

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 809936

Handwritten notes in green ink:
A. D. S. R.
2.30.22
G.M. (W) 127/1106/22
Copy of Fee

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

07 JUN 2022

A. D. S. R. Durgapada
Bardwan

Query No. 2001371106 /2022

DEVELOPMENT AGREEMENT

Handwritten signature:
A. D. S. R.

Sl No. 3334 Date 05/05/2022
Sold to Urban Galaxy India Private Limited
Address Durgapur-09
Value of Stamp 5000
Date of Purchase of the stamp
Pepar from Treasury 20 APR 2022
Name of the Treasury from
Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17

Sukun Das



814

Sukun Das



815



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

Surendranath Banerjee

27 MAY 2022

Handwritten notes in Bengali script, including 'স্বাক্ষরিত' (Signed) and 'স্বাক্ষর' (Signature).

THIS DEVELOPMENT AGREEMENT IS MADE ON 27th DAY OF MAY, 2022

BETWEEN

DISHA INFRASTRUCTURE ENTERPRISE LLP. [PAN NO. AASFD9063G], a Partnership Firm, having its office at House No-4, Street No-1, Ambagan, Bhiringi, P.O.- Bhiringi, P.S.- Durgapur District- Paschim Bardhaman, State- West Bengal, PIN-713213 represented by its one of partners **SRI SAILESH SARAF** [PAN-AKVPS7750A] [ADHAR-553826281140], Son of Sri Nathmal Saraf, by faith-Hindu, by Nationality- Indian, by occupation-Business, resident of House No-4, Street No-1, Ambagan, Bhiringi, P.O.- Bhiringi, P.S.- Durgapur District- Paschim Bardhaman, State- West Bengal, PIN-713213 hereinafter referred to and called as **"LANDOWNER"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

URBAN GALAXY INDIA PRIVATE LIMITED, having [PAN NoAACCU9889Q], having its Office at Gopalmath, Opposite- Kath Gola, P.O.- Durgapur-04, P.S. Durgapur, Pin-713204, Dist- Paschim Bardhaman, West Bengal, India, represented by its Director **MR. SURENDRANATH BANERJEE** [PAN-ARNPB6827G], son of Sri Chandranath Banerjee, by faith-Hindu, by Nationality- Indian, by occupation - Business, resident of Punabad Plot, Gopalmath, Durgapur-713217, Dist- Burdwan presently Paschim Bardhaman, hereinafter referred to and called as the **"DEVELOPER"** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the SECOND PART.

WHEREAS Firstly, the schedule mentioned land i.e. R.S. Plot No. 348, Land measuring an area 0.12 Acre of Mouza- Gopalmath was owned and possessed by Smt. Maya Rani Debi, wife of Late Amala Prasad Mukherjee of Gopalmath and she received of the Schedule Land by way of Registered Gift Deed, vide Regd. Deed No.279/1971 from the office of A.D.S.R. Durgapur and recorded her name in R.O.R. and after that said Smt. Maya Rani Debi, wife of Late Amala Prasad Mukherjee transferred the said Land by way of sale in favour of Smt. Sundari Konar, wife of Sri Hiren Chandra Konar, vide Regd. **Sale Deed No- 165 for the year 1988**, registered at the office of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.3, Pages 128 to 132 and after that Smt. Sundari Konar, wife of Sri Hiren Chandra Konar, transferred the said Land, i.e. R.S. Plot No. 348, Land measuring an area 0.12 Acre of Mouza- Gopalmath by way of sale in favour of **NABANI DHAR MAZUMDAR**, son of Late

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Binay Krishna Mazumdar, vide **Regd. Sale Deed No-6744 for the year 1988** of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.99, Pages 240 to 243 and recorded his name in L.R. R.O.R.

AND WHEREAS Secondly, the schedule mentioned land i.e. R.S. Plot No- 348/1086, Land measuring an area 0.02 Acre and R.S. Plot No. 348, Land measuring an area 0.08 Acre of Mouza- Gopalmath was owned and possessed by Smt. Maya Rani Debi, wife of Late Amala Prasad Mukherjee of Gopalmath and she received of the Schedule Land by way of two separate Registered Gift Deed, vide Regd. Deed No.279/1971 and Regd. Deed No.158/1948, from the office of A.D.S.R. Durgapur and recorded her name in R.O.R. and after that said Smt. Maya Rani Debi, wife of Late Amala Prasad Mukherjee transferred the said Land by way of sale in favour of Sri Hiren Chandra Konar, son of Kalipada Konar, vide **Regd. Sale Deed No- 166 for the year 1988**, registered at the office of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.3, Pages 133 to 137 and after that Sri Hiren Chandra Konar, son of Kalipada Konar, transferred the said Land, i.e. R.S. Plot No- 348/1086, Land measuring an area 0.02 Acre and R.S. Plot No. 348, Land measuring an area 0.08 Acre of Mouza- Gopalmath by way of sale in favour of **NABANI DHAR MAZUMDAR**, son of Late Binay Krishna Mazumdar, vide **Regd. Sale Deed No-6745 for the year 1988** of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.99, Pages 244 to 247 and recorded his name in L.R. R.O.R.

AND WHEREAS said Nabani Dhar Mazumdar, son of Late Binay Krishna Mazumdar during his peaceful possession of the said Land was demised on 17.05.2014 leaving behind his four sons, namely Manindra Mohan Mazumdar, Rajendra Mohan Mazumdar, Ramendra Mohan Mazumdar & Brojendra Mohan Mazumdar, who are jointly inherited of the said Land by way of Inheritance as his only legal heirs and successors and it is also mentioned that the wife of Nabani Dhar Mazumdar also died long years ago.

THEREAFTER said Landowners namely 1. Mr. Manindra Mohan Mazumdar 2. Mr. Rajendra Mohan Mazumdar 3. Mr. Ramendra Mohan Mazumdar 4. Mr. Brojendra Mohan Mazumdar all are Son of Late Nabanidhar Mazumdar during their peaceful possession, jointly transferred land measuring more or less **22 (Twenty Two) Decimal** under **Mouza:- Gopalmath**, J.L. No- 003, appertaining to **R.S. Plot No.:- 348/1086** corresponding to **L.R. Plot No- 313 area 0.02 Acre & R.S. Plot No. & 348** corresponding to **L.R. Plot No- 314 area 0.20 Acre, total Land measuring 22 Decimal, L.R. Khatian No:- 293**, in favour of the Present Land Owner by way of



Regd. Deed of sale vide sale Deed No. I- 230102240 for the year of 2021 being Book No. I, Volume No. 2301-2021, Page from 55224 to 55262 dated- 27.10.2021 and thereafter the present Land owner recorded their name in L.R. R.O.R., being L.R. Khatian No.1785.

WHEREAS Secondly, schedule mentioned land i.e. R.S. Plot No- 347 area 72 Decimal of Mouza- Gopalmath was purchased property of Ram Gobinda Bandyopadhyaya, son of Mahindra Nath Bandyopadhyaya, vide purchased deed No-4653 for the year 1951 from the office of Sub Registrar , Raniganj and recorded his name in R.O.R. and after that said Ram Gobinda Bandyopadhyaya son of Mahindra Nath Bandyopadhyaya transferred the Land measuring an area **15 Katha or 24.794** Decimal under R.S. Plot No.347 by way of sale in favour of Smt. Laxmi Rani Ghatak wife of Sukhomoy Ghtak, vide Regd. **Sale Deed No- 2715 for the year 1980** , registered at Joint Sub Registrar Raniganj at Durgapur under Book No.1, C.D. Volume No.92, Pages 29 to 33 and after that Smt. Laxmi Rani Ghatak, wife of Sukhomoy Ghtak, transferred the Land measuring **6 Decimal out of his total area of Land 15 Katha** under R.S. Plot No.347 by way of sale in favour of **MR. MANINDRA MOHAN MAZUMDAR [PAN- AELPM0074R] [ADHAR- 521457209545]** Son of Late Nabani Dhar Mazumdar, vide **Regd. Sale Deed No-8708 for the year 1987** of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.136, Pages 30 to 35 and recorded his name in L.R. R.O.R.

AND WHEREAS schedule mentioned land i.e. R.S. Plot No- 345, of Mouza- Gopalmath was purchased property of Sri. Kalipada Gorai @ Krishna Chandra Gorai, son of Ramnath Gorai, vide **Sale Deed No-1824 for the year 1946** of Sub Registrar, Raniganj and vide **Sale Deed No-4714 for the year 1952** of Sub Registrar, Raniganj, recorded his name in R.O.R. and after that said Sri Kalipada Gorai @ Krishna Chandra Gorai, son of Ramnath Gorai, transferred the Land measuring the Land measuring an area **81 Decimal** by way of sale in favour of Smt. Laxmi Rani Ghatak, wife of Sukhomoy Ghtak, by way of Regd. Deed of Sale, vide **Sale Deed No - 2457 for the year 1980** of Joint Sub Registrar Raniganj under Book No.1, C.D. Volume No.38, Pages 71 to 76 at Durgapur, and after that Smt. Laxmi Rani Ghatak, wife of Sukhomoy Ghtak, transferred the Land measuring an area **21 Decimal** under R.S. Plot No.345 by way of sale, in favour of **MR. MANINDRA MOHAN MAZUMDAR [PAN- AELPM0074R] [ADHAR- 521457209545]** Son of Late Nabani Dhar Mazumdar by way of Regd. Deed of Sale, vide **Sale Deed No-8708 for the year 1987** from the Office of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.136, Pages 30 to 35 and recorded his name in L.R. R.O.R.

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AND THEREAFTER said Mr. Manindra Mohan Mazumdar, Son of Late Nabanidhar Mazumdar transferred Land measuring 27 (Twenty Seven) Decimal under **Mouza:- Gopalmath** , J.L. No- 003, appertaining to **R.S. Plot No.:- 345**, corresponding **L.R. Plot No- 311 measuring 21 decimal and R.S. Plot No.:- 347**, corresponding **L.R. Plot No- 312, measuring 6 decimal** in **L.R. Khatian No:- 476**, by way of sale in favour of the Present Land Owner, vide **Regd. Sale Deed No. I- 230102241 for the year 2021** of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.2301-2021, Pages 55263 to 55290 and recorded their name in L.R. R.O.R., being L.R. Khatian No.1785.

AND WHEREAS thirdly, said Smt. Laxmi Rani Ghatak, wife of Sukhomoy Ghtak, transferred the Land measuring 6 Decimal out of his total area of Land 15 Katha under R.S. Plot No.347 by way of sale in favour of **MR. BROJENDRA MOHAN MAZUMDAR [PAN- AELPM0076P] [ADHAR- 914681237396]** Son of Late Nabanidhar Mazumdar, vide **Regd. Sale Deed No-8990 for the year 1987** of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.140, Pages 128 to 133 and recorded his name in L.R. R.O.R.

AND WHEREAS said Smt. Laxmi Rani Ghatak, wife of Sukhomoy Ghtak, transferred the Land measuring an area 20 Decimal under R.S. Plot No.345 by way of sale, in favour of **MR. BROJENDRA MOHAN MAZUMDAR [PAN- AELPM0076P] [ADHAR- 914681237396]** Son of Late Nabanidhar Mazumdar by way of Regd. Deed of Sale, vide **Sale Deed No-8990 for the year 1987** from the Office of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.140, Pages 128 to 133 and recorded his name in L.R. R.O.R.

THEREAFTER said **MR. BROJENDRA MOHAN MAZUMDAR [PAN- AELPM0076P] [ADHAR- 914681237396]** Son of Late Nabanidhar Mazumdar, transferred land measuring 26 (Twenty Six) Decimal under **Mouza:- Gopalmath** , J.L. No- 003, appertaining to **R.S. Plot No.:- 345**, corresponding **L.R. Plot No- 311 measuring 20 decimal and R.S. Plot No.:- 347**, corresponding **L.R. Plot No- 312, measuring 6 decimal** in **L.R. Khatian No:- 399** by way of sale in favour of the Present Land Owner ,vide **Regd. Sale Deed No-I- 230102242 for the year 2021** of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.2301-2021, Pages 55291 to 55318 and recorded their name in L.R. R.O.R., being L.R. Khatian No.1785.

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AND WHEREAS fourthly, Smt. Laxmi Rani Ghatak, wife of Sukhomoy Ghtak, again transferred the Land measuring **6 Decimal out of his total area of Land 15 Katha** under R.S. Plot No.347 by way of sale in favour of **MR. RAJENDRA MOHAN MAZUMDAR [PAN- AELPM0079C] [ADHAR- 322294369924]** Son of Late Nabani Dhar Mozumdar, vide **Regd. Sale Deed No-8831 for the year 1987** of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.137, Pages 279 to 284 and recorded his name in L.R. R.O.R.

AND WHEREAS after that Smt. Laxmi Rani Ghatak, wife of Sukhomoy Ghtak, transferred the Land measuring an area **20 Decimal** under R.S. Plot No.345 by way of sale, in favour of **MR. RAJENDRA MOHAN MAZUMDAR [PAN- AELPM0079C] [ADHAR- 322294369924]** Son of Late Nabani Dhar Mozumdar, by way of Regd. Deed of Sale, vide **Sale Deed No-8831 for the year 1987** from the Office of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.137, Pages 279 to 284 and recorded his name in L.R. R.O.R.

THEREAFTER said **MR. RAJENDRA MOHAN MAZUMDAR [PAN- AELPM0079C] [ADHAR- 322294369924]** Son of Late Nabani Dhar Mozumdar, transferred land measuring **26 (Twenty Six) Decimal** under **Mouza:- Gopalmath , J.L. No- 003**, appertaining to **R.S. Plot No.:- 345**, corresponding **L.R. Plot No- 311 measuring 20 decimal and R.S. Plot No.:- 347**, corresponding **L.R. Plot No- 312, measuring 6 decimal** in **L.R. Khatian No:- 544**, by way of sale in favour of the Present Land Owner ,vide vide **Regd. Sale Deed No-I- 230102243 for the year 2021** of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.2301-2021, Pages 55347 to 55374 and recorded their name in L.R. R.O.R., being L.R. Khatian No.1785.

AND WHEREAS fifthly, said Land Owner Smt. Laxmi Rani Ghatak, wife of Sukhomoy Ghtak, transferred the Land measuring **6 Decimal out of her total area of Land 15 Katha** under R.S. Plot No.347 by way of sale in favour of **MR. RAMENDRA MOHAN MAZUMDAR [PAN- AELPM0075Q] [ADHAR- 505598774227]** Son of Late Nabani Dhar Mazumdar, vide **Regd. Sale Deed No-8911 for the year 1987** of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.139, Pages 60 to 65 and recorded his name in L.R. R.O.R.

AND WHEREAS after that Smt. Laxmi Rani Ghatak, wife of Sukhomoy Ghtak, transferred the remaining Land measuring an area **20 Decimal** out of her total purchased area **81 Decimal** under R.S. Plot No.345 by way of sale, in favour of **MR. RAMENDRA MOHAN MAZUMDAR [PAN- AELPM0075Q] [ADHAR- 505598774227]** Son of Late Nabani Dhar Mazumdar, by way of Regd. Deed of Sale,

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vide **Sale Deed No-8911 for the year 1987** from the Office of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.139, Pages 60 to 65 and recorded his name in L.R. R.O.R.

THEREAFTER said **MR. RAMENDRA MOHAN MAZUMDAR [PAN-AELPM0075Q] [ADHAR- 505598774227]** Son of Late Nabani Dhar Mazumdar, transferred land measuring **26 (Twenty Six) Decimal** under **Mouza:- Gopalmath**, J.L. No- 003, appertaining to **R.S. Plot No.:- 345**, corresponding **L.R. Plot No- 311 measuring 20 decimal and R.S. Plot No.:- 347**, corresponding **L.R. Plot No- 312, measuring 6 decimal** in **L.R. Khatian No:- 544**, by way of sale in favour of the Present Land Owner ,vide **Regd. Sale Deed No. I- 230102244 for the year 2021** of A.D.S.R. Durgapur under Book No.1, C.D. Volume No.2301-2021, Pages 55375 to 55402 and recorded their name in L.R. R.O.R., being L.R. Khatian No.1785.

AND WHEREAS by virtue of said Regd. Sale Deeds, the present Owner **DISHA INFRASTRUCTURE ENTERPRISE LLP. [PAN NO. AASFD9063G]**, a Partnership Firm acquired a valid, good, clear and free marketable right, title and interest and free from all encumbrances over the schedule below land and are owning and possessing the same as absolute owner having peaceful physical possession, which gives them unfettered power and authority to convey the schedule below property.

AND WHEREAS the Landowner desires to develop the "Said Property", by construction of multi-storied building/s up to maximum limit of floor, consisting of as many as flats, units, garages etc., with the permissions of the Durgapur Municipal Corporation, and/or Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, and due to his paucity of funds and lack of sufficient time & experience and as they could not be able to take necessary steps in everywhere for the said development construction works, as such the Landowner has approached the developer herein, to do the said development construction work at the developers' cost & expenses, with the permissions & approvals of the Durgapur Municipal Corporation, and/or Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, and Developer herein after prolong discussion with the Landowner, has agreed to do the development construction work over the schedule mentioned property, and to avoid any future dispute & litigation, both the parties AGREED to prepare and execute this written agreement on terms & conditions having been settled by & between the parties after mutual discussion.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED &

AGREED BY THE PARTIES AS FOLLOWS. -

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1) That this agreement shall be deemed to have commenced on and with effect from the date, month and the year first above written.

2) GENERAL MEANING OF THE TERMS: -

- i) **BUILDING:** shall mean the proposed multistoried building/s up to maximum limit of floors consisting of as many as flats/units, garages etc., to be construct by the Developer herein, according to the permissions & approvals of the Durgapur Municipal Corporation and Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, on the 'said property' more-fully and specifically describe in the "First Schedule" written hereunder, and the said multistoried building hereinafter referred to as the **BUILDING known as "URBAN HEIGHTS"**.
- ii) **PREMISES as well as SAID PROPERTY:** shall mean ALL THAT piece and parcel of land measuring an area of land **127 Decimal** more or less, in the Dist.- Paschim Barddhaman, under P.S.-Durgapur, within **Mouza- Gopalmath**, J.L. No.003, L.R. Khatian No.1785, R.S Plot No. 345 corresponding to L.R Plot No. 311 area **81 Decimal**, R.S Plot No. 347 corresponding to L.R Plot No. 312 area **24 Decimal**, R.S Plot No. 348/1086 corresponding to L.R Plot No. 313 area **2 Decimal**, R.S Plot No. 348 corresponding to L.R Plot No. 314, **Land Area 20 Decimal**, more-fully and particularly mentioned, described, explained, enumerated and provided in the 'First Schedule' hereunder written and/or given, and the premises hereinafter referred to as the "SAID PREMISES as well as SAID PROPERTY".
- iii) **PLAN:** shall mean the Approved Building Plan for construction of the 'said building' on the 'said premises, which will approve and/or permit by the Durgapur Municipal Corporation as/or by the concerned Authorities, and shall also include variations/modifications, alterations therein, that may be made by the Developer herein, if any, as well as all revisions, renewals and extension thereof, made or caused by the Developer and/or the Landowner with mutual consent. **DEVELOPMENT AGREEMENT:** shall means this Agreement Between the Landowner and the Developer herein relating to the development, promotion, construction, erection of building/s at and upon the 'said premises', and shall also include all amendments, modifications, alterations, and changes, if any, made therein and all extensions, if any, thereof from time to time.

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- iv) DEVELOPMENT AGREEMENT shall mean this Agreement Between the Landowner and the Developer herein relating to the development, promotion, construction, erection of building/s lying/erected at and upon the said premises, and the right of common use of the common portion 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.
- v) THE UNIT/FLAT: shall mean any Unit/Flat/apartment or any other covered space in the said Building/s, which is capable of being exclusively owned, used and/or enjoyed, and the Unit/Flat in the said Building/ s lying/erected at and upon the said premises, and the right of common use of the common portion 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.
- vi) PARKING SPACE: shall mean the covered space at the Ground Floor of the said Building/s and also surrounding the said proposed multistoried Building/s, if any that may be earmarked by the Developer herein.
- vii) ARCHITECT(S): shall mean such Architect(s) whom the e o from time to time, appoint for execution of the development of schedule mentioned land.
- viii) PROJECT: shall mean the proposed multistoried building/s up to maximum limit of floors, consisting of as many as flats/units/garages etc. i.e. the construction work of development, undertake and to be done by the Developer herein, over the "said premises" in pursuance of the Development Agreement and/or any modification or extension thereof, till the completion of such development, erect, promotion, construction of the multistoried building/s at and upon the said premises.
- ix) LANDOWNER: - shall mean **DISHA INFRASTRUCTURE ENTERPRISE LLP. [PAN NO. AASFD9063G]** represented by one of its partners **SRI SAILESH SARAF [PAN-AKVPS7750A] [ADHAR-553826281140]**, Son of Sri Nathmal Saraf.
- x) DEVELOPER: shall **URBAN GALAXY INDIA PRIVATE LIMITED**, having PAN No(**AACCU9889Q**), having its Office at Gopalmath, Opposite- Kath Gola, P.O. & P.S. Durgapur, Pin-713204, Dist- Paschim Bardhaman, West Bengal, India, represented by its Director **MR. SURENDRANATH**

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BANERJEE [PAN-ARNPB6827G], son of Sri Chandranath Banerjee, by faith- Hindu, by Nationality- Indian, by occupation – Business, resident of Punabad Plot, Gopalmath, Durgapur-713217, Dist- Burdwan presently Paschim Bardhaman and includes its' successors-in-office, successors in interest and assigns, representatives.

- xii) FORCE MAJEURE: shall mean & include natural calamities, act of god, fire, civil commotion, riot, war, strike, lockout, notice or prohibitory order from any authority, shortage of essential commodities, Labour unrest, Local problem and/or local disturbance, and/or any other act or commission or circumstance beyond the control of the Developer.
- xiii) EFFECTIVENESS: - This agreement shall become effective from the date of execution of this agreement.
- xiii) COMMENCEMENT OF CONSTRUCTION WORK: shall mean the "DATE" on which the Developer will start excavation of earth at the" said premises" to do the development construction work/construction of the said Building/ s, after receive approved building plan & all the permissions as approvals for the same, from the concerned authority/authorities. Be it mentioned the Developer herein shall intimate the "Date" by writing to the Landowner herein.
- xiv) WORDS COMMONLY USED TO REFER THE MASCULINE GENDER shall include the feminine and neuter gender and vice versa.
- xv) SINGULAR NUMBER: Shall include the plural and vice-versa unless the context states otherwise.

3) LANDOWNERS and DEVELOPER'S ALLOCATION

That it has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be construct by the Developer herein on the 'First Schedule' below property, will be in this way:-

- 1) that the Landowners will get 50% (Fifty) percent of Commercial Structure as per approved Plan area and 40% (Forty percent) of Residential Structure as per approved Plan area together with the undivided proportionate interest in the said land in accordance with the sanction building plan, which will be duly approved

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& permitted by the Durgapur Municipal Corporation and/or by the concerned authority, in respect of the "First Schedule" hereunder.

2) That the Developer will get the remaining units / flats / parking space / portions /Structure/constructed area, on the actual coverage / usage of the land, as per sanctioned building plan duly approved & permitted by the Durgapur Municipal Corporation, and/or by the concerned authority after handed over Landowner's Allocation.

4) Duties and Liabilities of the Landowner, and it is hereby undertaken & agreed by the Landowner as follows. -

i) That the Landowner is now absolutely seize and possess of or otherwise well and sufficiently entitled to the said premises' as the absolute owner, with free from all encumbrance having marketable title thereof, and without receiving any notice for acquisition and requisition from any authority, having been beyond the ceiling limit under the Urban Land (Ceiling and Regulation Act, 1976), and being not attached with any suit, decree or order of any court of law or due Income Tax or Revenue or any public demand whatsoever, in spite of that, if there is an dispute in respect of the said property, then the Landowner shall be fully responsible and shall be solve the same at his own costs and expenses as early as possible from the date of raising out of the said dispute.

ii) That the Landowner in pursuance of this agreement, hand-over the peaceful physical vacate possession of the 'said premises' as mentioned in the "First Schedule" hereunder, to the Developer herein, for the proposed development project/ construction of multistoried building/is, simultaneously within the 7(seven) days from the execution of this agreement, and the same shall remain under the possession of the Developer, till the completion of the said proposed development project/ construction of building/s, and till handover the possession of all flats/units/apartments thereof, with registered deed of conveyance(s)/sale by each of unique intended owners thereof.

iii) That the Landowner shall pay all taxes, fees, outgoings and etc. including arrears of the Government/Durgapur Municipal Corporation and any other authority / authorities before the concerned authority/authorities in respect of said premises, till the date of signing of these presents, and also liable to pay the expenses for Mutation of his name in the L.R.R.O.R. in respect of the 'said premises'.

iv) That if any dispute arises regarding the title and ownership & possession in respect of the said premises of the Landowner herein, from any person / s or any other, then the

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Landowner at his own costs and expenses to be clear the "said property" having establishing of right and marketable title in his name, with free from all encumbrance, though the Landowner admits that no suits and /or proceedings and for litigations are filed /pending before any court of law in connection with the said property or any part thereof, and if any dispute arises in future in respect of the development works on the said property thereon, & for which if the Developer become unable to continue the development work of the said project with normal successive progression speed or unable to complete the said project thereon within due time as mentioned below, then the Landowner shall have the right to terminate this contract by compensating the Developer the actual costs and expenses of the Developer incurred for the said project/development works at the "said property", till that date and the Developer shall be bound to handover the said Land with /without structure in favour of the Land Owner after clearance of every liabilities in respect of the said project. The Land owner after takeover of the said Project from the Developer, can restart of the said Project on their ends and/or may hand over the same to any prospective Developer as per their choice for completion of the said proposed Project without any sort of objection from the Developer's side.

v) That the Landowner shall not claim any manner save & except that written in the "Second Schedule" herein below in respect of his allocation in respect of the "said Building/s".

vi) That the Landowner during the continuance of the development work of the project shall not cause any impediment of hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed building and/or project caused by the developer.

vii) That the Landowner shall not sell, lease, mortgage, let-out and /or charge the said premises and any part thereof, towards any third party on and from the date of execution of this Agreement, till the date of completion of the project including subsisting of this Agreement, and, also the Landowner shall not, do any acts, deeds or things, where by the Developer may be prevented from selling, assigning and / or disposing of any portion fallen under the Developer's allocation in the said proposed building. It is further declared by the Landowner that he did not sign and/or execute any agreement in any manner with any third party in respect of the "First Schedule" property, and subsequently, if any sort of agreement/s is/are found then the same will be treated as cancelled.

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viii) That the Landowner shall have no right or power to terminate these presents, until any dispute arises in development work due to the absolute fault of the Developer, till the completion of the aforesaid development project, including to sell/transfer the Developer's allocated portion, written in the "Second Schedule" herein, towards the intending purchaser/ s, subject to the terms & conditions & time limit of these presents.

ix) That the Landowner may handover to the Developer or shall be bound to present whenever in requirement of the Developer, the all original title Deeds, Parcha/land records of rights / Tax Receipts & other relevant documents/papers, what he/they possess in respect of the First Schedule hereunder, simultaneously with the signing of these presents.

x) That Landowner shall be liable to pay the proportionate share of cost in connection with D.G. setup, Expenses for Electricity Connection, & all other amenities attach to the proposed project/building/s at the "said property", in connection with his respective allotted flat/ unit/apartment/parking space, in addition to the Govt. taxes like; GST etc., towards the Developer herein.

5) Rights, Duties & Liabilities of the Developer, and it is hereby undertake & agreed by the Developer as follows:-

i) That the Developer by these presents, shall have every right and power to start all kinds of development works of the proposed project on and from the date of signing of this agreement, including obtaining plan & permission from the Durgapur Municipal Corporation and by the concerned authority, including the proper plan for development of the said property described in the "First Schedule" hereunder written, and to submit the same to the Durgapur Municipal Corporation and by the concerned authority for obtaining approval to the same, and to enter upon the said property, either as on or along with others, to look after and to control all the affairs of the proposed development works, and to erect new building and structure by virtue of the sanctioned building plan, and to supervise the development work in respect of the new construction through contractors, sub-contractors, architects and surveyor's as may be required by the said developer for construction of the proposed building/s and structures of the said property in accordance with the plan and specifications sanctioned by the Durgapur Municipal Corporation and/ or by the concerned authority but without transferring any ownership right in favour of the Developer.

ii) That the Developer by these presents, shall have every right and power to collect and receive earnest money and/or advance or part payment of full consideration from any

*And
only*

prospective buyer/ s or purchaser for booking and sell/transfer of such flat/s, and parking space/s, and also to receive and collect or demand the consideration amount for the same, and for that act/s or purpose/ s to make sign and execute and/or give proper and lawful discharge for the same, in respect of allocation of the Developer but without transferring any ownership right in favour of the Developer.

iii) That the Developer by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit/s or flats, and parking space at the said proposed multistoried building/s or project known as "URBAN HEIGHTS" at the said premises, in respect of Developer's allocated portion, on ownership basis towards any intending purchaser/s or buyer/s, and/or in any other manner as may be deem fit and proper, and accept final consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project at the "First Schedule" herein, as deem fit & proper, after receive Regd. Development Power of Attorney from the Landowner herein.

iv) That the Developer by these presents, shall have every right and power, to execute from time to time, agreements or agreement for sale of such flat/s or apartment or garage/s, and to transfer the same, on ownership basis by conveyance in respect of the multistoried building/s, which will be constructed on the said property, and also to execute and sign conveyance, transfer and surrender in respect of the said property, or any part thereof, and present document/s for registration, and to admit the execution of any such document/s before the appropriate registering authority, in respect of the allocation of the Developer, after receive Regd. Development Power of Attorney from the Landowner herein.

v) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, which will be needed by the Developer for the proposed development project, shall be prepared by the developer at its' own costs and expenses in the name of the Landowner &/or his name, without reimbursement the same by the Landowner, and the Landowner shall sign on the plan application, papers, documents etc., when the developer asked for the same without demanding any remuneration and money for the same.

vi) That by virtue of these presents, the Developer is hereby empowered to raise the construction of the proposed new multistoried building/ s of maximum limit of floors consisting of as many as flats, garages etc. on the above mentioned property as well as on the property more-fully mentioned in the "First Schedule" hereunder by investing his own finance, and, the Developer with permission of the Landowner(s) may take

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Construction Loan/Project Loan or take loan /borrowed money from any financial institutions or any Nationalized, Private or Public Sector Banks for the proposed construction of the project at the "First Schedule" hereunder, but the Landowner shall not be liable in any course of incident for the same.

vii) That the Developer shall be authorized in the name of the Landowner, if necessary to apply for temporary and permanent; connection for electricity, sewerage, drainage, water and other facilities, if needed, for the construction of the building as well as completion of the projects, at the costs of the Developer.

viii) That the Developer shall complete the construction of the "Said Building/s" and/or Project' known as **"URBAN HEIGHTS"** at its costs and expenses in pursuance of the sanctioned Building Plan & Permissions within **48(Forty Eight) months** from the date of approval Sanctioned Plan from Durgapur Municipal Corporation with further additional period of 6(Six) months, if needed and the time shall be computed on and from the date of execution/commencement of this agreement, subject to the circumstances of Force Majeure.

ix) That the stipulated time for construction as stated above shall be extended, if the Developer is prevented to continue the Development Works of the project by any unforeseen reasons beyond the control of the Developer and/or force majeure, and in that case, the time so to be elapsed should be extended further beyond the aforesaid contractual period without raising any objection from the part of the Landowner.

x) That after the execution of these presents, all the taxes, rates, fees, outgoings etc. in respect of the "said premises" shall be borne the Developer till the date of hand-over the allocation to the respective unit/flat owner/s.

xi) That the Developer shall be continue the development construction works of the "said Building" at the "said Premises" under the name & style, as the Developer shall choice/ fix and that will be final.

xii) That the Developer may amalgamate the "Said Property" to any other adjacent plot of land / lands situated around the said property only with taking prior permission from the Landowner. The Landowner shall sign and execute all necessary Agreement/s, documents, deed of amalgamation and other paper/ s in whatsoever manner deemed fit. The Developer shall have right to take project finance with prior permission from the Landowner from any Nationalized Bank or any other Financial Institution.

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xiii) The Developer hereby undertakes to keep the Landowner indemnified against any third party, claim, suits, costs, proceedings and claims for any third party including and /or statutory authorities and /or adjacent neighbors, which may arise out of the Developer's actions with regard to the development and construction of the building on the said premises".

xiv) That the Developer by virtue of these presents, shall have right and/ or authority to deal with any person/persons, and/ or enter into any contract, and/ or agreement, to borrow money &/ or to take advance against any unit/flat/portion of Developer's allocation along with acquired right under this agreement, from any Nationalized, Private or Public Sector Bank and/ or financial institution.

xv) That the Developer shall be responsible for any acts, deeds, or things done towards any fund collection from one or more prospective buyer of the proposed flats/apartment of Developer's allocation.

xvi) That the Developer shall be liable/responsible for received any booking amount/advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units of the Developer's allocation in respect of the proposed project at the first schedule hereunder. In case of the Landowner's allocation, if the Landowner allows then only the Developer may receive any booking amount/advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units of the Landowner's allocation and transfer the amount to the Landowner's account immediately.

6) Mutual consent of the Parties :-

I) That all the term & conditions of this agreement shall be bound to obey by all the parties of these presents.

II) The Landowner and the Developer have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developer in any manner, nor shall the parties here to be constituted as Association of persons.

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iii) That any terms & conditions & clauses of these presents, if required to amend /alter in future, then both the parties by mutual understanding can amend/alter the same by preparing a Registered Instrument/Document in continuation of these presents.

iv) That if any fraction figure comes out, at the time of handover the allocation of the Landowner as mentioned in the 'Second Schedule' hereunder, then the fraction figure will be roundup by adding the same in the area of Landowner or Developer, as per their mutual understanding, in that case, whoever will hold the fraction figure, he will be liable to pay according to Market Value for the same towards another person.

v) That if any dispute & difference arises out of these presents, shall be referred to an Advocate namely Swapan Kumar Dutta, Advocate, Durgapur Court as decided by the Developer herein for arbitration on their behalf and the said Advocate 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 & Conciliation Act 1996, with all modification for the time being in force & whose decision shall be final & binding upon all the parties herein.

vi) 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
AS REFERRED HEREIN ABOVE
(Description of Land/Premises)

ALL THAT piece & parcel of land in the Dist.- Paschim Barddhaman, P.S.-Durgapur, within the area of Durgapur Municipal Corporation, at **Mouza-Gopalmath**, J.L. No.003, situated at Gopalmath in front of National Highway, near Shibshakti Dham.-

- 1) **R.S. Plot No. 348/1086** (Three Hundred and Forty-Eight Bata One Thousand and Eighty-Six), **L.R. Plot No. 313** (Three Hundred and Thirteen), **L.R.Khatian No. 1785** (One Thousand Seven Hundred and Eighty-Five), measuring an area of **02 (Two) Decimal**, Classification of Land is Bastu and proposed use for Commercial Housing Complex.
- 2) **R.S. Plot No. 348** (Three Hundred and Forty-Eight), **L.R. Plot No. 314** (Three Hundred and Fourteen), **L.R.Khatian No. 1785** (One Thousand Seven Hundred

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and Eighty-Five), measuring an area of land **20 (Twenty) Decimal**, Classification of Land is Baid and proposed use for Commercial Housing Complex.

3) **R.S. Plot No. 345** (Three hundred and forty-five), **L.R. Plot No. 311** (Three Hundred and Eleven), L.R. Khatian No.1785 (One Thousand Seven Hundred and Eighty-Five), measuring an area of land **81(Eighty-One)Decimal**, Classification of Land is Baid and proposed use for Commercial Housing Complex.

4) **R.S. Plot No.347** (Three Hundred and Forty-Seven), **L.R. Plot No. 312** (Three Hundred and Twelve), **L.R.Khatian No. 1785** (One Thousand Seven Hundred and Eighty-Five), measuring an area of land **24 (Twenty-Four) Decimal** and Classification of Land is Baid and proposed use for Commercial Housing Complex.

Total Area of Land 127 (One Hundred Twenty-Seven) Decimal under Durgapur Municipal Corporation, B.L. & L.R.O. Faridpur-Durgapur, Dist.-Paschim Bardhaman.

Butted and Bounded as follows.-

North : RS Plot No 344(P) & 342(P)

South: NH2 Service Road

East: RS Plot No 369(P) & 349(P)

West: RS Plot No 346 & Dubchururia Mouza

[Annexed a Sketch Map, bounded by Red Mark of the First Schedule property, which is the part & parcel of this Agreement]

SECOND SCHEDULE

AS REFERRED HEREIN ABOVE

DESCRIPTION OF ALLOCATION OF THE LANDOWNER & DEVELOPER

1) a) that the Landowners will get **50% (Fifty) percent** of **Commercial Structure** as per approved Plan area and **40% (Forty percent)** of **Residential Structure** as per approved Plan area together with the undivided proportionate interest in the said land in accordance with the sanction building plan, which will be duly approved & permitted by the Durgapur Municipal Corporation and/or by the concerned authority, in respect of the "First Schedule" hereunder.

2) That the Developer will get the remaining units / flats / parking space / portions /Structure/constructed area, on the actual coverage / usage of the land, as per

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sanctioned building plan duly approved & permitted by the Durgapur Municipal Corporation, and/or by the concerned authority after handed over Landowner's Allocation.

- 3) That the Landowner hereinafter, shall have no right to claim or demand any further unit/flat or any further sum of money, except the mentioned above.

General Specification of "said building"

Foundation	R.C.C. Framed
Structure	R.C.C. Framed Structure
Roof	RCC Slab with good quality materials.
Brick Work	Bricks wall with plastering, thickness External Walls 10" & internal walls 5" and/or 3"
External Wall Finished	Weather Coat
Interior Wall Finished	All internal wall-wall Putty finished.
Flooring	Double Charge Vitrified Tiles in all rooms, and anti-skid ceramic Tiles in Toilet & Kitchen.
Window	UPVC / Anodized Aluminum Sliding windows with glass
Sanitary Fittings & Toilet	Concealed pipeline, glazed tiles up to 5' feet height, Plumbing CP fittings of ISI slandered, One Shower and Geyser Point in common Bathroom.
Kitchen Platform & wall	Cooking platform with granite/green polish slab, one stainless steel sink, ceramic tiles up to 24" above cooking platform.
Electrical Installation	Concealed wiring throughout the flats, ISI brand switches with adequate power points in each room.
Lift	24 (Twenty-Four) hours High Speed Lift Service (OTIS/KONE/JHONSON/ Equivalent Made)
Fire Protection	Fire extinguishing Equipment at Common Spaces.
Common Facilities	Septic Tank, water supply arrangement, pathways, boundary wall, roof, meter spaces and other as stated herein
Generator	24 Hour Power backup by slandered quality D.G

A separate sheet has been annexed to this agreement containing the signature, fingers print and photographs of the Landowner & Developer herein, which is the part and parcel of these presents.

*Adw
Adw*

IN WITNESS WHEREOF both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, after gone through all the terms & conditions & expressions of ,these presents on this the day, Month and Year stated above at Durgapur.

WITNESSES:

১) স্বাক্ষর করা হল
শ্রী সুনীল কুমার
স্বাক্ষর করা হল
স্বাক্ষর করা হল
স্বাক্ষর করা হল
স্বাক্ষর করা হল

2. Swaraj Mani

S/o - Late Anil Kumar

18/11 B-Zone Joydeb

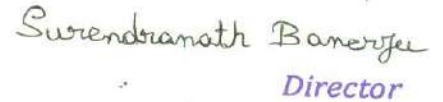
Disha Infrastructure Enterprise LLP



Designated Partner

Signature of the Land Owner


URBAN GALAXY INDIA PRIVATE LIMITED



Director

Signature of the Land Developer

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



Swapan Kumar Dutta
Advocate.

En. No. WB/999/09

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
	বাম হাত Left Hand				



Signature

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
	বাম হাত Left Hand				



Surenbranth Banerjee

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
	বাম হাত Left Hand				

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
	বাম হাত Left Hand				

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me



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

GRN Details

GRN: 192022230034035778
GRN Date: 24/05/2022 19:39:03
BRN : 5445687952118
Gateway Ref ID: IGANQGNWC3
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBlePay Payment Gateway
BRN Date: 24/05/2022 19:40:36
Method: State Bank of India NB
Payment Ref. No: 2001371106/1/2022
(Query No**/Query Year)

Depositor Details

Depositor's Name: DISHA INFRASTRUCTURE ENTERPRISE LL
Address: DURGAPUR-13
Mobile: 9735168110
Depositor Status: Buyer/Claimants
Query No: 2001371106
Applicant's Name: Mr Swapan Kumar Dutta
Identification No: 2001371106/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001371106/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	70000
2	2001371106/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	7
			Total	70007

IN WORDS: SEVENTY THOUSAND SEVEN ONLY.



Government of West Bengal


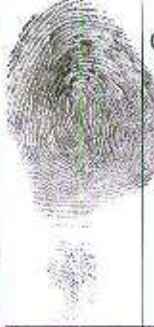
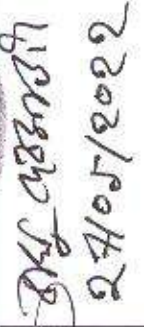
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. DURGAPUR, District Name : Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062001371106/2022

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SAILESH SARAF House No-4, Street No-1, Ambagan, City:- Durgapur, P.O:- BHIRINGI, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Representative of Land Lord [DISHA INFRASTRUCTURE ENTERPRISE LLN]			 27/05/2022
2	Mr SURENDRANATH BANERJEE Punabad Plot, Gopalmath, City:- Durgapur, P.O:- GOPALMATH, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713217	Representative of Developer [URBAN GALAXY INDIA PRIVATE LIMITED]			 27/05/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Basudeb Maji Son of Mr Madan Maji Dumuria, City:- Bankura, P.O:- Gangajalghati, P.S:- Gangajalghati, District:-Bankura, West Bengal, India, PIN:- 722133	Mr SAILESH SARAF, Mr SURENDRANATH BANER.			 27/05/2022

(Santanu Pal)

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

Major Information of the Deed

Deed No :	I-2306-05943/2022	Date of Registration	07/06/2022
Query No / Year	2306-2001371106/2022	Office where deed is registered	
Query Date	10/05/2022 5:29:47 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 14,51,40,173/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: G. T. Road (Gopalmath), Road Zone : (On Road -- On Road) , Mouza: Gopalmath, JI No: 3, Pin Code : 713217

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-313 (RS :-346/1086)	LR-1785	Other Commercial Usage	Danga	2 Dec		22,85,672/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L2	LR-314 (RS :-348)	LR-1785	Other Commercial Usage	Danga	20 Dec		2,28,56,720/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L3	LR-311 (RS :-345)	LR-1785	Other Commercial Usage	Baid	81 Dec		9,25,69,717/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L4	LR-312 (RS :-347)	LR-1785	Other Commercial Usage	Baid	24 Dec		2,74,28,064/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
		TOTAL :			127Dec	0 /-	1451,40,173 /-	
	Grand Total :				127Dec	0 /-	1451,40,173 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DISHA INFRASTRUCTURE ENTERPRISE LLP HOUSE NO. 4, STREET NO. 1, AMBAGAN BHIRINGI, City:- Durgapur, P.O:- BHIRINGI, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	URBAN GALAXY INDIA PRIVATE LIMITED GOPALMATH, OPPOSITE KATH GOLA, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 , PAN No.:: AAxxxxxx9Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SAILESH SARAF (Presentant) Son of Mr Nathmal Saraf House No-4, Street No-1, Ambagan, City:- Durgapur, P.O:- BHIRINGI, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0A, Aadhaar No: 55xxxxxxxx1140 Status : Representative, Representative of : DISHA INFRASTRUCTURE ENTERPRISE LLP (as PARTNER)
2	Mr SURENDRANATH BANERJEE Son of Mr Chandranath Banerjee Punabad Plot, Gopalmath, City:- Durgapur, P.O:- GOPALMATH, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx7G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : URBAN GALAXY INDIA PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Basudeb Maji Son of Mr Madan Maji Dumuria, City:- Bankura, P.O:- Gangajalghati, P.S:-Gangajalghati, District:-Bankura, West Bengal, India, PIN:- 722133			

Identifier Of Mr SAILESH SARAF, Mr SURENDRANATH BANERJEE

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	DISHA INFRASTRUCTURE ENTERPRISE LLP	URBAN GALAXY INDIA PRIVATE LIMITED-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	DISHA INFRASTRUCTURE ENTERPRISE LLP	URBAN GALAXY INDIA PRIVATE LIMITED-20 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	DISHA INFRASTRUCTURE ENTERPRISE LLP	URBAN GALAXY INDIA PRIVATE LIMITED-81 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	DISHA INFRASTRUCTURE ENTERPRISE LLP	URBAN GALAXY INDIA PRIVATE LIMITED-24 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: G. T. Road (Gopalmath), Road Zone : (On Road -- On Road) , Mouza: Gopalmath, JI No: 3, Pin Code : 713217

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 313, LR Khatian No:- 1785	Owner:দিশা ইনফ্রাস্ট্রাকচার এন্টারপ্রাইস এল এল পি, Gurdian:পক্ষে পার্টনারস, Address:ভিড়িসী আমবাগান , Classification:ডাঙ্গা, Area:0.02000000 Acre,	DISHA INFRASTRUCTURE ENTERPRISE LLP
L2	LR Plot No:- 314, LR Khatian No:- 1785	Owner:দিশা ইনফ্রাস্ট্রাকচার এন্টারপ্রাইস এল এল পি, Gurdian:পক্ষে পার্টনারস, Address:ভিড়িসী আমবাগান , Classification:ডাঙ্গা, Area:0.20000000 Acre,	DISHA INFRASTRUCTURE ENTERPRISE LLP
L3	LR Plot No:- 311, LR Khatian No:- 1785	Owner:দিশা ইনফ্রাস্ট্রাকচার এন্টারপ্রাইস এল এল পি, Gurdian:পক্ষে পার্টনারস, Address:ভিড়িসী আমবাগান , Classification:বাইদ, Area:0.81000000 Acre,	DISHA INFRASTRUCTURE ENTERPRISE LLP
L4	LR Plot No:- 312, LR Khatian No:- 1785	Owner:দিশা ইনফ্রাস্ট্রাকচার এন্টারপ্রাইস এল এল পি, Gurdian:পক্ষে পার্টনারস, Address:ভিড়িসী আমবাগান , Classification:বাইদ, Area:0.24000000 Acre,	DISHA INFRASTRUCTURE ENTERPRISE LLP

On 27-05-2022

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

Presented for registration at 18:30 hrs on 27-05-2022, at the Private residence by Mr SAILESH SARAF ,

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 14,51,40,173/-

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

Execution is admitted on 27-05-2022 by Mr SAILESH SARAF, PARTNER, DISHA INFRASTRUCTURE ENTERPRISE LLP (Partnership Firm), HOUSE NO. 4, STREET NO. 1, AMBAGAN BHIRINGI, City:- Durgapur, P.O:- BHIRINGI, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Basudeb Maji, , Son of Mr Madan Maji, Dumuria, P.O: Gangajalghati, Thana: Gangajalghati, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722133, by caste Hindu, by profession Business

Execution is admitted on 27-05-2022 by Mr SURENDRANATH BANERJEE, Director, URBAN GALAXY INDIA PRIVATE LIMITED (Private Limited Company), GOPALMATH, OPPOSITE KATH GOLA, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204

Identified by Mr Basudeb Maji, , Son of Mr Madan Maji, Dumuria, P.O: Gangajalghati, Thana: Gangajalghati, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722133, by caste Hindu, by profession Business

Santanu Pal

Santanu Pal

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

On 30-05-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/05/2022 7:40PM with Govt. Ref. No: 192022230034035778 on 24-05-2022, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 5445687952118 on 24-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by online = Rs 70,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/05/2022 7:40PM with Govt. Ref. No: 192022230034035778 on 24-05-2022, Amount Rs: 70,000/-, Bank: SBI EPay (SBlePay), Ref. No. 5445687952118 on 24-05-2022, 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

On 07-06-2022

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 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/06/2022 4:36PM with Govt. Ref. No: 192022230041525718 on 02-06-2022, Amount Rs: 7/-, Bank: SBI
EPay (SBIPay), Ref. No. 5816786408037 on 02-06-2022, Head of Account 0030-03-104-001-16

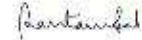
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3334, Amount: Rs.5,000/-, Date of Purchase: 05/05/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/06/2022 4:36PM with Govt. Ref. No: 192022230041525718 on 02-06-2022, Amount Rs: 10/-, Bank: SBI
EPay (SBIPay), Ref. No. 5816786408037 on 02-06-2022, Head of Account 0030-02-103-003-02



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 2306-2022, Page from 158087 to 158117

being No 230605943 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.06.08 15:58:36 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/06/08 03:58:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
