

9059/21

E-10293

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 131237

Handwritten notes:
2021
24/12/21
19/12/21

Signature: Srikanta Ganguly

PURBA BARDHAMAN INFRASTRUCTURE DEVELOPMENT PVT. LTD.

Signature: Srinivas Udas
Director

Certified that the Enclon special
drawers and the Signatures Sheet's
attached to this document
are part of the Document.

Sub-Registrar
SUDWAN

AGREEMENT FOR DEVELOPMENT

09 DEC 2021

:: JAI GURUDEV ::

THIS AGREEMENT made at Purba Bardhaman on this 9th day of December 2021 at Purba Bardhaman.

Contd. Page.....

क्रमांक 6419 दिनांक 9.12.2021

श्री Srikanta Dasgupta

पत्नी Jahnvi - पत्नी Burdwan -

पत्नी 5111 -

पत्नी 6.12.21

पत्नी विविध कृषि भूखण्ड

RECORDED



Additional District Sub-Registrar
BURDWAN

09 DEC 2021

Srikanta Ganguly

Sikta Ghar
Director**BY & BETWEEN**

SRI SRIKANTA GANGULY son of Late Prafulla Ganguly (PAN : AJVPG6909L), by Caste - Hindu, by Occupation - Enjoyment of the usufructs of the property, resident of Jabui, P.O. - Jabui, P.S. - Memari, District - Purba Bardhaman, West Bengal, (herein after called the **OWNERS** (which express on shall unless excluded their and each of their respective heirs, executors, administrators, legal representative and assigns) of the **FIRST PART**,

AND

BARDDHAMAN INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED (a company incorporated under Companies Act) having its Regd. Office at Plot No: TAAV-39(3rd Floor) Ulhas, P.O.: Joteram, P.S.: Saktigarh, Dist: Purba Bardhaman, Pin: 713104. (PAN: AADCB9877C) Represented its Director Smt. **SIKTA GHAR** wife of Sri Tarak Nath Ghar (PAN : AHGPG5525M) , resident of G.N. Mitra Lane, P.O. & P.S. - Burdwan, District - Purba Bardhaman - 713101, West Bengal, hereinafter referred to as the "**DEVELOPERS/ CONFIRMING PARTIES**" (which express on shall unless excluded his and his respective heirs, executors, administrators, legal representative and assigns) of the **OTHER PART**.

WHEREAS the **OWNERS** are absolutely seized and possessed of the property described in the "A" Schedule below and have acquired a good and absolute right title interest & possession over the "A" schedule property.

AND WHEREAS that 24.00 decimals land in R.S. & L.R. Plot No. 353 of Mouza - Kanainatshal which is mentioned in Schedule "A" previously owned and possessed by Usha Rani Biswas and her name had been recorded in the L.R. Parcha being Khatian No. Kri - 61 of Mouza - Kanainatshal, P.S. - Burdwan. That while the said Usha Rani Biswas was in possession of the 4.00 decimals land in R.S. & L.R. Plot No. 353 of Mouza - Kanainatshal, she transferred 4928 sq. ft. land out of 24.00 decimals land in R.S. & L.R. Plot No. 353 of Mouza - Kanainatshal to Rabindranath Bhattacharya by virtue of a Regd. of Sale being No. 2189 in

✓ Srikanta Ganguly

Sukta Usha
Director

the year 2001, execution dated 03/03/2001 at A.D.S.R., Burdwan, where Rabindranath Bhattacharya as (Purchaser) AND Usha Rani Biswas as (Seller).

AND WHEREAS that as the owner and possessor of 4928 sq. ft. land in R.S. & L.R. Plot No. 353 of Mouza - Kanainatshal, said Rabindranath Bhattacharya again transferred 1512 sq. ft. land out of 4928 sq. ft. land in R.S. & L.R. Plot No. 353 of Mouza - Kanainatshal to Soumya Mondal by virtue of a Regd. of Sale being No. 4976 in the year 2002, Execution dated 12/08/2002 at A.D.S.R., Burdwan, where Soumya Mondal as (Purchaser) AND Rabindranath Bhattacharya as (Seller). That by another Regd. of Sale being No. 5667 in the year 2001, Execution dated 12/09/2001 at A.D.S.R., Burdwan, where Rabindranath Bhattacharya transferred another 2025 sq. ft. land R.S. & L.R. Plot No. 353

of Mouza - Kanainatshal to Mousumi Mondal.

AND WHEREAS that after purchased the above mentioned 1512 sq. ft. land in R.S. & L.R. Plot No. 353 of Mouza - Kanainatshal, said Soumya Mondal again transferred the same i.e. 1512 sq. ft. land in R.S. & L.R. Plot No. 353 of Mouza - Kanainatshal to Srikanta Ganguly i.e. the Present Land Owner by virtue of a Regd. of Sale being No. 3180 in the year 2009, Execution dated 24/04/2009 at A.D.S.R., Burdwan, where Srikanta Ganguly as (Purchaser) AND Soumya Mondal as (Seller).

AND WHEREAS that after purchased the above mentioned, said Mousumi Mondal also transferred the same i.e. that after purchased the above mentioned to Srikanta Ganguly i.e. the Present Land Owner by virtue of a Regd. of Sale being No. 5847 in the year 2009, Execution dated 23/07/2009 at A.D.S.R., Burdwan, where Srikanta Ganguly as (Purchaser) AND Mousumi Mondal as (Seller).

AND WHEREAS that as the present owner and possessor of 3537 sq. ft. land in R.S. & L.R. Plot No. 353 of Mouza - Kanainatshal which is specifically mentioned in Schedule "A", said Srikanta Ganguly acquired a right title interest thereon and he recorded his name in L.R.R.O.R. Parcha being Khatian No. 2943 of Mouza- Kanainatshal by paying Govt. Revenue

Sukanta Ganguly

DEVELOPER'S SIGNATURE
Sukanta Ganguly
Director

to the Govt. of West Bengal and he also paid tax to Baikunthapur No. 2 Gram Panchayet.

AND WHEREAS the OWNER is in need of an firm/person/company, who will take up the project and start and complete the multi storied residential building project containing several self contained Flats/Parkings etc. by taking all sorts of steps for developing the said property and will start and complete the proposed multistoried building project by providing fund from his/their own source.

AND WHEREAS the DEVELOPER is engaged in civil construction and development of immovable properties. The OWNERS have approached the DEVELOPER to take up the project and complete the same by providing fund from his own source.

AND WHEREAS the DEVELOPER has agreed to take up the project for development of the said property and to provide funds for the said project thereupon.

AND WHEREAS the OWNERS and DEVELOPER after due discussion over the modus operandi and the terms and conditions of the development, they have mutually agreed.

AND WHEREAS the DEVELOPER has agreed to enter this agreement on the representation of the OWNERS that they are the absolute owners and in possession of the said property and they are entitled to enter into this agreement.

AND WHEREAS the DEVELOPER has submitted a scheme for construction of a multi storied building consisting of several flats/units/parking spaces on the basis of sanctioned building plan, sanction in respect whereof is to be obtained from Baikunthapur 2 No. Gram Panchayet / Panchayet Samiti / Zila Parishad / BDA on terms that the DEVELOPER would make construction of the proposed building and with the authority and power to procure intending purchasers of flats/units/parking spaces comprising in the proposed multi storied building and would make as an agent for the intending purchasers to be secured by the DEVELOPER and would also realize the cost of construction of the flats/units/parking spaces and common parts from the

Srikanta Ghosh

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DEVELOPER

Santa Uha
Director

intending purchaser/purchasers directly for self and the cost of the proportionate share of interest in the land described in the schedule "A" mentioned hereunder and as would be proportionate to each such flat/unit/parking space and common parts for and on behalf of the OWNERS and upon receipt of such payment from the intending purchasers the DEVELOPER shall nominate the intending purchasers for purchase of the undivided, proportionate, impartible and indivisible share or interest in the said land as would be proportionate to each such flat/unit/parking spaces agreed to be acquired by the intending purchaser/purchasers to the said OWNERS who would execute proper sale deed/conveyance deed in respect of the said undivided, impartible and indivisible interest in the land together with flats/units/parking spaces.

AND WHEREAS the aforesaid OWNERS have accepted the said proposal of the DEVELOPER and they hereby agree to appoint the DEVELOPER for developing the property more fully described in the "A" schedule here under written by making construction of the proposed multi storied building comprising several flats/units/parking spaces whom the DEVELOPER would procure on his own and such intending purchaser/purchasers shall pay consideration money to the DEVELOPER for the Flats/Parking Spaces, as well as undivided proportionate and impartible share of the land out of the land described in the schedule hereunder written, save and except the land which will be allotted in favour of the OWNERS after obtaining sanctioned plan from Baikunthapur / 2 No. Gram Panchayat / PanchayetSamiti / ZilaParishad / BDA.

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

ARTICLE - 1

Definitions Unless in these presents there is something in the subject of context inconsistent with.

1.1. PREMISES shall mean the premises situated at District - Purba Bardhaman, P.S. & A.D.S.R. - Burdwan, under Baikunthapur No. 2

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Gram Panchayat, Mouza - Kanainatshal, J.L. No. 76, L.R. Khatian No. 294., R.S. & L.R. Plot No. 353, Class - Sali, Area of Land - 3537 sq. ft., in the State of West Bengal.

- 1.2 **OWNERS** shall mean **SRI SRIKANTA GANGULY** son of Late Prafulla Ganguly (PAN : AJVPG6909L), by Caste - Hindu, by Occupation - Enjoyment of the usufructs of the property, resident of Jabui, P.O. - Jabui, P.S. - Memari, District - Purba Bardhaman, West Bengal (which expression shall unless included by or repugnant to the context be deemed to mean and into his/her/their and each of his/her/their respective heirs, executors, administrators and legal representatives).
- 1.3 **DEVELOPER** shall mean **BARDHAMAN INFRASTRUCTURE DEVELOPMENT PRIVATE LIMITED** (a company incorporated under Companies Act) having its Regd. Office at Plot No: TAAV-39(3rd Floor) Ulhas, P.O.: Joteram, P.S.: Saktigarh, Dist: Purba Bardhaman, Pin: 713104, (PAN: AADCB9877C) Represented its Director Smt. **SIKTA GHAR** wife of Sri Tarak Nath Ghar (PAN : AHGPG5525M), resident of G.N. Mitra Lane, P.O. & P.S. - Burdwan, District - Purba Burdwan - 713101, West Bengal. hereinafter referred to as the "**DEVELOPERS/CONFIRMING PARTIES**" (which expression shall unless excluded his and his respective heirs, executors, administrators, legal representative and assigns)
- 1.4 **BUILDING** shall mean proposed multi storied building to be constructed over the "A" schedule property with such necessary additional structures in accordance with the plan/plans to be sanctioned by competent authorities and other authorities for construction of flats/car parking spaces etc. over the "A" schedule property which shall also include parking spaces in the building.
- 1.5 **ARCHITECT** shall mean any technically experienced qualified person or persons of the firm or firms to be appointed by the Developer as LBS-1 of the said building to be constructed over the "A" schedule.

Srikanta Ganguly

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FOR PROMOTION OF INFRASTRUCTURE DEVELOPMENT
Sri. Ufar
Director

- 1.6 BUILDING PLAN shall mean the plan/drawings of the proposed multi storied building to be constructed over the "A" schedule property to be prepared by the LBS-I and submitted to the competent authorities for construction of the multi-storied building over the "A" schedule property with such variation or modification and/or alteration as may be mutually agreed upon between the parties and duly sanctioned by the authorities concerned.
- 1.7 COMMON FACILITIES / PORTIONS shall include paths, passages, roofs, foundations, columns, beams, supports, main wall, stairs, stairways, fire-escapes, entrances & exits, tanks, motors, pump and such other spaces and facilities whatsoever required for the establishment, location, common enjoyment, provision, management and/or maintenance of the buildings as shall be determined by the Developer and the Owners of the building or otherwise required and the Developer shall continue to manage and control all affairs until an Association or Society is formed and take charge of the same.
- 1.8 CONSTRUCTED SPACE shall mean the space in the building available for independent use and the occupation including the space demarcated for common facilities.
- 1.9 OWNERS' ALLOCATION shall mean and include 40% of the constructed area of the proposed multi storied building as per sanctioned building plan issued by Baikunthapur 2 No. Gram Panchayet / Panchayet Samiti / Zila Parishad / BDA over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with modern fittings & fixture, and remaining portion shall be adjusted either by money or by constructed portion and the same will be mutually determined by executing separate supplementary agreement. The said Flats and Car parking space will be specifically demarcated mutually after getting sanction plan and by executing separate supplementary agreement.
- 1.10 DEVELOPER'S ALLOCATION shall mean excepting the Owners' area, the remaining 60% constructed area out of the total area in the

Srikanta Garguly

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INDEPENDENT STRUCTURE DEVELOPER Sita Ushan Director

proposed multi storied building to be constructed over the "A" schedule property TOGETHER WITH undivided proportionate share in the common parts and facilities and the same shall be constructed with modern fittings and fixtures subject to sanction of total F.A.R. TOGETHER WITH right over the roof for its maintenance and fixing up overhead tank with water distribution line and other necessity of the building. The Flats & Car Parking's Space will be specifically demarcated mutually after getting sanction plan and by executing separate supplementary agreement.

- 1.11 **SALEABLE SPACE** means, except the Owners' allocation, the space in the building which will be available for independent use and occupation after making due provision for common facilities and the spaces required therefore.
- 1.12 **COVERED AREA** shall mean the plinth area of the said unit/flat/parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the Plinth area of the common portions PROVIDED THAT if any wall be common between two units/flats/parking space then one - half of the area under such wall shall be included in each Unit/Flat.
- 1.13 **UN-DIVIDED SHARE** shall mean the undivided proportionate share in the land attributable to the each flat/unit/parking space comprised in the said property and the common portions held by and/or here in agreed to be sold to the respective purchaser/s and also wherever the context permits.
- 1.14 **TRANSFEREE** shall mean the person, Firm, Limited Company, Association or person to whom any space in the building has been transferred or is proposed to be transferred.
- 1.15 **TRANSFER** with its grammatical variations shall mean and include transfer by possession and by other means adopted for effecting what is understood as a transfer of space in multi storied building to purchaser/s thereof and will include the meaning of the

Sikandar Company

Sikandar
Company

said terms as defined in the Income Tax Act, 1961 and the Transfer of property Act.

- 1.16 CO - OWNER shall according to its context mean and include all persons who acquire or agree to acquire Units/Flats/Parking Spaces in the Building, including the Developer and the Owner for the Units/Flats/Parking Spaces not alienated or agreed to be alienated.
- 1.17 FLAT/UNIT shall mean the flats and/or other space or spaces intended to be built and or constructed and/or the covered area capable of being occupied.
- 1.18 COMMON EXPENSES shall include all expenses to be incurred by the co - owners for the maintenance, management and upkeep of the building over the schedule property for common purposes.
- 1.19 COMMON FACILITIES AND AMENITIES shall mean the Corridors, Ways Stairways, Stair Passage Ways, Drive Ways, Roof, Pump, Tube well Under ground and Overhead tank, Meter Room Space, S-ptic Tank, Boundary Wall and other facilities which may be mutually agreed upon between the parties and required for the establishment, location enjoyment, maintenance and/or management of the Building in common.
- 1.20 COMMON PURPOSES shall mean the purpose of managing and maintaining the building over the schedule property and in particular the common portions, collection and disbursement of common expenses for common portion and dealing with the matter of common interest of the co - owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective units exclusively and the common perorations in common.
- 1.21 UNIT/E, AT shall according to the context, mean all Purchaser/s and/or intending Purchaser/s of different Unit/s/Flat/s in the Buildings and shall also include the Developer herein and the owner herein in respect of such Unit/s/Flat/s which are retained and/or not alienated and/or not agreed to be alienated of the time being.

Srikanta Dasgupta

DEVELOPER'S ADVOCATE'S STRUCTURE DEVELOPMENT
Srikanta Dasgupta
Director

- 1.22 **DEVELOPER'S ADVOCATE** shall mean MR. Balaram Gupta of Burdwan District Judges' Court Burdwan, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premises, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.

AND

DEVELOPER'S DEED WRITER:- shall means MR. SUBHAS CHANDRA MALLICK the DEED WRITER at BURDWAN SADAR REGISTRY OFFICE, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion and erection and sale, transfer, grant, conveyance, demised, devise and provide of the premise, its parts and parcels and the Building/s and the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.

- 1.23 **MASCULINE GENDER** Shall include the feminine and neuter gender and vice versa.
- 1.24 **SINGULAR NUMBER** Shall include the plural and vice versa.

ARTICLE - II

THE OWNERS HAVE REPRESENTED TO THE DEVELOPER AS FOLLOWS :

- 2.1 That the Owners are the absolute owners of the said property and lawfully entitled to the same and no dispute or proceedings is pending in respect thereof any part or portion thereof.
- 2.2 That there is no arrear of taxes and/or other levies of impositions of the said property due and payable to any statutory authority.
- 2.3 That no proceeding for acquisition of the said property or any portion thereof is pending nor any notice has been received in respect thereof.

Srikanta Ganguly

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FOR INFRASTRUCTURE DEVELOPMENT

Sita Kumar
Director

- 2.4 That the said land is not a Debtor or Pignorer property or Vested to the State of West Bengal.
- 2.5 That no proceeding of Income Tax Act, Wealth Tax Act or any other enactment or law in any way concerning or relating to the said property or any portion thereof is pending nor any notice has been received under the Public Demand Recovery Act.
- 2.6 That there is absolutely no impediment or bar in matter of this agreement/understanding or sale or the said property as contemplated in these present.
- 2.7 That the said property hereunder given for development does not in any way attract the mischief of the Urban Land (Ceiling and Regulation) Act. However, in case of necessity the Owners undertake to procure and produce proper permission or No-Objection from the competent authority under the said Act.
- 2.8 The Owners shall supply all original documentary evidences in respect of the property to the Developer at time of registration.
- 2.9 The Owners shall extend all co-operation and take all steps lawfully & reasonably necessary for speedy construction of the said multi-storied buildings and pay all arrears of taxes and/or enhancement including penalty, interest etc. on the said property till the date of proper documentary evidence.
- 2.10 The Owners shall vacate the said property/premises on the date of execution of the present agreement.

ARTICLE - III

THE DEVELOPER ASSURANCES, REPRESENTS AND CONFIRM AS FOLLOWS:

- 3.1 The Developer has vast experience, sufficient infrastructure, sufficient fund and enough competence to complete the building as per terms of this agreement within the stipulated period.

Srikanta Ganguly

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FOR BIDDING AND CONSTRUCTION DEVELOPMENT
Srikanta Ganguly
Director

- 3.2 The Developer on good faith is satisfied with regard to the Owners' title over the schedule property according to the oral assurance and representations made by the Owners.
- 3.3 In case there is any damage to the building or unforeseen situation happens to any workmen, laborers in course of construction, the Developer will personally liable for the same and shall indemnify the Owners from all costs, consequences and damages arising thereof.
- 3.4 The Owners will not be liable for any act, deeds and things on the part of the Developer regarding construction & development of the property.
- 3.5 The Developer shall at his/their own costs and expenses apply and obtain all necessary permission certificates from all appropriate authority or authorities as may be required for the purpose of completion of the said building in the said premises.
- 3.6 The Developer shall at his own costs complete of proposed multi storied building over the schedule property.
- 3.7 The Developer acting on behalf of the Owners as Attorney and shall from time to time submit all further Plans and/or applications and other documents and papers with the consent of the LBS-I and do all further acts, deeds and things as may be required or otherwise relevant for the purpose and, or otherwise to obtain all such clearance, sanctions, permissions and/or authorities as shall be necessary for the construction of the building expeditiously and without delay.
- 3.8 The applications, plans and other papers and documents referred to hereinabove shall be submitted by or in the name of the Owners. All fees and other expenses incurred and/or to be incurred relating to the preparation of the plans by the LBS-I, Sanction fee charged or to be charged by the competent authority and supervision in the course of construction of the Building by the LBS-I shall be borne and paid by the Developer. All other

Smitanta Ganguly

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DEPARTMENT OF INFRASTRUCTURE DEVELOPMENT
Smita Chakraborty
Director

costs and charges and expenses related to the construction of the building shall also be borne and paid by the Developer.

- 3.9 That the Developer has every right to modify or alter the building plan and also have right to submit supplementary Building Plan for the purpose of completion of construction of the multi-storied building over the "A" schedule property mentioned hereunder and if in any case any consent in writing or signature of the Owners are required for the said purpose the Owners shall sign the same and also shall co-operate in all matters in respect of getting supplementary sanction of Building Plan.

ARTICLE - IV

OCCUPANT

- 4.1 All the areas to be vacated by the Owners in all respect to the Developer for the purpose of construction within 15 days from the date of execution of the agreement.

ARTICLE - V

COST OF CONSTRUCTION / COMPLETION

- 5.1 The entire cost of construction of the building or whatsoever nature shall be born by the Developer and such costs shall include the cost of all service amenities, fittings and fixtures, all over heads regarding construction, price rise in the cost of materials used for construction, fee payable to the LBS-I and Engineers in respect of the construction costs for the purpose of obtaining all other permissions and approvals. The Owners shall not be required to contribute any amount in that regard.
- 5.2 The Developer shall commence construction as per sanctioned plan of the authority concerned. Except un-avoiding circumstances the Developer shall complete the construction within Thirty Six months from the date of sanction of building plan from the Baikunthapur 2 No.Gram Panchayet / PanchayetSamiti / ZilaParishad / BDA.

✓ Srikanth Ganguly

DIRECTOR
INFRASTRUCTURE
DEVELOPMENT
Srikanth
DirectorARTICLE - VIPOSSESSION AND PAYMENT

- 6.1 Within 15 days from the date of execution of the present agreement the Owners shall put the Developer in the exclusive possession to the said property as agreed upon.
- 6.2 That the Developer shall be entitled to collect and realize consideration money for and on behalf of the Owners from the intending purchasers for flats/units/parking spaces, price of the undivided proportionate and impartible share and interest in the land as would be proportionate to the Developer's allocation of the constructed area with common parts and common areas.
- 6.3 That the Developer shall be entitled to collect the price of the undivided proportionate and impartible share or interest in the said land and cost of construction so far it relates to his/their allocation.
- 6.4 The flats will not be considered as complete unless the Developer has given notice to this effect to the flat owners and the said building shall be deemed to be completed in all regards on receipt of possession by each owners of the flats/units/car parking spaces.

ARTICLE - VIIDEVELOPER'S OBLIGATION

- 7.1 The Developer shall complete the building within 36 (Thirty Six) months from the date of sanction of building plan for proposed multi storied building from the Baikunthapur 2 No. Gram Panchayet / PanchayetSamiti / ZilaParishad / BDA, If the Developer fails to complete the proposed construction within the stipulated period, in that event the time may be extended for another twenty four(24) months, i.e. total completion period 60 (Sixty) months.

Srikanta Goguly

FOR INFRASTRUCTURE DEVELOPMENT
Srikanta Goguly
Director

ARTICLE - VIII
SPACE ALLOCATION

- 8.1 That the Owners will get 40% of the constructed area of the proposed multi storied building as per sanctioned building plan issued by Baikunthapur 2 No. Gram Panchayet / Panchayet Samiti / Zila Parishad / BDA over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with modern fittings & fixtures and the rest constructed portion will be allotted in favour of the Developer. The Flats and Car parking space will be specifically demarcated mutually after getting sanction plan and by executing a separate supplementary agreement.
- 8.2 The Owners and the Developer shall be entitled to deal with sale, transfer, grant lease and/or in any way dispose of their respective allotments and to receive, realize and collect all sale proceeds, rents, issues and profits arising there from and for which no further consent of the other party shall be required.
- 8.3 That if and when the local authority permits to extend any further floor over the Newly build up existing multi storied building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the Owners will only be entitled to get their share either by Flat area of the extended portion over the existing multi storied building or by the then market value for their allocation by executing a separate supplementary Agreement.

ARTICLE - IX
DELIVERY OF POSSESSION

- 9.1 The Developer hereby agrees to deliver possession of the Owners' Allocation after completing the building in all respect within 36 (Thirty Six) months from the date of sanction of building plan, If the Developer fails to complete the proposed construction within the stipulated period, in that event the time

Sukanta Ganguly

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Ganguly

may be extended for another 24 (twenty four) months. The Developer shall not incur any liability for any delay in the delivery of possession by reason of civil commotion or for any Act of God, non availability of good quality of material from open market or due to any injunction or prohibitory of any Court or any matter relating to construction of the Building. In any of the aforesaid event, the Developer shall be entitled to corresponding extension of further time of twenty four months from the date of withdrawal of restriction order for delivery of the said Owners' Allocation or as the case may be.

- 9.2 That the Owners shall execute deed / deeds in respect of the undivided share of interest on the land of such part or parts as shall be required by the Developer in favour of the Developer or its prospective Buyer/s as nominated by the Developer, which shall stand reduced proportionately in the event of further floors being sanctioned by the Authority.

ARTICLE - X

ARCHITECTS / ENGINEERS ETC.

- 10.1 That for the purpose of the development of the schedule property, the Developer shall be alone responsible to appoint Civil Engineer/ LBS for the proposed building and the certificate given by the Civil Engineer/ LBS regarding the materials to be used for construction, erection and completion of the building and also specification for the purpose of construction and/or workmanship and completion of the building shall be final, conclusive and binding on the parties.
- 10.2 The decision of the LBS-I / Engineer regarding the quality of the materials and also the specifications of the purpose of construction will be final, conclusive and binding on the parties.

Srikanta Ganguly

THE BRICKHAMPTON
DEVELOPMENT
Srikanta Ganguly
Director

ARTICLE-XI
INDEMNITY

- 11.1 The Stamp Duty, Registration Charges and other expenses in connection with the preparation and execution of the Deeds of Conveyance and/or other documents relating to Developer's Allocation shall be entirely borne by the Developer or its nominee or nominees. Likewise the Stamp duty, registration charges and expenses in connection with the execution of the deed of conveyance and other documents relating to Owners' allocation will be borne by the Owners.
- 11.2 The present will be in force till the completion of the project and during pendency of the project if any party dies, his/her /their legal heirs/ successors/ administrators will be bound to obey the terms & conditions of the present agreement and will be bound to execute supplementary agreement with the other party.
- 11.3 The Owners shall not be liable to pay any Tax in respect of the Developer's Allocation and likewise the Developer shall not be liable to pay any Tax in respect of the Owners' Allocation.
- 11.4 The Owners agree and undertake not to cause any interference or hindrance in the work of construction of the building over the schedule property and shall vacate the possession, free from all sorts of encumbrances and peacefully. If the Owners commit any breach of terms & conditions of the agreement, the Owners shall be bound to pay compensation & interest as per banking rate.
- 11.5 The Owners shall personally bear all costs relating to the ownership and to of their property and the owners are personally bear all cost for vacant the schedule mentioned property and if any dispute arises regarding their ownership of the property at that time the Owners will bear all costs of the suit/case/proceeding. If the Owners fail to conduct the said suit/case/proceeding at that time the Developer as Attorney Holder will conduct the same and the costs of the suit/case along

✓ Srikanta Sanyal

DEVELOPMENT PVT. LTD.
D. K. Mishra
Director

with related expenses will be deducted from the share of the Owners.

- 11.6 That the Owners will get 40% of the constructed area of the proposed multi storied building as per sanctioned building plan issued by Baikunthapur 2 No. Gram Panchayet / Panchayet Samiti / Zila Parishad / BDA over the "A" schedule property TOGETHER WITH undivided proportionate share in land and common parts & facilities with modern fittings & fixtures and the rest constructed portion of the proposed multi storied building over the "A" schedule property will remain for the Developer. The Flats and Car parking space will be specifically demarcated mutually after getting sanction plan and by executing a separate supplementary agreement. That if and when the local authority permits to extend any further floor over the existing multi storied building, the ratio of the allocation of the Owners and the Developer will be same as on this day and the Owners will only be entitled to get their share either by Flat area of the extended portion over the existing multi storied building or by the then market value for their allocation by executing a separate supplementary Agreement

ARTICLE-XII

MAINTENANCE

- 12.1 The Developer shall be liable to pay and bear all current taxes, rates and other outgoing payable in respect of the property from the date of handing over possession by the Owners till the Owners' Allocation is handed over after completing the building in all respect.
- 12.2 The Owners and the Developer from the date of delivery of possession of the Owners' Allocation, maintain their portion at their own costs in good repair and habitable condition and shall not do or suffer to be done anything in or to the said property and/or common areas and passages of the said building which

Snikanta Ganguly

FOR SPANISH TOWN INFRASTRUCTURE DEVELOPMENT LBS
Sinto Ushor
 Director

may be against law or which will cause obstruction or interference to the user of such common areas.

- 12.3 That after the said building is completed and the Owners' Allocation is delivered, the Developer will form an Association with the Owners and Occupants of the various flats and form such Rules and Regulations as the Developer shall think fit and proper for the maintenance of the said building and the Owners shall be liable to make payment of proportionate share of the maintenance charges payable in respect thereof.
- 12.4 That until such Association is formed, the Developer shall continue to remain responsible for the maintenance and rendition of the common services subject however to the occupants making payment of the proportionate share of the maintenance charges and all other outgoing payable in respect thereof.

ARTICLE - XIII

OBLIGATIONS OF THE OWNERS

- 13.1 The Owners shall grant a Power of Attorney in favour of the Developer for applying to the competent authority for grant of permission to develop the said property and to construct proposed building in its place as per sanctioned plan and to make & sign all necessary applications & papers before any competent authority regarding development & amalgamation of the property, sanction of building plan, permission for water supply, electricity supply, laying down drainage and for other amenities before the Baikunthapur 2 No.Gram Panchayet / PanchayetSamiti / ZilaParishad / BDA and all other statutory authorities and to appoint Engineers / LBS-I, Contractors, Structural Engineers, Surveyors, Advocate, Agent or any other professionals as may be required for proposed the project and to enter into, make, sign, seal, execute, deliver acknowledge, perform all engagements, contracts, agreements, deeds, declarations, bonds, assurances and other documents, papers, writings and things that may be necessary.

Smitendra Garguly

FOR INFRASTRUCTURE DEVELOPMENT LTD.
Sita ulan
Director

- 13.2 *The Owners shall sign and execute necessary applications, papers, deeds, documents and do all acts, deeds and things as may be required in order to legally and effectively vest to the Developer or its nominee title to the Developer's Allocation over the schedule property and for completing the construction work of the building.*
- 13.3 *The Owners shall also execute Power of Attorney to empower the Developer to negotiate for sale of the proposed flats/units/car parking space and other units at the best price available allotted in favour of the Developer and to enter into an agreement for sale with the intending purchasers in the prescribed form and to execute the sale deed except the Owners' allocation in favour of the prospective purchasers and to receive consideration from them and to present for registration all such documents as may be necessary in favour of prospective purchasers and admit execution thereof on behalf of the Owners and to do all things, acts and deeds necessary to complete the registration of such documents before the registering authority.*
- 13.4 *The Owners shall also execute Power of Attorney to empower the Developer to get a co-operative housing society/Association of the flat purchasers in the said new building registered under the Co-operative Societies Act or Societies Registration Act or any other acts and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar and to do all other acts and things necessary for registration of the society and to obtain registration certificate and to engage any advocate or solicitor for the purpose of taking advice and for preparation and execution of documents required to be executed and to pay their fees*
- 13.5 *That, the Owners shall sign all papers and execute necessary documents for the purpose of completion of the proposed project.*

Srikanth Ganga

SHRIKANTH GANGA
Srikanth Ganga
Director

- 13.6 The Owners shall execute Supplementary Agreement with the Developer for any further amendments, alternations or modifications, which are not possible to be stated at present.
- 13.7 The Owners hereby agree and undertake not to let out, grant lease, part with possession, mortgage and/or charge the said property or any portion thereof at any time hereafter during the continuance of this agreement without the written consent of the Developer.
- 13.8 The Owners hereby further agree and undertake not do any act, deed, thing whereby the Developer may be prevented from constructing the proposed building and completing the same.
- 13.9 The Owners hereby further agree and undertake not to cause any interference or hindrance in the work of construction of the building over the schedule property and shall vacate the possession, free from all sorts of encumbrances. If the Owners commit any breach, the Owners shall be bound to pay compensation & interest as per banking rate.
- 13.10 That if and when the local authority permits to extend any further floor over the existing multi storied building the ratio of the allocation of the Owners and the Developer will be same as on this day and the Owners will only be entitled to get their share either by Flat area of the extended portion over the existing multi storied building or by the then market value for their allocation by executing a separate supplementary Agreement.
- 13.11 The Owners will personally bear all costs relating to the ownership of their property and if any disputes arise relating their ownership regarding the schedule property at that time the Owners will bear all costs of the suit/case.

ARTICLE - XIV

BREACH AND CONSEQUENCE

- 14.1 In the event of either party to this agreement committing breach of any of their obligations under this Agreement the aggrieved

Srisanku Ganguly

FOR BANGALORE INFRASTRUCTURE DEVELOPMENT LTD.

Sriata Chakraborty
Director

party shall be entitled to Specific performance and also to recover damages, compensation from the party committing the breach. On the other hand if the Owners fail to remove the encumbrances regarding the schedule property, the Owners will solely be responsible & liable for all financial loss & injury of the Developer.

- 14.2 The Developer shall complete the building within 36 (Thirty Six) months from the date of sanction of building plan for proposed multi storied building from the Baikunthapur 2 No. Gram Panchayet / Panchayet Samiti / Zila Parishad / BDA. If the Developer fails to complete the proposed construction within the stipulated period, in that event the time may be extended for another twenty four (24) months, i.e. total completion period 60 (Sixty) months.

ARTICLE-XV

JURISDICTION

- 15.1 Court at Burdwan shall have the jurisdiction to try and entertain all actions, suits and proceedings arising out of this Agreement.

THE "A" SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land situated at District - Purba Bardhaman, P.S. & A.D.S.R. - Burdwan, under Baikunthapur No. 2 Gram Panchayet, Mouza - Kanainatshah, J.L. No. 76, L.R. Khatan No. 2943, R.S. & L.R. Plot No. 353, Class - Sali, Area of Land - 3537 sq. ft. in the State of West Bengal.

The said property is situated at the side of 12 Ft. Adjacent to Metal Road.

That the stamp duty of Rs. 5000/- (Rupees Five Thousand Only) is paid and the deficit stamp duty and Regd fees have been paid through e-payment.

The photos, finger prints, signatures of the parties are annexed herewith in separate sheets, which will be treated as the part of this deed.

IN WITNESS WHERE OF the parties have put their respective hands on the 9th day of December 2021.

Chandan Paul,
Mareb Mohan Paul.
Partners, Barue. of.

[Signature]
Sudasha Mallick
Dhruvanshid Barua

[Signature]
V. Balu SRI
Bardhaman, Dist. Bardhaman.

Drafted by me &
Typed in my office

Subhas Chandra Mallick

Deed Writer

Subhas Chandra Mallick

Contact- 9434177822/7908099574

mail id- mallicksubhas1961@gmail.com

Licence No. DSR 35






Burdwan Dist Registry Office.

[Signature]
Signature of OWNER.

For BARDHAMAN INFRASTRUCTURE
DEVELOPMENT PVT. LTD.

[Signature]
Director

Signature of DEVELOPER

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Srikanta Ganguly

SEAL & SIGNATURE : Srikanta Ganguly

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					



Sita Uhar

SEAL & SIGNATURE : For BARDHAMAN INFRASTRUCTURE DEVELOPMENT PVT. LTD.
Sita Uhar
Director

Left Hand Impression	Little	Ring	Middle	Index	Thumb
Right Hand Impression	Thumb	Index	Middle	Ring	Little



SEAL & SIGNATURE :

No. WB-4120170317995 Issue Dt. 15-01-2017

Name CHANDAN PAUL

SDW of MANAB MOHAN PAUL

Address PRATAFESWAR SHETAL
 BK. N BASU ROAD, KACHANAGAR, BURDWAN
 BURDWAN

Issue Dt. 04.02.2017

Authenticity to issue for following vehicle (s) in Burdwan India

Vehicle No.	MCW6		
Issue Dt.	15-01-2017		
Valid Until			
Issue Dt.			

Valid Till Non Transport 04-07-2018

Issue Date 15-01-2017

Member's Signature

Issuing Authority

Burdwan



कार विभाग
TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
SARDHAMAN INFRASTRUCTURE
DEVELOPMENT PRIVATE LIMITED
15/01/2010
AADCBB877C

इस कार्ड को खोलें / खोलें पर कृपया सुनिश्चित करें / खोलें
आपका बैंक लेखा नंबर, पुराना बैंक
कॉपी नंबर, सर्वोपरि पत्र, आदि
आपके बैंक खाते पर ध्यान दें।
बनारस, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapthagiri Chambers,
Near Bazar Telephone Exchange,
Bansal, Pune - 411 045

Tel: 01-20-2721 3088, Fax: 01-20-2721 6081
e-mail: info@pancard.gov.in

Sinta Chha

विभाग
DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
Income Tax Department
AHGPQ5525M



Sita Chhara

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Service Unit, U/TH/2,
Plot No. 3, Sector 11, CHD Estate,
New Mumbai - 400 614.

यदि यह कार्ड खोया/प्राप्त हुआ, कृपया सूचना दें/वापस करें।
आयकर विभाग सेवा यूनिट, U/TH/2,
प्लॉट नं. 3, सेक्टर 11, चिडवाड़ा,
नई मुंबई - 400 614.

Sita Chhara

भारत सरकार
GOVERNMENT OF INDIA

সিকতা গুড়
Sikta Ghar
জন্মতারিখ/DOB: 01/11/1980
মহিলা/ FEMALE

7663 6733 8086

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
W/O: তারক নথ গুড়, জি.এন. মিত্র লেন, বর্ধমান
(এস), কদমতল, পশ্চিম বঙ্গ - 713101

Address :
W/O: Tarak Nath Ghar, GN MITRA LANE,
Bardhaman (m), Bardhaman,
West Bengal - 713101

7663 6733 8086

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bangalore-560 001

Sikta Ghar



भारत सरकार

Government of India



Swarna Ganguly
Date of Birth/DOB: 04/01/1960
Male: MALE



9217 4710 7111

जेरो आधार, जेरो पहचान



West Bengal
Government of West Bengal

Address:
SO. Pradya Gangul, HOCHITA
PALLY, Burdwan, Da. Jhama.
West Bengal - 713103

9217 4710 7111

Attended
Smikanta Ganguly

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

श्रीकान्त गंगुली
SHRIKANTA GANGULY

44011503
PAN Card Number

आयकर अधिकारी
AYD OFFICER

[Signature]
Signature



Attd.
Shrikanta Ganguly

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

GRN Details

GRN: 192021220131817818
GRN Date: 09/12/2021 12:39:51
BRN: 4608651254113
Gateway Ref ID: 865012241
Payment Status: Successful
Payment Mode: Online Payment (SBI Epay)
Bank/Gateway: SBlePay Payment Gateway
BRN Date: 09/12/2021 12:12:37
Method: Axis Bank-Retail NB
Payment Ref. No: 2002401554/2/2021
[Query No/Query Year]

Depositor Details

Depositor's Name: S C MALLICK
Address: BURDWAN
Mobile: 9382017229
Depositor Status: Deed Writer
Query No: 2002401554
Applicant's Name: Mr SUBHAS CHANDRA MALLICK
Identification No: 2002401554/2/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002401554/2/2021	Property Registration- Stamp duty	0030-02-103-603-02	5020
2	2002401554/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	5041

IN WORDS: FIVE THOUSAND FORTY ONE ONLY.

Major Information of the Deed



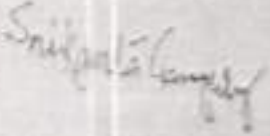
Deed No :	I-0203-10293/2021	Date of Registration	09/12/2021
Query No / Year	0203-2002401554/2021	Office where deed is registered	
Query Date	21/11/2021 8:07:42 PM	0203-2002401554/2021	
Applicant Name, Address & Other Details	SUBHAS CHANDRA MALLICK DOKRASAHID Thana Bardhaman District Purba Bardhaman, WEST BENGAL, PIN - 713132. Mobile No. 9382017729 Status: Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property Declaration [No of Declaration : 1] [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 65,87,451/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 10,020/- (Article 48(g))	Rs. 21/- (Article E. E. E)		
Remarks			

Land Details :

District: Purba Bardhaman, P. S - Bardhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Kanainatshai, JI No: 78, Pin Code: 713103

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-353 (RS -353)	LR-2943	Bastu	Bastu	3537 Sq Ft		65,87,451/-	Width of Approach Road: 12 Ft., Adjacent to Met & Road.
Grand Total :					8.1056Dec	0/-	65,87,451/-	

Land Lord Details :


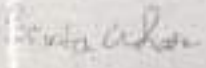
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Srikanta Ganguly (Presentant) Son of Late Prafulla Ganguly Executed by: Self, Date of Execution: 09/12/2021 Admitted by: Self, Date of Admission: 09/12/2021, Place: Office	 <small>09/12/2021</small>	 <small>LN 09/12/2021</small>	 <small>09/12/2021</small>

Jabul, City:- Burdwan, P.O.- Jabul, P.S:-Bardhaman
 District:-Purba Bardhaman, West Bengal, India, PIN:- 713146 Sex: Male, By Caste: Hindu,
 Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx9L,Aadhaar No Not Provided by UIDAI,
 Status: Individual, Executed by: Self, Date of Execution: 09/12/2021
 Admitted by: Self, Date of Admission: 09/12/2021, Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Barddhaman Infrastructure Development Private Limited Taav-39 3rd Uhas, City - P.O.- Joteram, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104, PAN No.:: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sikta Ghar Wife of Shri Tarak Nath Ghar Date of Execution - 09/12/2021, Admitted by: Self, Date of Admission: 09/12/2021, Place of Admission of Execution: Office			
	G. N Mitra Lane, City:- Burdwan, P.O:- Burdwan, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AHxxxxxx5M,Aadhaar No Not Provided by UIDAI Status: Representative, Representative of: Barddhaman Infrastructure Development Private Limited (as Director)		LT 09/12/2021	09/12/2021

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Chandan Paul Son of Mr. Manab Mohan Paul Rachenagar, City: Burdwan, P.O.- Burdwan, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101			
	09/12/2021	09/12/2021	09/12/2021

Identifier Of Shri Srikanta Ganguly, Smt Sikta Ghar

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Shri Srikanta Ganguly	Barddhaman Infrastructure Development Private Limited-8 10564 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S.: Bardhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Kanainatshah, JI No: 76,
Pin Code: 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 353 LR Khatian No - 2943	Owner: শ্রীকান্ত গাঙ্গুলী, Gurdian প্রদান , Address: নিতাই , Classification: শাপি, Area: 0.08000000 Acre.	Shri Anikanta Ganguly

On 09-12-2021

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 1895

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

Presented for registration at 14:00 hrs on 09-12-2021, at the Office of the A.D.S.R. Bardhaman by Shri Srikanta Ganguly, Executant

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 65,87,451/-

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

Execution is admitted on 09/12/2021 by Shri Srikanta Ganguly, Son of Late Prafulla Ganguly, Jabul, P.O. Jabul, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713146, by caste Hindu, by Profession Others

Identified by Mr Chandan Paul, . . Son of Mr Manab Mohan Paul, Radhanagar, P.O. Burdwan, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Others

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

Execution is admitted on 09-12-2021 by Smt Sikta Ghar, Director, Bardhaman Infrastructure Development Private Limited (Private Limited Company), Taav-39 3rd Ulhas, City:-, P.O.- Joteram, P.S.-Bardhaman
District -Purba Bardhaman, West Bengal, India, PIN:- 713104

Identified by Mr Chandan Paul, . . Son of Mr Manab Mohan Paul, Radhanagar, P.O. Burdwan, Thana: Bardhaman
City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/- by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/12/2021 12:40 PM with Govt. Ref. No. 192021220131817818 on 09-12-2021, Amount Rs. 21/-, Bank: SBI
EPay (SBIPay), Ref. No. 4608651254113 on 09-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,020/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 5,020/-
Description of Stamp
1. Stamp Type: Impressed, Serial no 6419, Amount, Rs. 5,000/-, Date of Purchase: 09/12/2021, Vendor name: R S

Ghatak
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/12/2021 12:40 PM with Govt. Ref. No. 192021220131817818 on 09-12-2021, Amount Rs. 5,020/-, Bank:
SBI EPay (SBIPay), Ref. No. 4608651254113 on 09-12-2021, Head of Account 0030-02-103-003-02



Sanjit Sardar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0203-2021, Page from 287999 to 288035
being No 020310293 for the year 2021.



Digitally signed by Sanjit Sardar
Date: 2021.12.15 13:49:52 +05:30
Reason: Digital Signing of Deed.

Sanjit

(Sanjit Sardar) 2021/12/15 01:49:52 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.

(This document is digitally signed.)