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22 SEP 2023

A.D.S.R. D. K. ...

DEVELOPMENT AGREEMENT

Abul Kalam
Abul Kalam

6301

21/09/2023

Sl. No. Date.....
Sold to..... Onkar Group Represented By
Address P. R. Goenka
Value of Stamp 5000/- Barabazar, Kolkata
Date of Purchase of this
Stamp Paper from Treasury 07 SEP 2023
Name of this Treasury where
Stamp Paper Purchase-Durgapur

Khudiram Mondal

KHUDIRAM MONDAL
Stamp Vendor
Durgapur Court
City Centre, Durgapur
L.No.1



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

22 SEP 2023

THIS DEVELOPMENT AGREEMENT is made on this the 22ND day of September 2023

BETWEEN

1. **Prahlad Roy Goenka**, PAN NUMBER [MASKED] Adhar No [MASKED] s / o **Late Onkar Mull Goenka**, residing at 159 Rabindra Sarani, Burrabazaar, P.S-Burrabazar, Kolkata-700007 by faith Hindu , by Occupation Business , by Nationality Indian
2. **Smt. Pooja Goenka** PAN NO [MASKED] AADHAR NO [MASKED] W/o- **Gagan Goenka** by occupation Housewife by faith Hindu residing at 21/1 Mandeville Gardens Ballygunj P.S Gariahat, Kolkata-700019.
3. **Gagan Goenka** PAN [MASKED] Aadhaar no [MASKED] HUF represented by Karta and/or Manager **Sri Gagan Goenka S/o Prahlad Roy Goenka** residing at 21/1 Mandeville Gardens Ballygunj, P.S-Gariahat, Kolkata-700019 by faith Hindu by occupation-Business, by Nationality- Indian.
4. **Nirmala Devi Goenka** PAN NO [MASKED] AADHAR NO [MASKED] W/o **Prahlad Roy Goenka** by faith Hindu by occupation House wife residing at 21/1 Mandeville Gardens Ballygunj, P.S-Gariahat, Kolkata-700019.
5. **Gagan Goenka** PAN NO AHCPG6839N AADHAR NO [MASKED] S/o **Prahlad Roy Goenka** by faith Hindu by occupation Business residing at 21/1 Mandeville Gardens Ballygunj P.S Gariahat Kolkata 700019

Herein after referred to and called as the **“OWNER GROUP ”/VENDORS**

(which expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART;**

AND



Onkar Group a proprietorship Concern having registered office at 159 Rabindra Sarani, Barabazar, Kolkata 700007, its proprietor Sri Prahlad Roy Goenka [MASKED] Aadhaar [MASKED] s/o Late Onkar Mull Goenka., residing at 159 Rabindra Sarani, Burrabazar, Kolkata 07 by faith Hindu by Occupation Business, by Nationality Indian, hereinafter referred to and called as the **DEVELOPER(which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its Partners, Successors-in-Office, legal heirs/heirss, executors, administrators, legal representatives and assigns) of the **SECOND PART.****

WHEREAS

- a) Prahlad Roy Goenka no 1 of the Owner group, is the absolute owner and seized and possessed of the and/ or otherwise well and sufficiently entitled to all the places and pieces of land ,together with the structures thereon lying situated at and comprised of several plots under khatian no 10585 and 10590 J.L no 119 in Mouza-Viringi P.S Durgapur District Paschim Bardhaman within the limits of Durgapur Municipal Corporation morefully and particularly described in the first schedule hereunder written
- b) Smt. Pooja Goenka no 2 of the owner group, is the absolute owner and seized and possessed of the and/ or otherwise well and sufficiently entitled to all the places and pieces of land ,together with the structures thereon lying situated at and comprised of several plots under khatian no 10588, and 10591 and 10592 J.L no 119 in Mouza-Viringi P.S Durgapur, District-Paschim Bardhaman within the limits of Durgapur Municipal Corporation morefully and particularly described in the Second schedule hereunder written
- c) Gagan Goenka H.U.F. No 3 of the owner group , is the absolute owner and seied and possessed of the and/ or otherwise well and sufficiently entitled to all the places and pieces of land ,together with the structures thereon lying situated at and comprised of several plots under khatian no 105857 and 10589 J.L no 119 in Mouza-Viringi P.S Durgapur District Paschim Bardhaman within the limits of Durgapur Municipal Corporation morefully and particularly described in the Third schedule hereunder written
- d) Smt. Nirmala Devi Goenka no 4 of the owner group , is the absolute owner and seized and possessed of the and/ or otherwise well and sufficiently entitled to all the places and pieces of land ,together with

Nirmala Devi Goenka

the structures thereon lying situated at and comprised of several plots under khatian no 10593 J.L no119 in Mouja-Viringi P.S Durgapur District Paschim Bardhaman within the limits of Durgapur Municipal Corporation morefully and particularly described in the fourth schedule hereunder written

- e) Sri Gagan Goenka no 5 of the owner group, is the absolute owner and seized and possessed of the and/ or otherwise well and sufficiently entitled to all the places and pieces of land, together with the structures thereon lying situated oat and comprised of several plots under khatian no 10587 and10589 J.L no119 in Mouja-Viringi P.S Durgapur District Paschim Bardhaman within the limits of Durgapur Municipal Corporation morefully and particularly described in the fifth schedule hereunder written
- f) The owner group has represented that all the said plots of land are contiguous to each other and are capable of being developed as a single property for construction of new building and/ or buildings there at
- g) Total area of the said plot of land as mentioned and described in the first schedule, third schedule and fourth schedule hereunder written in aggregate is 687.9. decimal, more or less morefully and particularly described in the Fifth schedule hereunder written and all the said plots of land are hereinafter collectively referred as the '**Said Entire Property**'
- h) Representations made by the owner group in the matter of their respective plots of land mentioned above are recorded in the sixth schedule hereunder written
- i) Subject to the terms and conditions hereinafter appearing and for mutual benefit and profit the parties hereto have agreed to combine the said plots of land, monies ,effect ,skill and knowledge and as such the owner group have agreed to grant the exclusive right of development in respect of thesaid entire property unto and in favour of the developer herein and the Developer has agreed to provide the skill ,knowledge and make investments in the manner as herein after appearing for the purpose of undertaking development for the Said Entire Property subject to the terms and conditions as hereinafter appearing

NOW THIS AGREEMENT WITNESSETH and it is hereby agreeing upon by and between the parties hereto on the following terms and conditions

ARTICLE - I COMMENCEMENT

1.1 This Agreement has commenced or have deemed to have commenced on and with effect from the date of execution thereof

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1.2 Unless otherwise provided, this agreement shall remain valid and subsisting till such time development of the said entire property is completed in all respects in terms of this Agreement by construction of the new building and possession of the respective allocation has been made over to/taken over by the concerned parties and the respective deeds of transfer/release are duly made and registered in favour of the purchasers and management and affairs of the new building re handed over either to the Maintenance company formed for the purpose or to the association of purchasers of flats/apartments/units in the new building constructed at the said entire property

ARTICLE - 2 : TITLE

2.1 The Owner group at or before the execution of this Agreement has made disclosure in the sixth schedule hereto regarding the title in respect of the said entire property and in the event of there being any defect in title in respect of the said entire property it shall be the obligation and responsibility of the owner group to cure and /or remedy such defects in title, at their own cost and the developer has agreed to render all assistance and in the event there being any claim from any personal respect of the said entire property or any part thereof then and in that event the same shall be on account of the owner group and /or the owner group shall be responsible and /or liable for the same and have to keep the developer and its officer saved harmless and fully indemnified from and against all costs charges claims actions suits and proceeding including litigation costs.

ARTICLE - 3: DEVELOPMENT RIGHTS

3.1 In consideration of the mutual covenants herein contained and on the part of the parties hereto to be paid performed and observed, the owners do and each of them doth thereby irrevocably permit and grant exclusive right to the developer to develop the said entire property by constructing new

*Abhishek
Adwal*

building and or buildings thereat In accordance with the plan as be sanctioned by the Durgapur Municipal Corporation with or without amendment and /or modifications thereto made or caused to be made by the Developer from time to time and in this regard the Developer is hereby authorized and shall be entitled, subject to the terms and conditions herein contained to:

- a) Apply for and obtain all consents approvals and /or permissions as may be necessary and/or required for undertaking development for the Said Entire Property
- b) Take such steps as are necessary to divert all electric pole /post pipes cable or other conducting media in under or above the Said Entire Property which need to be diverted as a result of the development
- c) Install all electricity gas water telecommunication and surface and foul water drainage connections to the said entire property
- d) Serve such notice and enter into such agreements with statutory undertaking or other companies as may be necessary to install the services.
- e) Give all necessary or usual notices under any statute affecting the demolition and clearance of the said entire property and the Development give notices to all water gas electricity and other statutory authorities as may be necessary in respect of development of the said entire property and pay all costs fees and outgoing incidental to or consequential on any such notice
- f) Take all necessary steps and /or obtain all permissions approvals and/or sanctions as may be necessary and /or required and shall do all acts deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the Said Entire Property
- g) Incur all costs charges and expenses for the purpose of constructing erecting and completing the New Building and/or buildings in accordance with the said plan

h) Make payment of the fees and/or charges of the Architect,engineer and other agent as may be necessary and/or required for the purpose of construction erection and completion of the said new building and/or buildings

3.2 That the owner (s) hereby agreed that he /she/they will not grant lease, mortgage, charge or encumber the scheduled property in any manner whatsoever during the existing/ substance of this agreement as well as during the construction of the building without prior written consent of the Developer and also undertakes that for the betterment of the Project shall acquire and to produce all the relevant papers documents and copy of the order if any from the competent Court Authority Concern.

3.3. That the owner (s) hereby agree to sign, execute Registered Development Power of Attorney and also all the petitions, Affidavit, Deeds, Plaints, written objection, proposed site plan, Building plan, Completion Plan, Declaration of Amalgamation, Deed of Amalgamation, Agreement for Sale and all other necessary Documents in favour of the Developer or its Nominated person or persons for betterment of the construction over the schedule land and adjacent land and betterment of project and also for the betterment of title over the Schedule property and the owner (s) also agreed to pay all the costs and expenses of the documents in up-to-date condition and for betterment of Title of the property of the owner (s) herein.

3.4. That the owner(s) shall be liable and responsible for litigation, if any arose due to defects on their part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third party or contagious land owners, then the Developer(s) will be entitled to get cost of litigation from the Landowner(s), which will be incurred by the developer(s) during such litigation. Be it mentioned that if there any type of litigation is found or arose due to any order of the competent Court Authority concern or any other competent authority concern, then the delay in respect of delivery of possession of the owners' allocation shall not be considered the delay on the part of the Developer(s).



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3.5. That the owner(s) hereby undertake(s) to deliver and/or handover all the Photostat copy and/or Original of all the Deeds and documents to the Developer(s) at the time of execution of this Agreement and if the Original documents is not delivered in favour of the Developer(s), then produce all the Original documents, whenever called for production of the same by the Developer(s).

3.6 That the Owner(s) hereby giving exclusive license to the Developer(s) to commercially exploit the same as per terms and condition contained in this Agreement and hereby authorized the Developer(s) to enter into agreement for sale, lease, transfer, mortgage and to dispose of the Developer's Allocation together with right to assignment of all the rights title interest of this agreement to any third party and the owner(s) will give necessary consent for betterment of this project without raising any objection to that effect save and expect the owners' allocation as mentioned.

3.7 The Owner(s) hereby agree to execute a Registered Development Power of Attorney in favour of the Developer(s) or its nominated person/s in respect of the Developer's Allocation and also for the purpose of addition, alteration, revision of the sanctioned building plan, Completion Plan for construction and completion of the work as per Agreement and also to sign on the Deed on or behalf of the owner and to present the same before the District Registrar, Addl. District Sub-Registrar or other Registrars, who has authority to register the Deed of transfer and other documents and if required owners will put their signature on the Agreement for Sale, Deed of conveyance after delivery of possession of the owner's allocation. It is also further agreed that for the purpose of betterment of the intending purchasers, if required, the owner (s) herein will join in the Deed of Conveyance as owners for Transfer the Flat to the intending purchaser(s).

3.8 The owner(s) hereby undertake(s) not to do any act, deeds or things by which the Developer(s) may prevent from executing any Deed of Conveyance

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in favour of the intending purchaser or Purchasers of the Developer's Allocation. If the Developer(s) fail(s) to deliver possession of the owners' Allocation within the stipulated period, then the owner(s) will be entitled to get compensation/damages from the Developer(s) as deemed fit by the Developer(s). Be it mentioned here that the Time will be essence of the contract.

3.9 That the Owner(s) hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer(s) shall continue to construct the building exclusively in the name of the Developer(s)/Development Firm and also by taking partner in the Firm at its own cost, arrangement and expenses as well as the Owner(s) shall have no financial participation and or involvement. The Developer(s) shall handover the complete habitable peaceful vacant possession of the Owner's Allocation within stipulated time mentioned in 5.7 herein below from the date of execution and registration of this Agreement, which is later and the time is the essence of this Contract and such time shall be enhanced and/or extended for another 12 months for any force-majeure, acts of God and/or other reasons which is or are or shall be beyond control of the Developer(s) and if the Developer(s) will fail or neglect to handover the possession of Owners' Allocation within the said stipulated time from the date of obtaining the Sanctioned Building Plan, then in that case the Owner(s) shall have every right to take legal steps with due process of law.

ARTICLE - 4: MUTATION, AMALGAMATION AND CONVERSION

4.1 Immediately after execution of this Agreement, the Developer for and on behalf of and in the names of the owner group shall be entitled and is hereby authorized to apply to the authorities concerned including the BL&LRO and the Durgapur Municipal Corporation for mutation of the names of the owner and/or any correction therein, if needed, and also for change of nature of intended use of the Said Entire Property, all costs charges and expenses in connection therewith shall be borne and paid by the Owner Group



4.2 After mutation is affected the Developer shall be entitled, if necessary to cause the different municipal holding comprised in the Said Entire Property to be amalgamated as one property and the Owner group and each one of them have agreed to sign and execute all applications papers deeds documents and instruments as may be necessary and/or required and all costs charges and expenses in connection therewith shall be on account of the Owner Group

4.3 The Owner Group each one of them agree to sign and execute any deed document and/or instrument application as may be necessary as/or required by the Developer ,from time to time

4.4 In case of any dispute or any litigation concerning Owners groups title for any of the properties comprised in the Said Entire Property or any portion thereof then the Developer for and on behalf of and in the name of the Owner Group,will deal with the same and if necessary will initiate settlement with the concerned parties but all costs charges and expenses incurred in this regard will be borne by the Owner group. In the event of any settlement being arrived by the developer for payment of any money or any other negotiated settlement any amount which will be required to be paid by way of compensation or otherwise will entirely be paid by the Owner group .It is agreed that there will be consultation between the Owners and the Developer about the terms of settlement, if the Owner group do not agree with the terms of settlement proposed by the Developer then it would be the obligation of the Owner Group to settle the matter within a period of 15 days from the date the terms of settlement have been proposed by the Developer and in the case the Owner Group are not able to settle the matter within the abovementioned stipulated period then the Developer shall be entitled to settle the matter on the terms of settlement proposed by the Developer and at the cost of the Owner Group.

ARTICLE – 5. CONSTRUCTION&COMPLETION

5.1 After mutation and amalgamation is effected, Developer shall be entitle and is hereby authorized to cause a map or plan to be prepared by an

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architect and to cause the same to be submitted either in its own name or in the name of the Owner group for sanction before the Durgapur Municipal Corporation and other authorities.. All fees of the architect and other professional person engage by the Developer(including for preparation of plan,drawings and working drawing)and all fees costs and charges payable to the Durgapur Municipal Corporation for sanction o plan for the New Building shall be borne and paid by the Developer.

5.2 The Developer shall apply for and obtain at its own cost, charge and expenses all necessary permissions, licenses, permits, sanctions, consents and no objection certificates and such other orders as may be required from the municipal and other governmental departments and authorities for sanction of the building plan. The Developer shall have right to alter/modify the sanctioned building plan as may be considered necessary by the Develop and/or may be required by the authorities concerned .

5.3 Within sixty days from sanction of the said plan the Owners shall make available the said plan to the Developer and the Developer shall commence the work of construction of the said new Building and /or building(hereinafter referred to as Start Date)

5.4 For the Purpose of construction of the New Building, the Developer shall be entitled to appoint ,engage and employ contractors, sub-constructors, engineers labours, mistress, care takers, guards and other staffs and employees and at such remuneration and on such terms and conditions as be deemed necessary by the Developer

5.5 The Developer shall at its own costs and expenses construct the New building at the said entire property in accordance with the plan as be sanctioned by the Durgapur Municipal Corporation and of such specification as may be recommended by the Architect. The New Building shall be constructed under the supervision and guidance of the Architect as to the cost quality of the materials and specifications to be used for the

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construction of the building shall be acceptable and conclusive on both the Developer and the Owner.

5.6 The Developer shall be entitled to apply for and obtain connections for water, electricity, drainage, sewerage and other inputs, utilities and facilities from the Government authorities and statutory and other or other body or bodies required for construction, use and enjoyment of the New building t its own costs and expenses either in the name of the Developer and/or owner and for that or otherwise to close down and disconnected the existing connections etc.

5.7 The New Building at the Said Entire Property shall be made fit and completed for habitation within a period of four to five years from the Start Date (hereinafter referred to as the Scheduled Completion Date) unless prevented by Force Majeure or unavoidable delay.If for not any reason New Building are not Completed within the aforesaid period of four to five years then and in that event the Developer shall be entitled to a grace period of 12 months or such other period as may be mutually agreed as the Grace Period For the purpose of this agreement, the New Building shall be deemed to be have been completed if, upon construction of the New Building the same is provided with water, drainage, sewerage, and lifts and certified so by the Architect,it being expressly agreed and understood that the Developer shall be responsible to apply for obtaining the Certificate from the Durgapur Municipal Corporation within a reasonable period thereafter.

5.8 On completion of the building put the owner(s) in undisputed possession in respect of the owners' allocation together with the right to enjoy the common facilities and amenities attached thereto with other of the units/shops etc.

ARTICLE - 6 CONSIDERATION AND ALLOCATION

6.1 The Developer at all times hereafter shall be at liberty to negotiate with the prospective buyers and enter into agreements for sale or otherwise transfer of flats,apartment,shops,car parking spaces and other areas benefits in and/or appurtenant to the New Building to be constructed at the Said Entire Property or any portion thereof(including the proportionate undivided share in the land comprised in the Said

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Entire Property and also in the common portions and common facilities) at or for such considerations as the Developer may deem fit and proper and realize all proceeds thereof absolutely and exclusively (hereinafter called the Said Sale Consideration). The Developer shall at first instance receive all amounts receivable from the intending buyers of such flats, units, apartments, shops, car, parking spaces and other areas at the Said Entire Property by way of earnest money and/or consideration and deposit the same in a specific account to be opened in the name of Onkar Group with .Bank at Kolkata and the said Bank account unless otherwise agreed unanimously is to be operated by Sri Prahlad Roy Goenka, as authorized representative of the owners

6.2 In consideration of the owner having granted the exclusive right to develop the Said Entire Property including the right to dispose of the flats, units, apartments, shops, car parking spaces and other areas benefits in and/or appurtenant to the New Building to be constructed in the Said Entire Property or any portion thereof (including the proportionate undivided share of the land comprised in the Said Entire Property and also in common portion and common facilities) to the Developer, the owner shall be entitled to 40%(forty percent) of the said sale consideration (net of expenses for brokerage or fee for marketing agency) and in consideration of the Developer having agreed to develop the Said Entire Property by undertaking the work of construction and completion of the New Building and comply with various other obligations agreements and covenants of the Developer under this Agreement the Developer shall be entitled to 60%(sixty percent) of the said sale consideration (net of expenses for brokerage fee for marketing agency). The Said Sale Consideration realized from time to time from the buyers of the flats, units, apartments, shops, car parking spaces and other areas in the New Building and deposited with the said bank account specified in clause no 6.1 supra shall be paid and /or distributed from time to time in such intervals (weekly, fortnightly, monthly) as may be mutually agreed and in the following manner



- a) Either payment to the brokers/agencies or reimbursement to the Developer in respect of the brokerage and marketing fees for arranging sale or flats ,units ,apartments, shops ,carparking spaces and other areas benefits in and/or appurtenant to the New Building to be constructed at the Said Entire Property
- b) The balance of the collection of the Said sale Consideration shall be allocated between the Owner and the Developer in the ratio 60:40 as mentioned hereinabove and such share/allocated amounts is to be paid and/or transferred to the credit of the Owner and Developer respectively

6.3 Any other amount received or receivable by the Developer from the Buyers of the flats, apartments, units, shops, car parking spaces etc at the Said Entire Property on account of extra utilities amenities charges and deposits legal fees documentation charges etc. other than the Said Sale Consideration shall be retained by the developer exclusively to which the Owner group will not have any claim. Extra –utilities ,amenities would include making any additions or alteration and/or for providing at the request of the buyer/s any additional facility and/or utility in or relating to any flat/unit/shop in excess of those specified in the agreement for sale and also any additional or extra common facility or utility like generator installation, arranging electrical connection, gas connection if feasible etc., to the buyers of the flats/units/shops in the New Building at the Said Entire Property. However all other commercial and other benefits accruing/derivable from the New Building at the Said Entire Property such as roof rights(if not allotted to the buyers of the flats), club house facilities(if constructed, not handed over to the buyers of flats at the New Building and run by the Developer or its nominee), hoarding signage, bill boards, tower for cell phones etc and not specifically mentioned or dealt with herein shall be shared(net of expenses for construction/erection operation of the same) by and between the Owners and the Developer in proportion to the aforesaid ratio of 60:40.

6.4 The Developer thereby empowered and shall be entitled to enter into agreement for sale and/or transfer of flat, units, apartments, shops, car parking spaces and other areas benefits and right in the New Building to be constructed at the Said Entire Property or portion thereof independent of and to the exclusion of the Owner for which no further consent will be required and this agreement by itself shall be treated as the consent by the owner group to the Developer. The Owners thereby confirm that the owners shall not be required to join in as party o the agreements that may be entered in to by the Developer or Sale or otherwise transfer of flats, units, apartments, shops, car parking areas and other areas benefit properties and rights and the consent of the owners in that regard shall be deemed to have been given by the Owner to the Developer by these presents itself provided however .That if so required by the Developer, the owner shall join in as confirming party to all such agreements and other documents of transfer and confirming to that effect that the owner shall execute the deeds of conveyance and/or transfer in respect of sale and/or transfer of flats, units, apartments, shops, car parking spaces and other areas benefits and rights in the New Building together with the undivided proportionate share in the land comprised in the Said Entire Property without claiming any additional consideration money thereof.

6.5 For the purpose of facilitation the construction of the New Building at the Said Entire Property the Developer may apply for and reserves the right to financial assistance from the banks and other financial institution and to secure the same as the Developer in its absolute discretion think fit and proper; similarly the Developer may allow the intending buyer of flats/unit in the New Building to avail of finance from any bank and /or financial institution for purchase of the flat/unit in the building proposed to be constructed at the Said Entire Property to which the Owner hereby grant their consent. It being expressly provided that the owner shall not be liable in any way for such financial assistance that may be obtained by the Developer and/or the intending buyer of flat/unit and the Developer shall

indemnify and keep the owners indemnified against the actions suits proceedings costs charges and expenses in respect of the same.

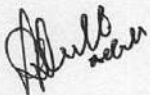
6.6 The Developer shall frame scheme for the management and administration of the New Building and/or common parts thereof. The Owners,if retains any flat/flats,units,shops,car parking spaces in the New building at the Said Entire Property at mutually agreed terms and conditions,hereby agrees to abide by all the rules and regulations to be framed by the Association of the Flat owners and/or any other organization who may be entrusted with the charges of management of the affairs of the New Building and/or commonparts thereof and the parties hereto hereby give their consent to abide by such rules and regulations.

ARTICLE - 7.OWNERS'OBLIGATION

7.1 All municipal ant other taxes,rates, levies,impositions and outgoings in respect of the Said Entire Property shall be paid, borne and discharged by the Owners for the period till the of mutation,amalgamation,conversion and sanction of the building plan by the Durgapur Municipal Corporation and for the period thereafter by the Developer till the time construction of the New Building at the Said Entire Property is completed and possession of the flats, units etc. are delivered to the buyers thereof. After delivery of the flats etc at the said New Building,the buyers of such flats etc will be liable to make payment of such rates and taxes for their respective portions.

7.2 The Owners or any one or more of them or any person authorized by them shall not unduly cause any interference or obstruction in the Developers carrying out construction work at the Said Entire Property in terms of this agreement

7.3 During the subsistence of this agreement the owners shall not sell transfer alienate ,encumber or charge the Said Entire Property or any part thereof, nor shall the owners enter into any agreement for sale in respect thereof.

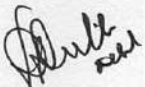


7.4 The Owners shall grant an irrevocable power of Attorney in favour of Sri Prahlad Roy Goenka, the Developer herein and Sri Prahlad Roy Goenka as the proprietor an authorized representative of the Developer, to severally simultaneously with the execution of this Agreement enable the Developer to proceed with obtaining sanction of the Building plan, modifications, alterations of the Said plan and authorize the Developer to represent the Owners before all authorities concerned in that regard and also to enable the Developer to enter into any agreement or sale and /or transfer of flats, units, apartments, shops, car parking spaces and other areas benefits and rights in the New Building to be constructed in the Said Entire Property or portion thereof together with the undivided proportionate share in the land comprised in the Said Entire Property and to execute and present for registration the deed/deeds of conveyance in respect of the same or on behalf of and in the name of the owner. The said power of attorney as and when executed shall form an integral part of this agreement and remain irrevocable during the subsistence of this Agreement.

7.5 It shall be the responsibility of the owner, at the request and cost of the Developer, to execute deed/ deeds of conveyance for transfer of various flats, units, apartments, shop, car parking spaces and other areas benefits and rights in the New Building to be constructed in the Said Entire property or portion thereof and undivided proportionate share in the land comprised in the Said Entire Property unto and in favour of the purchasers thereof within such period and in such manner as the Developer may require. All charges, levies, costs thereof including stamp duties, registration charges and legal fees in respect thereof shall be borne by the buyers of such flats, units, apartments, shops, car parking spaces and other areas in the New Building at the Said Entire property

ARTICLE - 8 DEVELOPERS OBLIGATION

8.1. The Developer hereby agrees by covenant with the Owners to complete the construction of the New Building at the Said Entire Property within the



scheduled completion date specified in Article 5.7 herein above or within such extended period as may be mutually agreed unless prevented by any circumstances beyond its control or by Force majeure.

8.2 The Developer shall complete the construction of the New Buildings at its own cost and expenses.

8.3 The Developer of the Said Entire Property including planning designing construction installation finishing completion in all respects shall be at the sole cost and risk of the Developer. The Developer shall be responsible for all claims of whatsoever nature arising from the development of the Said Entire Property by construction of the New Building or which may arise out of accident and /or mishaps of workmen/other till completion of the New Building at the Said Entire Property in terms of this agreement. All claims of workmen/third parties related to such construction/ development have to be settled by the Developer

8.4 In the event of any negligence on the part of the Developer consequent to which any loss or damage is caused or in the event of any nuisance being caused while undertaking the work of construction at the Said Entire Property then and in that event the Developer shall be liable for all costs and consequences arising therefrom and hereby agrees to keep the owners saved harmless and completely indemnified from all costs charges claims actions suits and proceedings,.

ARTICLE – 9. TITLE DEED

9.1. The original title Deeds in respect of the Said Entire Property shall be kept by the Owner with Mr. Prahlad Roy Goenka, 159 RabindraSarani, Kolkata 07 and simultaneously upon execution of this Agreement the owners have handed over all the original title deeds in respect of the said Entire Property (Deeds and Documents) mentioned in the seventh schedule here under written in respect of the Said Entire Property to said Mr. Prahlad Roy Goenka who shall hold the same during the subsistence of this Agreement and both the parties hereto and/or their respective authorized representatives shall be entitled to inspection of the Said Entire Property. The Said Prahlad Roy Goenka Shall hand over the said deeds and

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documents to the Developer to enable the Developer in due course to hand over the same to the Association of the flat owners of the buildings

ARTICLE -10: GOOD FAITH

10.1 The parties hereto declare and confirm that this agreement is being entered into by the parties for mutual benefit and both parties agree to do all acts deeds and things as may be necessary and/or required from time to time for giving effect to and/or implementation of this Agreement

ARTICLE-11;DEFAULT

11.1 If at any point thereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out his/her/ their /its obligations under this Agreement or to extend full cooperation agreed to be extended hereunder then and in such event the party which may allege the default shall bring the same to the notice of the other party in writing for giving the other party reasonable explanation then the party alleging the default shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its rights hereunder and in such case the matter may be referred to the Arbitrator for Arbitration

11.2 The rights granted to the Developer to develop the Said Entire Property shall not be revoked by the owners so long the Developer is not in default of its obligation hereunder without prejudice to the rights of the Developer to rectify the defaults if any within a reasonable period of time after receiving notice in written from the owners informing the Developer of the nature of the default and suggested remedial measures to be taken if the same is capable of any remedy

of its duties obligations hereunder ,if prevented by force majeure or unavoidable delays defined in this Agreement

ARTICLE - 12.MISCELLANEOUS

12.1 The Agreement is personal and between principal and principal as a contract and nothing contained herein shall be deemed to construe as a partnership between the Owner and the Developer or as a joint



venture the parties hereto in any manner nor shall the parties hereto constitute as a n Association of Parties

12.2 It is made clear and specifically agreed that from the Start Date and until completion of Construction of the New Building and payment of the allocated consideration amount of the Owner in terms of this Agreement, the Developer shall hold the said entire property as a licensee of the Owners to under and seal of the constructed area therein shall be construed for all lawful intent and purpose that the permissive users for the purposes of development only without any nature of rights referred to in section 53A of the Transfer of Property Act 1882 in favour of the Developer

12.3 The name of the New Building shall be **ONKAR BLISS**

12.4 It is understood that from time to time to facilitate the uninterrupted construction of the Building by the Developer, various acts, deeds, matters and things not herein specified may be required to be done by the Owner Group and various applications and other documents may be required to be signed or made by the owner relating to which specific provisions may not have been mentioned herein. The Owners herby undertake to do all such acts, deeds, matters and things which do not in any way infringes the rights of the Owners and /or/go against the spirit of these presents

12.5 All notices required to be given by the Developer shall, without prejudice to any other mode of service available, be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by pre paid speed post/registered post with acknowledgement due to the address of the first of the Owners mentioned herein above i.e., Prahlad Roy Goenka and shall likewise be deemed to have been served on the developer if delivered by hand and duly acknowledgement or sent by prepaid post/registered post with

acknowledgement due to the office of the Developer mentioned hereinabove.

12.6 If any provision of this Agreement is held or found to be unenforceable, illegal or void, all other provision will nevertheless continues to remain in full force and effect. The Parties shall never less be bound to negotiate and settle a further provision to this Agreement in place of the provision which is held or found to be unenforceable, illegal or void to give effect to the original intention of the parties and which would be enforceable legal and valid

12.7 Nothing in these presents shall be construed as a demise or assignment or transfer in Law by the Owners of the Said Entire Property or any part thereof to the Developer other than exclusive license to the Developer to commercially exploit the same in terms thereof

12.8 This instrument constitutes the entire Agreement between the parties as to the subject matter thereof and superseded all previous agreement or understanding, if any, with respect thereto.No amendment or charge hereof or addition hereto shall be effective or binding on either of the parties hereto unless setforth in writing and executed by the owners and the Developer respectively

ARTICLE – 13.FORCE MAJEURE

13.1 The agreement is subject to standard force Majeure or unavoidable delay conditions as set out under:

In any time during the continuation of the contract, the performance in whole or in part of any obligation of either party under the contract shall be prevented or delayed by reason of any war, fires, floods, earthquake, civil commotion a raid or act of God or restriction of any authority or Government or statutory body or

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nel

Court(hereinafter referred to as Events) then, provided notice of happening of any such event/events with supporting proof required therefor is given by a party to the other within ten days from the date of occurrence thereof neither party shall by reason of such event, be entitled to terminate the contract nor shall either have any claim for damages against the other in respect of such non-performance or delay in performance, and the performance under the contract shall be resumed as soon as practicable after such event has ceased to exist.

ARTICLE - 14 DISPUTE SETTLEMENT AND JURISDICTION

14.1 In the event of any dispute or differences between the parties hereto regarding the interpretation or application of this agreement or any part thereof the parties shall try to resolve or amicably settle the same through mutual discussions, negotiations, mediation by common friends or arbitration. In the case of Arbitration the parties shall first mutually try to appoint one sole arbitrator, failing which one arbitrator each will be nominated by the Owners and the Developer and the two nominated arbitrators shall appoint a sole arbitrator. Any process of arbitration shall be conducted under the prevailing laws and rules relating thereto. The decision of such sole Arbitrator or Arbitration tribunal as the case may be will be final and binding on both the parties. The Arbitrators will have summary powers and will be entitled to set up their own procedure and the arbitrators shall have the power to give interim awards and or directions. The place of Arbitration shall be at Kolkata and the language will be English.

14.2 The parties agree that pendency of a dispute between them shall not be cause for stoppage of construction of the New Building and that the Developer shall continue and complete the construction of the New Building in terms of the Agreement save only of such portion thereof directly affected by the dispute.

14.3 In the event that the parties cannot resolve or settle a dispute through any means described above, the Courts having Territorial jurisdiction over

the Said Entire Property and the Court at Kolkata shall have the jurisdiction to entertain and determine all actions suits and proceedings arising out of these presents between the parties hereto..

SCHEDULE OF PROPERTY

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Plots of land owned by Prahlad Roy Goenka, No 1 of the Owner Group)
In the District of PaschimBardhamanMoujaViringi JL No 119 L.R Khatian
No. 10590,10585 :

Plot Number	Area of the land belonging to the Owners herein (in Decimals)
L.R Dag No.	
904	1.1
904	1.1
905	10
937	14.5
937	0.12

THE SECOND SCHEDULE ABOVE REFERRED TO :

(Plots of land owned by Smt. PoojaGoenka, No 2 of the Owner Group)
In the District of PaschimBardhamanMoujaViringi JL No 119 L.R Khatian
No. 10591,10588,10592 (Plots of land owned by Smt. PoojaGoenka, No 2 of
the Owner Group)

Plot Number	Area of the land belonging to the Owners herein (in Decimals)
L.R Dag No.	
904	2.2
915	11
915	14.6
916	16.2
925	32
926	27
926	38.5
934	0.14
934	0.29
936	14
937	0.025

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937	5
944	22.8
944	3.6
946	14
924	45

THE THIRD SCHEDULE ABOVE REFERRED TO :

(Plots of lands owned by Gagan Goenka H.U.F, No. 3 of the Owner Group)
In the District of Paschim Bardhaman, Mouja-Viringi JL No 119 L.R Khatian
No. 10589,10587

Area of the land belonging to the Owners herein (in Decimals)	
L.R Dag No.	
801	0.3
801	8
801	0.3
801	8
904	16.1
904	16.1
915	0.114
915	6.4
916	0.3
922	9
923	8.3
923	8.3
937	2.5
937	2.5
944	9.9

THE FOURTH SCHEDULE ABOVE REFERRED TO :

(Plots of land owned by Nirmala Devi Goenka, No
. 4 of the Owner Group) J.L No 119; L.R Khatian No. 10593 :
:

Area of the land belonging to the Owners herein (in Decimals)	
L.R Dag No.	
904	34
905	14

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(Plots of land owned by Gagan Goenka, No. 5 of e Owner Group)

In the District of Paschim Bardhaman, Mouja-Viringi JL No 119 ; L.R Khatian No. 10589,10587

Area of the land belonging to the Owners herein (in Decimals)	
L.R Dag No.	
801	0.3
801	8
915	40
908	2

THE SIXTH SCHEDULE ABOVE REFERRED TO

(Description of the "Said Entire Property")

All That the piece and parcel of land containing in aggregate an area of 687.9 decimals,a little more or less:

916	16.2
916	0.03
916	0.03
921	28
921	28
922	9
923	0.145
923	8.3
923	8.3
925	32
926	27
926	38.5
928	33
931	0.08
932	14
934	0.14

934	0.29
935	0.14
936	14
937	14.5
937	0.12
937	0.025
937	5
937	7
937	2.5
937	2.5
937	2.5
938	6
938	5.1.
944	3.6
946	14
924	45
944	9.9
	687.9 decimals

THE SEVENTH SCHEDULE ABOVE REFERRED TO :

(Representation of the Owner Group)

PART-I

(Plots of land owned by Prahlad Roy Goenka No. 1 of the Owner Group)
Prahlad Roy Goenka No. 1 of the Owner Group herein, has represented and assured the Developer in respect of the plots of land described in the First Schedule hereinabove.

PART-II

(Plots of land owned by Pooja Goenka No. 2 of the Owner Group)
Smt. PoojaGoenka No.2 of the Owner Group herein, has represented and assured the Developer in respect of the plots of land described in the Second Schedule hereinabove.

PART-III

(Plots of land owned by GaganGoenka H.U.F. No 3 of the Owner Group)
Sri GaganGoenka H.U.F. NO 3 of the Owner Group herein, has represented and assured the Developer in respect of the plots of land described in the Third Schedule hereinabove.

PART-IV

(Plots of land owned by Nirmala Devi Goenka No. 4 of the Owner Group)

Nirmala Devi Goenka No. 4 of the Owner Group herein, has represented and assured the Developer in respect of the plots of land described in the Fourth Schedule hereinabove.

PART-V

(Plots of land owned by Gagan Goenka No. 5 of the Owner Group)
Gagan Goenka No. 5 of the Owner Group herein, has represented and assured the Developer in respect of the plots of land described in the Fifth Schedule hereinabove.

THE EIGHTH SCHEDULE REFERRED TO

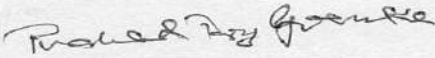
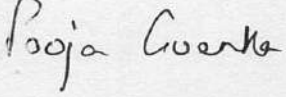
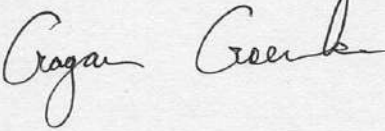

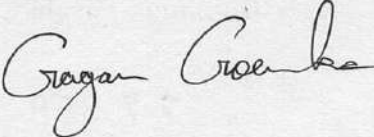

(Deeds and Documents)

- Owner Group no.1
- I-04616/2013
- I-05805/2013
- Owner Group no.2
- I-02535/2013 , I-02544/2013, I-02545/2013, I-04364/2013,
I-02540/2013 ,
- Owner Group no.3
- I-04365/2013
- Owner Group no.4
- I-02539/2013
- Owner Group no.5
I-05803/2013,I-02537/2013,I-02542/2013

The Above mentioned Deeds are registered in the office of ADSR , Durgapur.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day month and year first above written.



<p>SIGNED SEALED AND DELIVERED</p> <p>By the within- named Prahlad Roy Goenka No. 1 of the Owner Group, at Kolkata In the presence of :</p>	
<p>SIGNED SEALED AND DELIVERED</p> <p>By the within- named Smt. PoojaGoenka No. 2 of the Owner Group, at Kolkata In the presence of :</p>	
<p>SIGNED SEALED AND DELIVERED</p> <p>By the within- named GaganGoenka H.U.F. No. 3 of the Owner Group, at Kolkata In the presence of :</p>	
<p>SIGNED SEALED AND DELIVERED</p> <p>By the within- named Nirmala Devi Goenka No. 4 of the Owner Group, at Kolkata In the presence of :</p>	
<p>SIGNED SEALED AND DELIVERED</p> <p>By the within- named GaganGoenka No. 5 of the Owner Group, at Kolkata In the presence of :</p>	
<p>SIGNED SEALED AND DELIVERED</p> <p>By the within- named DEVELOPER represented by its Proprietor and Authorized Signatory Prahlad Roy Goenka, at Kolkata In the presence of :</p>	<p>ONKAR GROUP</p>  PROPRIETOR



SIGNED SEALED AND DELIVERED
In the presence of the following
WITNESSES:-

1.

2. रमेश्वर





S/o अनंत शय



Address - 1. Tiljala Road
Kolkata - 46

Drafted by me as per instructions of the Parties hereto
Read over and Explained by me and
Prepared in my office: -

Debarati Dutta

[DEBARATI DUTTA]
Advocate/Durgapur Court/
Enr no.862/583/2005

FINGER PRINTS OF BOTH HANDS & PHOTO					PHOTO
LEFT HAND					
MASKED	MASKED	MASKED	MASKED	MASKED	
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger	
RIGHT HAND					
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Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger	
PASSPORT SIZE PHOTOGRAPH & FINGER PRINTS OF BOTH HANDS ATTESTED BY ME					
<i>Rohit Singh</i>					
FINGER PRINTS OF BOTH HANDS & PHOTO					PHOTO
LEFT HAND					
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RIGHT HAND					
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PASSPORT SIZE PHOTOGRAPH & FINGER PRINTS OF BOTH HANDS ATTESTED BY ME					
<i>Rohit Singh</i>					
FINGER PRINTS OF BOTH HANDS & PHOTO					PHOTO
LEFT HAND					
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RIGHT HAND					
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PASSPORT SIZE PHOTOGRAPH & FINGER PRINTS OF BOTH HANDS ATTESTED BY ME					
<i>Pooja Goenka</i>					
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RIGHT HAND					
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PASSPORT SIZE PHOTOGRAPH & FINGER PRINTS OF BOTH HANDS ATTESTED BY ME					
<i>Rajan Chandra</i>					

FINGER PRINTS OF BOTH HANDS & PHOTO						
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RIGHT HAND						
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PASSPORT SIZE PHOTOGRAPH & FINGER PRINTS OF BOTH HANDS ATTESTED BY ME						
<i>Nirmala Devi Gowda</i>						
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LEFT HAND						PHOTO
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	Index Finger	Middle Finger	Ring Finger	Little Finger		
RIGHT HAND						
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	Index Finger	Middle Finger	Ring Finger	Little Finger		
PASSPORT SIZE PHOTOGRAPH & FINGER PRINTS OF BOTH HANDS ATTESTED BY ME						
<i>Praga Gowda</i>						
FINGER PRINTS OF BOTH HANDS & PHOTO						
LEFT HAND						PHOTO
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RIGHT HAND						
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger	
PASSPORT SIZE PHOTOGRAPH & FINGER PRINTS OF BOTH HANDS ATTESTED BY ME						
FINGER PRINTS OF BOTH HANDS & PHOTO						
LEFT HAND					PHOTO	
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RIGHT HAND						
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger	
PASSPORT SIZE PHOTOGRAPH & FINGER PRINTS OF BOTH HANDS ATTESTED BY ME						

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Tarak Choudhury.
2. FATHER/ HUSBAND NAME (পিতা/ স্বামীর নাম) : Satyaj Kumar Choudhury.
3. OCCUPATION (পেশা) : Business.
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Shilampur.
POST OFFICE (পোস্ট অফিস) _____
POLICE STATION (থানা) _____ PIN 713169.
DISTRICT(জেলা) West Bardhaman STATE (রাজ্য) West Bengal.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা /দাতা গনের সহিত সম্পর্ক) Associated
6. AADHAR NO 4854 8303 2083.
PAN ATYPC 0313K.
EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____

বিক্রেতা /দাতা গনকে শনাক্ত করিলাম।

I, Tarak Choudhury as identifier identifying the executants of the concerned deed (Query No.) 2002399406/2023.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Tarak Choudhury
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



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



192023240228211628

GRN Details

GRN: 192023240228211628
GRN Date: 20/09/2023 16:54:24
BRN : 8927410041123
Gateway Ref ID: 202326395406541
GRIPS Payment ID: 200920232022821161
Payment Status: Successful

Payment Mode: SBI Epay
Bank/Gateway: SBlePay Payment Gateway
BRN Date: 20/09/2023 16:56:09
Method: State Bank of India New PG CC
Payment Init. Date: 20/09/2023 16:54:24
Payment Ref. No: 2002399406/1/2023
[Query No./Query Year]

Depositor Details

Depositor's Name: Mr GAGAN GOENKA
Address: 19/1 ANDUL ROAD HOWRAH 711109
Mobile: 9831881777
E-Mail: info@onkargroup.co.in
Period From (dd/mm/yyyy): 20/09/2023
Period To (dd/mm/yyyy): 20/09/2023
Payment Ref ID: 2002399406/1/2023
Dept Ref ID/DRN: 2002399406/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002399406/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	70010
2	2002399406/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	70024

IN WORDS: SEVENTY THOUSAND TWENTY FOUR ONLY.

GRIPS Payment ID- 200920232022821161 :: eChallan generated at: 20/09/2023 17:03:59

Page 2 of 2



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200920232022821161

GRIPS Payment Detail

GRIPS Payment ID:	200920232022821161	Payment Init. Date:	20/09/2023 16:54:24
Total Amount:	70024	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8927410041123	BRN Date:	20/09/2023 16:56:09
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr GAGAN GOENKA
Mobile:	9831881777

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240228211628	Directorate of Registration & Stamp Revenue	70024
Total			70024

IN WORDS: SEVENTY THOUSAND TWENTY FOUR ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

Major Information of the Deed

Deed No :	I-2306-09272/2023	Date of Registration	22/09/2023
Query No / Year	2306-2002399406/2023	Office where deed is registered	
Query Date	20/09/2023 2:24:07 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Debarati Dutta Nsb Road Raniganj PASCHIM BARDHAMAN,Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, PIN - 713347, Mobile No. : 9800385856, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 30,73,26,960/-	
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: Unassessed Road (Viringi),
Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-801 (RS :-)	LR-10587	Other Commercial Usage	Baid	0.3 Dec	2,00,880/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-801 (RS :-)	LR-10589	Other Commercial Usage	Baid	8 Dec	53,56,800/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-801 (RS :-)	LR-10587	Other Commercial Usage	Baid	0.3 Dec	2,00,880/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-801 (RS :-)	LR-10589	Other Commercial Usage	Baid	8 Dec	53,56,800/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-904 (RS :-)	LR-10590	Other Commercial Usage	Vastu	1.1 Dec	4,75,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L6	LR-904 (RS :-)	LR-10590	Other Commercial Usage	Vastu	1.1 Dec	4,75,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L7	LR-904 (RS :-)	LR-10588	Other Commercial Usage	Vastu	2.2 Dec	9,50,400/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

L8	LR-904 (RS :-)	LR-10589	Other Commercial Usage	Vastu	16.1 Dec		69,55,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L9	LR-904 (RS :-)	LR-10587	Other Commercial Usage	Vastu	16.1 Dec		69,55,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L10	LR-904 (RS :-)	LR-10593	Other Commercial Usage	Vastu	34 Dec		1,46,88,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L11	LR-905 (RS :-)	LR-10590	Other Commercial Usage	Vastu	10 Dec		43,20,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L12	LR-905 (RS :-)	LR-10593	Other Commercial Usage	Vastu	14 Dec		60,48,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L13	LR-908 (RS :-)	LR-10589	Other Commercial Usage	Vastu	2 Dec		8,64,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L14	LR-915 (RS :-)	LR-10592	Other Commercial Usage	Vastu	11 Dec		47,52,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L15	LR-915 (RS :-)	LR-10588	Other Commercial Usage	Vastu	14.6 Dec		63,07,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L16	LR-915 (RS :-)	LR-10587	Other Commercial Usage	Vastu	0.114 Acre		49,24,800/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L17	LR-915 (RS :-)	LR-10587	Other Commercial Usage	Vastu	6.4 Dec		27,64,800/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L18	LR-915 (RS :-)	LR-10589	Other Commercial Usage	Vastu	40 Dec		1,72,80,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L19	LR-916 (RS :-)	LR-10588	Other Commercial Usage	Kanali	16.2 Dec		69,98,400/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L20	LR-916 (RS :-)	LR-10587	Other Commercial Usage	Kanali	0.3 Dec		1,29,600/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L21	LR-916 (RS :-)	LR-10587	Other Commercial Usage	Kanali	0.3 Dec		1,29,600/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

L22	LR-921 (RS :-)	LR-10590	Other Commercial Usage	Kanali	28 Dec		1,20,96,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L23	LR-921 (RS :-)	LR-10585	Other Commercial Usage	Kanali	28 Dec		1,20,96,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L24	LR-922 (RS :-)	LR-10587	Other Commercial Usage	Vastu	9 Dec		48,60,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L25	LR-923 (RS :-)	LR-10590	Other Commercial Usage	Kanali	0.145 Acre		62,64,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L26	LR-923 (RS :-)	LR-10589	Other Commercial Usage	Vastu	8.3 Dec		35,85,600/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L27	LR-923 (RS :-)	LR-10587	Other Commercial Usage	Vastu	8.3 Dec		35,85,600/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L29	LR-925 (RS :-)	LR-10591	Other Commercial Usage	Kanali	32 Dec		1,38,24,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L30	LR-926 (RS :-)	LR-10592	Other Commercial Usage	Kanali	27 Dec		1,16,64,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L31	LR-926 (RS :-)	LR-10588	Other Commercial Usage	Kanali	38.5 Dec		1,66,32,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L32	LR-928 (RS :-)	LR-10591	Other Commercial Usage	Kanali	33 Dec		1,42,56,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L33	LR-931 (RS :-)	LR-10591	Other Commercial Usage	Baid	0.08 Acre		34,56,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L34	LR-932 (RS :-)	LR-10591	Other Commercial Usage	Baid	14 Dec		60,48,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L35	LR-934 (RS :-)	LR-10591	Other Commercial Usage	Kanali	0.14 Acre		60,48,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L36	LR-934 (RS :-)	LR-10588	Other Commercial Usage	Kanali	0.29 Acre		1,25,28,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

L37	LR-935 (RS :-)	LR-10588	Other Commercial Usage	Kanali	0.14 Acre		60,48,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L38	LR-936 (RS :-)	LR-10588	Other Commercial Usage	Baid	14 Dec		60,48,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L39	LR-937 (RS :-)	LR-10590	Other Commercial Usage	Vastu	14.5 Dec		78,30,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L40	LR-937 (RS :-)	LR-10585	Other Commercial Usage	Kanali	0.12 Acre		64,80,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L41	LR-937 (RS :-)	LR-10591	Other Commercial Usage	Vastu	0.025 Acre		13,50,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L42	LR-937 (RS :-)	LR-10591	Other Commercial Usage	Kanali	5 Dec		27,00,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L43	LR-937 (RS :-)	LR-10588	Other Commercial Usage	Kanali	7 Dec		37,80,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L44	LR-937 (RS :-)	LR-10588	Other Commercial Usage	Vastu	2.5 Dec		13,50,000/-	Width of Approach Road: 12 Ft.,
L45	LR-937 (RS :-)	LR-10589	Other Commercial Usage	Vastu	2.5 Dec		13,50,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L46	LR-937 (RS :-)	LR-10587	Other Commercial Usage	Vastu	2.5 Dec		13,50,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L47	LR-938 (RS :-)	LR-10588	Other Commercial Usage	Baid	6 Dec		25,92,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L48	LR-938 (RS :-)	LR-10588	Other Commercial Usage	Baid	5.1 Dec		22,03,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L49	LR-944 (RS :-)	LR-10592	Other Commercial Usage	Vastu	22.8 Dec		98,49,600/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L50	LR-944 (RS :-)	LR-10591	Other Commercial Usage	Vastu	3.6 Dec		15,55,200/-	Width of Approach Road: 12 Ft.,
L52	LR-946 (RS :-)	LR-10591	Other Commercial Usage	Baid	14 Dec		60,48,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

		TOTAL :		633Dec	0 /-	2836,10,160 /-	
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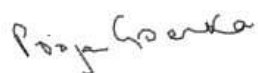
District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Viringi),
Mouza: Viringi, JI No: 119, Pin Code : 71313







Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L28	LR-924 (RS :-)	LR-10591	Other Commercial Usage	Vastu	45 Dec		1,94,40,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Viringi),
Mouza: Viringi, JI No: 119, Pin Code : 713216

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L51	LR-944 (RS :-)	LR-10589	Other Commercial Usage	Vastu	9.9 Dec		42,76,800/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					687.9Dec	0 /-	3073,26,960 /-	

Land Lord Details :







SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Prahlad Roy Goenka (Presentant) Son of Late Onkar Mull Goenka Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office	 <small>22/09/2023</small>	 <small>LTI 22/09/2023</small>	 <small>22/09/2023</small>
	159 Rabindra Sarani, City:- Not Specified, P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx1a, Aadhaar No: 54xxxxxxxx3170, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Smt Pooja Goenka Wife of Mr Gagan Goenka Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office	 <small>22/09/2023</small>	 <small>LTI 22/09/2023</small>	 <small>22/09/2023</small>

	21/1, Mandeville Gardens, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: anxxxxxx0f, Aadhaar No: 35xxxxxxxx2359, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office			
3	GAGAN GOENKA HUF 21/1, Mandeville Gardens, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: aaxxxxx7k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
4	Name	Photo	Finger Print	Signature
	Smt Nirmala Devi Goenka Wife of Mr Prahlad Roy Goenka Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office		 Captured	
	22/09/2023	22/09/2023	LTI 22/09/2023	22/09/2023
	21/1, Mandeville Gardens, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxx6g, Aadhaar No: 98xxxxxxxx3890, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Mr Gagan Goenka Son of Prahlad Roy Goenka Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office		 Captured	
	22/09/2023	22/09/2023	LTI 22/09/2023	22/09/2023
	21/1 Mandeville Gardens, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxx9n, Aadhaar No: 29xxxxxxxx1531, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ONKAR GROUP 161, Rabindra Sarani, City:- Kolkata, P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700019 , PAN No.:: ADxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Prahlad Roy Goenka Son of Late Onkar Mull Goenka Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office		 Captured	
		Sep 22 2023 3:13PM	LTI 22/09/2023	22/09/2023
159, Rabindra Sarani, City:- Not Specified, P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: adxxxxx1a, Aadhaar No: 54xxxxxxxx3170 Status : Representative, Representative of : GAGAN GOENKA HUF (as), ONKAR GROUP (as proprietor)				
2	Name Mr Gagan Goenka Son of Mr Prahlad Roy Goenka Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office		 Captured	
		Sep 22 2023 3:15PM	LTI 22/09/2023	22/09/2023
21/1, Mandevile Gardens, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxx9n, Aadhaar No: 29xxxxxxxx1531 Status : Representative, Representative of : GAGAN GOENKA HUF (as karta)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tarak Choudhury Son of Satya Kumar Choudhury Silampur, City:- Durgapur, P.O:- Shilampur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713169		 Captured	
	22/09/2023	22/09/2023	22/09/2023
Identifier Of Mr Prahlad Roy Goenka, Smt Pooja Goenka, Smt Nirmala Devi Goenka, Mr Gagan Goenka, Mr Prahlad Roy Goenka, Mr Gagan Goenka			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	GAGAN GOENKA HUF	ONKAR GROUP-0.3 Dec

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	Smt Nirmala Devi Goenka	ONKAR GROUP-34 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr Prahlad Roy Goenka	ONKAR GROUP-10 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Smt Nirmala Devi Goenka	ONKAR GROUP-14 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-2 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-11 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-14.6 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-11.4 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-6.4 Dec
Transfer of property for L18		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-40 Dec
Transfer of property for L19		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-16.2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	GAGAN GOENKA HUF	ONKAR GROUP-8 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-0.3 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-0.3 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Mr Prahlad Roy Goenka	ONKAR GROUP-28 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Mr Prahlad Roy Goenka	ONKAR GROUP-28 Dec

Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-9 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Mr Prahlad Roy Goenka	ONKAR GROUP-14.5 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-8.3 Dec
Transfer of property for L27		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-8.3 Dec
Transfer of property for L28		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-45 Dec
Transfer of property for L29		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-32 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	GAGAN GOENKA HUF	ONKAR GROUP-0.3 Dec
Transfer of property for L30		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-27 Dec
Transfer of property for L31		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-38.5 Dec
Transfer of property for L32		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-33 Dec
Transfer of property for L33		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-8 Dec
Transfer of property for L34		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-14 Dec
Transfer of property for L35		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-14 Dec
Transfer of property for L36		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-29 Dec

Transfer of property for L37		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-14 Dec
Transfer of property for L38		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-14 Dec
Transfer of property for L39		
Sl.No	From	To. with area (Name-Area)
1	Mr Prahlad Roy Goenka	ONKAR GROUP-14.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	GAGAN GOENKA HUF	ONKAR GROUP-8 Dec
Transfer of property for L40		
Sl.No	From	To. with area (Name-Area)
1	Mr Prahlad Roy Goenka	ONKAR GROUP-12 Dec
Transfer of property for L41		
Sl.No	From	To. with area (Name-Area)
1	Mr Prahlad Roy Goenka	ONKAR GROUP-2.5 Dec
Transfer of property for L42		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-5 Dec
Transfer of property for L43		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-7 Dec
Transfer of property for L44		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-2.5 Dec
Transfer of property for L45		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-2.5 Dec
Transfer of property for L46		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-2.5 Dec
Transfer of property for L47		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-6 Dec
Transfer of property for L48		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-5.1 Dec
Transfer of property for L49		
Sl.No	From	To. with area (Name-Area)
1	Mr Prahlad Roy Goenka	ONKAR GROUP-22.8 Dec

Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Prahlad Roy Goenka	ONKAR GROUP-1.1 Dec
Transfer of property for L50		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-3.6 Dec
Transfer of property for L51		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-9.9 Dec
Transfer of property for L52		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-14 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Prahlad Roy Goenka	ONKAR GROUP-1.1 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt Pooja Goenka	ONKAR GROUP-2.2 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-16.1 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Gagan Goenka	ONKAR GROUP-16.1 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Viringi),
Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 801, LR Khatian No:- 10587		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 801, LR Khatian No:- 10589	Owner:গগন গোয়েঙ্কা, Gurdian:প্রহ্লাদ , Address:নিজ , Classification:বাইদ, Area:0.08300000 Acre,	Mr Gagan Goenka
L3	LR Plot No:- 801, LR Khatian No:- 10587		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 801, LR Khatian No:- 10589	Owner:গগন গোয়েঙ্কা, Gurdian:প্রহ্লাদ , Address:নিজ , Classification:বাইদ, Area:0.08300000 Acre,	Mr Gagan Goenka
L5	LR Plot No:- 904, LR Khatian No:- 10590	Owner:প্রহ্লাদ রায় গোয়েঙ্কা, Gurdian:ওস্কারমল , Address:নিজ , Classification:বাস্ত, Area:0.01100000 Acre,	Mr Prahlad Roy Goenka
L6	LR Plot No:- 904, LR Khatian No:- 10590	Owner:প্রহ্লাদ রায় গোয়েঙ্কা, Gurdian:ওস্কারমল , Address:নিজ , Classification:বাস্ত, Area:0.01100000 Acre,	Mr Prahlad Roy Goenka

L7	LR Plot No:- 904, LR Khatian No:- 10588	Owner:पूजा गोयेंका, Gurdian:गगन , Address:निज , Classification:बास्त, Area:0.02200000 Acre,	Smt Pooja Goenka
L8	LR Plot No:- 904, LR Khatian No:- 10589	Owner:गगन गोयेंका, Gurdian:प्रह्लाद , Address:निज , Classification:बास्त, Area:0.16100000 Acre,	Mr Gagan Goenka
L9	LR Plot No:- 904, LR Khatian No:- 10587		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 904, LR Khatian No:- 10593	Owner:निर्मला देवी गोयेंका, Gurdian:प्रह्लाद , Address:निज , Classification:बास्त, Area:0.34000000 Acre,	Smt Nirmala Devi Goenka
L11	LR Plot No:- 905, LR Khatian No:- 10590	Owner:प्रह्लाद राय गोयेंका, Gurdian:उक्कारमल , Address:निज , Classification:बास्त, Area:0.10000000 Acre,	Mr Prahlad Roy Goenka
L12	LR Plot No:- 905, LR Khatian No:- 10593	Owner:निर्मला देवी गोयेंका, Gurdian:प्रह्लाद , Address:निज , Classification:बास्त, Area:0.14000000 Acre,	Smt Nirmala Devi Goenka
L13	LR Plot No:- 908, LR Khatian No:- 10589	Owner:गगन गोयेंका, Gurdian:प्रह्लाद , Address:निज , Classification:बास्त, Area:0.02000000 Acre,	Mr Gagan Goenka
L14	LR Plot No:- 915, LR Khatian No:- 10592		Seller is not the recorded Owner as per Applicant.
L15	LR Plot No:- 915, LR Khatian No:- 10588	Owner:पूजा गोयेंका, Gurdian:गगन , Address:निज , Classification:बास्त, Area:0.25600000 Acre,	Smt Pooja Goenka
L16	LR Plot No:- 915, LR Khatian No:- 10587		Seller is not the recorded Owner as per Applicant.
L17	LR Plot No:- 915, LR Khatian No:- 10587		Seller is not the recorded Owner as per Applicant.
L18	LR Plot No:- 915, LR Khatian No:- 10589	Owner:गगन गोयेंका, Gurdian:प्रह्लाद , Address:निज , Classification:बास्त, Area:0.46400000 Acre,	Mr Gagan Goenka
L19	LR Plot No:- 916, LR Khatian No:- 10588	Owner:पूजा गोयेंका, Gurdian:गगन , Address:निज , Classification:कानाली, Area:0.16200000 Acre,	Smt Pooja Goenka
L20	LR Plot No:- 916, LR Khatian No:- 10587		Seller is not the recorded Owner as per Applicant.
L21	LR Plot No:- 916, LR Khatian No:- 10587		Seller is not the recorded Owner as per Applicant.
L22	LR Plot No:- 921, LR Khatian No:- 10590	Owner:प्रह्लाद राय गोयेंका, Gurdian:उक्कारमल , Address:निज , Classification:कानाली, Area:0.28000000 Acre,	Mr Prahlad Roy Goenka
L23	LR Plot No:- 921, LR Khatian No:- 10585		Seller is not the recorded Owner as per Applicant.
L24	LR Plot No:- 922, LR Khatian No:- 10587		Seller is not the recorded Owner as per Applicant.
L25	LR Plot No:- 923, LR Khatian No:- 10590	Owner:प्रह्लाद राय गोयेंका, Gurdian:उक्कारमल , Address:निज , Classification:बास्त, Area:0.08200000 Acre,	Mr Prahlad Roy Goenka
L26	LR Plot No:- 923, LR Khatian No:- 10589	Owner:गगन गोयेंका, Gurdian:प्रह्लाद , Address:निज , Classification:बास्त, Area:0.08300000 Acre,	Mr Gagan Goenka
L27	LR Plot No:- 923, LR Khatian No:- 10587		Seller is not the recorded Owner as per Applicant.

L29	LR Plot No:- 925, LR Khatian No:- 10591		Seller is not the recorded Owner as per Applicant.
L30	LR Plot No:- 926, LR Khatian No:- 10592		Seller is not the recorded Owner as per Applicant.
L31	LR Plot No:- 926, LR Khatian No:- 10588	Owner:पूजा गोयेष्का, Gurdian:गगन , Address:निज , Classification:कानाली, Area:0.60000000 Acre,	Smt Pooja Goenka
L32	LR Plot No:- 928, LR Khatian No:- 10591		Seller is not the recorded Owner as per Applicant.
L33	LR Plot No:- 931, LR Khatian No:- 10591		Seller is not the recorded Owner as per Applicant.
L34	LR Plot No:- 932, LR Khatian No:- 10591		Seller is not the recorded Owner as per Applicant.
L35	LR Plot No:- 934, LR Khatian No:- 10591		Seller is not the recorded Owner as per Applicant.
L36	LR Plot No:- 934, LR Khatian No:- 10588	Owner:पूजा गोयेष्का, Gurdian:गगन , Address:निज , Classification:कानाली, Area:0.43000000 Acre,	Smt Pooja Goenka
L37	LR Plot No:- 935, LR Khatian No:- 10588	Owner:पूजा गोयेष्का, Gurdian:गगन , Address:निज , Classification:कानाली, Area:0.14000000 Acre,	Smt Pooja Goenka
L38	LR Plot No:- 936, LR Khatian No:- 10588	Owner:पूजा गोयेष्का, Gurdian:गगन , Address:निज , Classification:बाईद, Area:0.14000000 Acre,	Smt Pooja Goenka
L39	LR Plot No:- 937, LR Khatian No:- 10590	Owner:प्रह्लाद राय गोयेष्का, Gurdian:उकारमल , Address:निज , Classification:बास्त, Area:0.14500000 Acre,	Mr Prahlad Roy Goenka
L40	LR Plot No:- 937, LR Khatian No:- 10585		Seller is not the recorded Owner as per Applicant.
L41	LR Plot No:- 937, LR Khatian No:- 10591		Seller is not the recorded Owner as per Applicant.
L42	LR Plot No:- 937, LR Khatian No:- 10591		Seller is not the recorded Owner as per Applicant.
L43	LR Plot No:- 937, LR Khatian No:- 10588	Owner:पूजा गोयेष्का, Gurdian:गगन , Address:निज , Classification:बाईद, Area:0.12000000 Acre,	Smt Pooja Goenka
L44	LR Plot No:- 937, LR Khatian No:- 10588	Owner:पूजा गोयेष्का, Gurdian:गगन , Address:निज , Classification:बाईद, Area:0.12000000 Acre,	Smt Pooja Goenka
L45	LR Plot No:- 937, LR Khatian No:- 10589	Owner:गगन गोयेष्का, Gurdian:प्रह्लाद , Address:निज , Classification:बास्त, Area:0.02500000 Acre,	Mr Gagan Goenka
L46	LR Plot No:- 937, LR Khatian No:- 10587		Seller is not the recorded Owner as per Applicant.
L47	LR Plot No:- 938, LR Khatian No:- 10588	Owner:पूजा गोयेष्का, Gurdian:गगन , Address:निज , Classification:बाईद, Area:0.06000000 Acre,	Smt Pooja Goenka
L48	LR Plot No:- 938, LR Khatian No:- 10588	Owner:पूजा गोयेष्का, Gurdian:गगन , Address:निज , Classification:बाईद, Area:0.06000000 Acre,	Smt Pooja Goenka
L49	LR Plot No:- 944, LR Khatian No:- 10592		Seller is not the recorded Owner as per Applicant.
L50	LR Plot No:- 944, LR Khatian No:- 10591		Seller is not the recorded Owner as per Applicant.

L52	LR Plot No:- 946, LR Khatian No:- 10591		Seller is not the recorded Owner as per Applicant.
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District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Viringi),
Mouza: Viringi, JI No: 119, Pin Code : 71313

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L28	LR Plot No:- 924, LR Khatian No:- 10591		Seller is not the recorded Owner as per Applicant.

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Viringi),
Mouza: Viringi, JI No: 119, Pin Code : 713216

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L51	LR Plot No:- 944, LR Khatian No:- 10589	Owner:গগন গোয়েকা, Gurdian:প্রহ্লাদ , Address:নিজ , Classification:বাস্ত, Area:0.01900000 Acre,	Mr Gagan Goenka

Endorsement For Deed Number : I - 230609272 / 2023

On 22-09-2023

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

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

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

Presented for registration at 12:37 hrs on 22-09-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Prahlad Roy Goenka , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,73,26,960/-

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

Execution is admitted on 22/09/2023 by 1. Mr Prahlad Roy Goenka, Son of Late Onkar Mull Goenka, 159 Rabindra Sarani, P.O: Burrobazar, Thana: Burrobazar, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by Profession Business, 2. Smt Pooja Goenka, Wife of Mr Gagan Goenka, 21/1, Mandeville Gardens, P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 3. Smt Nirmala Devi Goenka, Wife of Mr Prahlad Roy Goenka, 21/1, Mandeville Gardens, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 4. Mr Gagan Goenka, Son of Prahlad Roy Goenka, 21/1 Mandeville Gardens, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr Tarak Choudhury, , , Son of Satya Kumar Choudhury, Silampur, P.O: Shilampur, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713169, by caste Hindu, by profession Others

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

Execution is admitted on 22-09-2023 by Mr Gagan Goenka, karta, GAGAN GOENKA HUF (HUF), 21/1, Mandeville Gardens, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Tarak Choudhury, , , Son of Satya Kumar Choudhury, Silampur, P.O: Shilampur, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713169, by caste Hindu, by profession Others

Execution is admitted on 22-09-2023 by Mr Prahlad Roy Goenka, , GAGAN GOENKA HUF (HUF), 21/1, Mandeville Gardens, City:- Not Specified, P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; proprietor, ONKAR GROUP (Sole Proprietoship), 161, Rabindra Sarani, City:- Kolkata, P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700019

Indetified by Mr Tarak Choudhury, , , Son of Satya Kumar Choudhury, Silampur, P.O: Shilampur, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713169, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/09/2023 4:56PM with Govt. Ref. No: 192023240228211628 on 20-09-2023, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 8927410041123 on 20-09-2023, 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 5,000.00/-, by online = Rs 70,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 6301, Amount: Rs.5,000.00/-, Date of Purchase: 21/09/2023, Vendor name: KHUDIRAM MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 20/09/2023 4:56PM with Govt. Ref. No: 192023240228211628 on 20-09-2023, Amount Rs: 70,010/-, Bank: SBI EPay (SBlePay), Ref. No. 8927410041123 on 20-09-2023, 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 2306-2023, Page from 166853 to 166904

being No 230609272 for the year 2023.



Santanu Pal

(Santanu Pal) 05/10/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

Government of West Bengal
OFFICE OF THE A.D.S.R. DURGAPUR
District Paschim Bardhaman

Ref.: AIN 23062023109272156807 (Application for certified copy of registered deed) dated
4/10/2024

Total amount of duties/fees paid: Rs. 408.00/- (Rupees four hundred and eight) only

Certified to be a true copy of the deed being No. 09272 for the year 2023 of OFFICE OF THE
A.D.S.R. DURGAPUR.

Digitally signed by Santanu Pal
A.D.S.R. DURGAPUR
4/15/2024 2:52:36 PM