.

SCHEDULE

All those pieces or parcels of land measuring 34 (Thirty Four) decimal or 20 (Twenty) Khattas 10 (Ten) Chhatak classified as 'Bastu' in RS Plot no. 14102 corresponding to LR plot no. 7901 as recorded in LR ror no. 19190



of Bishnupur Municipality Mouza having JL no. 101 under P.S. -
Bishnupur, Dist - Bankura - which is butted and bounded by **North** -
Property of Sanjib Saha Others, Prasanta Kumar Basak & 08 ft wide road,
South - 03 ft wide road, **East** - Property of Sukumar Mukherjee, **West** -
42 ft wide road.

Passport Photographs along with the
finger prints of both the parties are
contain in separate page, which will be
treated as part of this deed.

Drafted and prepared by me:-
Sourin Ghosh (Advocate)
Advocate,
Bankura Dist & Sessions Judges' Court
Enrolment - F-684/2009

Sourin Ghosh
Advocate
Dist. Judge's Court, Bankura

Singor Dasgupta
Signature of Owners
Singor Dasgupta

Signature of Developer

EMERALD COMMOTRADE PVT. LTD.
Shanmugha Meechaya
DIRECTOR

Witness

Prasanta Bousri
S/o - Soni Shankar Bousri
Add - Vivekananda Lally Bankura
P.O + P.S + Dist - Bankura

Debabrata Dasg.
GOPESWARPALLI, PO+PS - BISHNUPU
DIST. - BANKURA. PIN - 722122

স্বাক্ষরকারক ও দাতা :

	বৃদ্ধাঙ্গুল	তর্জলী	মধ্যমা	অনামিকা	কনিষ্ঠা	
বামহাত						বামহাত
ডানহাত						ডানহাত



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা/গ্রহীতার নাম Durgadas Nandi স্বাক্ষর Durgadas Nandi

	বৃদ্ধাঙ্গুল	তর্জলী	মধ্যমা	অনামিকা	কনিষ্ঠা	
বামহাত						বামহাত
ডানহাত						ডানহাত



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

EMERALD COMMOTRADE PVT. LTD.

দাতা/গ্রহীতার নাম Gourishankar Mukherjee স্বাক্ষর Gourishankar Mukherjee
DIRECTOR

	বৃদ্ধাঙ্গুল	তর্জলী	মধ্যমা	অনামিকা	কনিষ্ঠা	
বামহাত						বামহাত
ডানহাত						ডানহাত

ফটো

আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা/গ্রহীতার নাম..... স্বাক্ষর.....

	বৃদ্ধাঙ্গুল	তর্জলী	মধ্যমা	অনামিকা	কনিষ্ঠা	
বামহাত						বামহাত
ডানহাত						ডানহাত

ফটো

আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা/গ্রহীতার নাম..... স্বাক্ষর.....



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0101000243/2021	Date of Application	28/10/2021
Query No./Year	01013002146736/2021		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr Goutam Mukherjee		
Stampduty Payable	Rs.20,050/-		
Registration Fees Payable	Rs.42/-		
Applicant Name of the Visit Commission	Shri SUJOY BISWAS		
Applicant Address	BANKURA		
Place of Commission	2nd Feeder Road, Lalbazar Bankura, City:- Bankura, P.O:- Bankura, P.S:- Bankura, District:-Bankura, West Bengal, India, PIN:- 722101		
Expected Date and Time of Commission	28/10/2021 4:20 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 80/-, Total Fees Paid: 580/-		
Remarks			








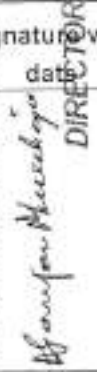


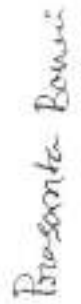
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 01013002146736/2021

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Durgadas Nandi Bishnupur Gopeswar Palli, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Land Lord		 724	 Durgadas Nandi
2	Mr Goutam Mukherjee 2nd Feeder Road, Lalbazar Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101	Represent ative of Developer [Emerald Commotra de Private Limited]		 716	 Goutam Mukherjee DIRECTOR EMERALD COMMOTRADE PVT. LTD.
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Prasanta Bauri Son of Shri Jhantu Bauri Vivekanandapalli Bankura, City:- Bankura, P.O:- Bankura, P.S:- Bankura, District:- Bankura, West Bengal, India, PIN:- 722101	Shri Durgadas Nandi, Mr Goutam Mukherjee		 725	 Prasanta Bauri

(Surajit Roy Chowdhury)
District Sub-Registrar
Bankura

28 OCT 2021

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

District Sub-Registrar
Bankura

28 OCT 2021



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

GRN Details

GRN: 192021220102913701 Payment Mode: Online Payment
GRN Date: 28/10/2021 15:39:44 Bank/Gateway: State Bank of India
BRN : IK0BIVBAN5 BRN Date: 28/10/2021 15:10:20
Payment Status: Successful Payment Ref. No: 3002146736/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Goutam Mukherjee
Address: Bankura
Mobile: 9800699999
Depositor Status: Buyer/Claimants
Query No: 3002146736
Applicant's Name: Mr Goutam Mukherjee
Identification No: 3002146736/5/2021
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	3002146736/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	15050
2	3002146736/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	42
			Total	15092

IN WORDS: FIFTEEN THOUSAND NINETY TWO ONLY.

E-payment verified successfully.

नाम संख्या / PERMANENT ACCOUNT NUMBER

ABKPN8499D



नाम / NAME
DURGADAS NANDI

पिता का नाम / FATHER'S NAME
RATAN CHANDRA NANDI

जन्म तिथि / DATE OF BIRTH
07-02-1955

PRINT SIGNATURE

Durgadas Nandi

K. H. Das

असहकृत, प. नं. 11

COMMISSIONER OF INCOME TAX, W.B. - II

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें

सहायक आयकर आयुक्त,

पी-7,

चौराही स्क्वायर,

कलकत्ता - 700 069.

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

Assistant Commissioner of Income-tax,

P-7,

Chowringhee Square,

Calcutta- 700 069.

Durgadas Nandi



ভারত সরকার
Government of India



পূর্ণ নাম নন্দী
DURGA DAS NANDI
পিতা : রতন চন্দ্র নন্দী
Father: RATAN CHANDRA NANDI
জন্ম তারিখ / DOB : 07/02/1955
সুন্দর / Male



9747 8522 2016

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
গোপেশ্বর পল্লী, বিষ্ণুপুর, বিষ্ণুপুর,
বিষ্ণুপুর, বাঁকুড়া, পশ্চিম বঙ্গ,
722122

Address:
gopeswar palli, BISMUPUR,
Bishrupur, Bahrupur, Bankura,
West Bengal, 722122

9747 8522 2016

1947
1000-506 1947

✉
help@uidai.gov.in

UIDAI
www.uidai.gov.in

Durga Das Nandi



ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/36/253/309048



নির্বাচকের নাম : দুর্গাদাস নন্দী
Elector's Name : Durgadas Nandi
পিতার নাম : রতন নন্দী
Father's Name : Ratan Nandi
লিঙ্গ/Sex : পুং M
জন্ম তারিখ : 07/02/1950
Date of Birth :

WB/36/253/309048

বিধান :
হাতিপাড়া, হাতিপাড়া, নুতানাপুর, চিলাড্রেনপার্ক ও
বালাপাড়া, বর্ধমান, বিহার-722122

Address:

HADIPADA, BHATAPUKUR, NUTANAPUR,
UR, CHILADRENAPARK O BALAPADA,
BISHNUPUR, BISHNUPUR,

Date: 09/09/2010

Signature of the Electoral
Registration Officer for
-Bishnupur Constituency

গণিত করুন এই কার্ডটি পুনরায় পূরণ করা হবে
যদি আপনি এখানে পরিবর্তন করতে চান
-পুনরায় পূরণ করুন
In case of change in address mention this Card No.
in the relevant Form by including your name in the
roll at the changed address and to obtain the card
with same number.

Durgadas Nandi

SECRET
ECONOMY DEPARTMENT

MINISTRY OF FINANCE
GOVT OF INDIA

EMERALD COMMO TRADE PRIVATE
LIMITED



15/07/2008

Payment Account Number

15000070

15/07/2008

EMERALD COMMO TRADE PVT LTD.
Sanjay Mehta
DIRECTOR

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



पंजीयन संख्या / PAN Number
PAN NUMBER

AGYPM5699M

पिता का नाम
GOUTAM MUKHERJEE

पिता का पता
TARASANKAR MUKHERJEE

पंजीयन तिथि
10/12/1988

[Signature]
आयकर अधिकारी



EMERALD COMMOTRADE PVT. LTD.
[Signature]
DIRECTOR



भारत सरकार
Government of India



ভারত সরকার

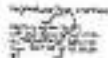
Unique Identification Authority of India

ভারত সরকার

ই-ইনস্টিটিউশন নং/Enrollment No.: 1058/1951000009

1058/1951000009

To
গৌতম মুখার্জী
Goutam Mukherjee
KAMRAN MATH
A B SARANI
Barhata - I
Barhata Bankura
West Bengal - 722101



আপনার অধার সংখ্যা / Your Aadhaar No. :

5217 5380 1023

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



গৌতম মুখার্জী
Goutam Mukherjee
কর্তৃত্ব/DOB: 10/12/1968
মুদ্রা / Stamp

5217 5380 1023

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India

ঠিকানা:
কামরান ম্যাট, ০ বি রোড,
বাহুতা-১, ঝাড়খণ্ড,
পশ্চিম বঙ্গ - ৭২২১০১

Address:
KAMRAN MATH, A B SARANI,
Barhata - I, Barhata,
West Bengal - 722101

5217 5380 1023



www.aadhaar.gov.in

www.uidai.gov.in

EMERALD COMMOTRADE PVT. LTD.

Goutam Mukherjee
DIRECTOR



भारत निर्वाचन आयोग

परिचय पत्र

ELECTION COMMISSION OF INDIA
IDENTITY CARD

BRD3152915



निर्वाचक नाम : लोकाय मुखर्जी
 Voter's Name : Lokan Mukherjee
 पतेदार : लोकाय मुखर्जी
 Father's Name : Lokan Mukherjee
 लिंग/लिंग : पुरु/ M
 जन्म तिथि : XXXXX1968
 Date of Birth : XXXXX1968

BRD3152915

Page:

Number of Pages: 001/001

Address:

KAMRARMATH, BAKURA, BANGURA
(BANGURA, BAKURA, 722121)

Date: 26/11/2015

Digitally signed by the Election Commission of India

Facsimile Signature of the Electoral
Registration Officer for
252-Bakura Constituency

Digitally signed by the Election Commission of India
 Digitally signed by the Election Commission of India
 Digitally signed by the Election Commission of India
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 Digitally signed by the Election Commission of India

EMERALD COMMOTRADE PVT. LTD.

Ganjam Mukherjee
DIRECTOR



भारत-भारत
Government of India
Prasanta Bouri

Father: Ramu Bouri

DOB: 17/04/1987
Male



7931 4898 1526

आम आदमी का अधिकार



भारतीय डाक
India Post
Universal Postal Directory of India

Address: Vivekananda Pally, Bankura (m),
Bankura, West Bengal, 722101

7931 4898 1526



180 111 1147



post@indiapost.in



www.india-post.in

Prasanta Bouri

Prasanta Bouri

Super job
Post & Revenue Dept

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD BRQ2761589

পরিচয় পত্র



Elector's Name	Prasanta Bouri
নির্বাচকের নাম	প্রসন্ন বরুই
Father's Name	Jhanu Bouri
পিতার নাম	জগু বরুই
সঙ্গ	মি
সঙ্গ	মি
Date as on 1.1.2005	22
১.১.২০০৫-এর বয়স	২২

Address: Muzo - Muzo Manjara, P.O. Manjara, Dist. Bankura - 722101

Division: (Muzo - Muzo Manjara (Manjara) Block No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100)

Facsimile Signature
Electoral Registration Officer
বিহার নিয়ন্ত্রণ অফিসার

Assembly Constituency: 251-Bankura

নিয়ন্ত্রণ নিয়ন্ত্রণ কেন্দ্র : ২৫১-বরুই

District: Bankura জেলা: বরুই

Date: 24.06.2005 তারিখ: ২৪.০৬.২০০৫

Prasanta Bouri

Major Information of the Deed

Deed No :	I-0101-05044/2021	Date of Registration	29/10/2021
Query No / Year	0101-3002146736/2021	Office where deed is registered	
Query Date	22/10/2021 12:21:50 PM	0101-3002146736/2021	
Applicant Name, Address & Other Details	Goutam Mukherjee Kamrarmath Bankura, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9800699999, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 1,01,97,431/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,050/- (Article:48(g))	Rs. 74/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, JI No: 101, Pin Code : 722122

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7901 (RS :-)	LR-19190	Bastu	Bastu	34 Dec		1,01,97,431/-	Width of Approach Road: 42 Ft., Adjacent to Metal Road,
Grand Total :					34Dec	0 /-	101,97,431 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Durgadas Nandi (Presentant) Son of Late Ratan Chandra Nandi Bishnupur Gopeswar Palli, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: ABxxxxx9D, Aadhaar No: 97xxxxxxx2016, Status :Individual, Executed by: Self, Date of Execution: 28/10/2021 , Admitted by: Self, Date of Admission: 28/10/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/10/2021 , Admitted by: Self, Date of Admission: 28/10/2021 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Emerald Commotrade Private Limited Lalbazar, 2nd Feeder Road, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Goutam Mukherjee Son of Late Tarashankar Mukherjee 2nd Feeder Road, Lalbazar Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9M, Aadhaar No: 52xxxxxxxx1023 Status Representative, Representative of : Emerald Commotrade Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Prasanta Bauri Son of Shri Jhantu Bauri Vivekanandapalli Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101			

Identifier Of Shri Durgadas Nandi, Mr Goutam Mukherjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Durgadas Nandi	Emerald Commotrade Private Limited-34 Dec

Land Details as per Land Record


District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, JI No: 101, Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7901, LR Khatian No:- 19190	Owner:দুর্গা দাস নন্দী, Gurdian:রতন চন্দ্র নন্দী, Address:নিজ , Classification:গড়লায়েকপতিত, Area:0.34000000 Acre,	Shri Durgadas Nandi

On 22-10-2021

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 1,01,97,431/-


Surajit Roy Chowdhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

On 28-10-2021

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

Presented for registration at 21:25 hrs on 28-10-2021, at the Private residence by Shri Durgadas Nandi ,Executant.

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


Execution is admitted on 28/10/2021 by Shri Durgadas Nandi, Son of Late Ratan Chandra Nandi, Bishnupur Gopeswar Palli, P.O: Bishnupur, Thana: Bishnupur, , City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business

Identified by Shri Prasanta Bauri, , Son of Shri Jhantu Bauri, Vivekanandapalli Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others

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

Execution is admitted on 28-10-2021 by Mr Goutam Mukherjee, Director, Emerald Comtrade Private Limited, Lalbazar, 2nd Feeder Road, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District-Bankura, West Bengal, India, PIN:- 722101

Identified by Shri Prasanta Bauri, , Son of Shri Jhantu Bauri, Vivekanandapalli Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by profession Others


Surajit Roy Chowdhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

On 29-10-2021

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74/- (E = Rs 42/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 42/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/10/2021 3:41PM with Govt. Ref. No: 192021220102913701 on 28-10-2021, Amount Rs: 42/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BIVBAN5 on 28-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

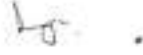
Certified that required Stamp Duty payable for this document is Rs. 20,050/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 15,050/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 765, Amount: Rs.5,000/-, Date of Purchase: 28/10/2021, Vendor name: Sri
Mrinmoy Nandi

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/10/2021 3:41PM with Govt. Ref. No: 192021220102913701 on 28-10-2021, Amount Rs: 15,050/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BIVBAN5 on 28-10-2021, Head of Account 0030-02-103-003-02


Surajit Roy Chowdhury
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2021, Page from 145728 to 145755
being No 010105044 for the year 2021.



Digitally signed by Surajit roy chowdhury
Date: 2021.10.30 16:05:27 +05:30
Reason: Digital Signing of Deed.

(Surajit Roy Chowdhury) 2021/10/30 04:05:27 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)