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Whereas that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sements which with this
Documents are the Part of this
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A.D.S.P. Durgapur
Bardhaman

11 8 MAR 2021

DEVELOPMENT AGREEMENT

QUERY NO. : 2000029131/2021
DISTRICT : Paschim Bardhaman
MOUZA : Kururia
P.S. : Durgapur
AREA OF LAND : 12 (Twelve) Decimal

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RAN.

SINo. 717 Date 07/01/2021
Sold to Durgapur Bidisha Niketan
Address Durgapur-16
Value of Stamp 500/-
Date of Purchase of the stamp
Repar from Treasury
Name of the Treasury from Durgapur 24 DEC 2020

Chatterjee
Sonia Chatterjee
Stamp Vendor
A.D.S. Office, Durgapur-16
Licence No. 1/2016-17



2
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

11 JAN 2021

**THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 11TH DAY OF JANUARY,
2021**

BETWEEN

(1) SRI. PARITOSH DEY [PAN- AJLPD1701H] Son of Late Narendra Nath Dey , by Religion Hindu, by Occupation Retired person, by Nationality Indian, **(2) SRI. BHABOTOSH DEY [PAN- AGCPD7053L]** Son of Late Narendra Nath Dey, by Religion Hindu, by Occupation Business , by Nationality Indian **(3) SMT. DIPASREE DEY [PAN- GUHPD1173E]** Wife of Late Ashutosh Dey, by Religion Hindu, by Occupation Housewife , by Nationality Indian **(4) SRI. DIBAKAR DE [PAN- AVLDP4174A]** Son of Late Ashutosh De, by Religion Hindu, by Occupation Business , by Nationality Indian, all are resident of M-40, Milan Pally, Kururia Danga,, P. O. Amrai, Police Station- Durgapur, District-Burdwan presently Paschim Bardhaman, PIN - 713203, State- West Bengal, India, **(5) SMT. PURNIMA BHATTACHARYA [PAN- ARWPB0613R]** wife of Arup Kumar Bhattacharaya Daughter of Late Narendra Nath Dey, by Religion Hindu, by Occupation Housewife , by Nationality Indian resident of 4/30, SEPCO Township, P. O. B-Zone, Police Station- Durgapur, District-Burdwan presently Paschim Bardhaman, PIN - 713205, State- West Bengal **(6) SMT. PRATIBHA DAS [PAN- GXYPD7464N]** wife of Sri Swapan Das, Daughter of Late Narendra Nath Dey , by Religion Hindu, by Occupation Housewife , by Nationality Indian resident of E-12, Sarada Park, P. O. Shibrampur, Police Station- Maheshtala, District-South 24 Parganas, PIN - 700141, State- West Bengal **(7) SMT. PRATIMA GHOSH [PAN-AYIPG7089D]** wife of Sri Sanup Kumar Ghosh, Daughter of Late Narendra Nath Dey , by Religion Hindu, by Occupation Housewife , by Nationality Indian resident of M-40, Milan Pally, Kururia Danga,, P. O. Amrai, Police Station- Durgapur, District-Burdwan presently Paschim Bardhaman, PIN - 713203, State- West Bengal, India, **(8) SMT. ANIMA JANA [PAN- AIGPJ3804K]** wife of Sri Sri Partha Jana, Daughter of Late Narendra Nath Dey, by Religion Hindu, by Occupation Housewife , by Nationality Indian resident of N-SSF, Block-N, Kalkaji,, P.S.- Saradindu Nagar, Delhi, PIN-110019 India hereinafter refereed to and called as **"LANDOWNERS(S)"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

"DURGAPUR BIDISHA NIKETAN" [PAN- AARFD8896J] A Partnership Firm having its office at 2/12, Rocky Path, SAIL Co operative Society, P.S- Durgapur, P.O- City Centre, District- Paschim Bardhaman, PIN-713216 Represented its **Partner (1) SRI. BISWABIJOY SUTTRADHAR [PAN- BEPPS5320M]** Son of Sri. Rasamoy Sutradhar, by faith-Hindu, by occupation- Business, residing at 5/8, Mahishkapur Road, P.O.- B-Zone, P.S- Durgapur, District- Paschim Bardhaman, PIN- 713205, State- West Bengal, India, hereinafter refereed to and called as the **"DEVELOPER"**, (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

Subject Matter of Agreement

1. Development of multistoried building on scheduled Property: Terms and conditions agreed between the Owner and the Developer /Contractor with regard to development and construction of project at the scheduled premises in R. S. Polt No. 877 under R. S, Khatian No.899, L.R. Plot No- 2168 under L.R. Khatian No- 5447, 5493, 5496, 5497, 5494, 5492, 5498, 5495 of Mouza Kururia, J. L. No. 56, under Durgapur. Municipal Corporation Ward No. 11 being Municipal Holding No. 25, M-40, Milan Pally, District- Burdwan presently Paschim Bardhaman, PIN – 713203 (Scheduled / Said- Property).

2. Representations, Warranties and Background:

2.1. **Owner's Representations:** The Owner's have represented and warranted to the Developer as follows:

a) **Ownership of Said Property:** WHEREAS Narendranath Dey purchased 29 decimal land of R. S. Plot No. 877 under R. S, Khatian No. 899, L.R. Plot No- 2168 of Mouza Kururia, vide deed No- 3226 for the year 1965 & 3227 for the year 1965 of Joint Sub Registrar Raniganj at Durgapur and after that Narendra Nath Dey transferred 5 decimal land out of 29 decimal land infavour of Sri Nandadulal Chattopdhya vide deed No- 2755 for the year 1998 of A.D.S.R. Durgapur & Narendra Nath Dey transferred 5.75 decimal land out of 29 decimal land infavour of Sri Ananda Gopal Mondal vide deed No- 3769 for the year 1999 of A.D.S.R.Durgapur and after that Narendra Nath Dey died on 22.10.2004 leaving behind his sons namely Paritosh Dey , Bhabotosh Dey, Ashutosh Dey and daughters namely Smt. Prtiama Ghosh, Smt. Prativa Das, Smt. Purnima Bhattacharya & Smt Anima Jana, Mian while Ashutosh Dey died on 27.06.2010 leaving behind his wife Dipasree Dey and son Dibakar Dey and Paritosh Dey , Smt. Prtiama Ghosh, Smt. Prativa Das, Smt. Purnima Bhattacharya, Smt Anima Jana, Dipasree Dey, Dibakar Dey jointly transferred 4.743 decimal in favour of Avijit Patra vide deed No- 04101 for the year 2011 of A.D.S.R.Durgapur and after that Bhabotosh Dey , Paritosh Dey , Smt. Prtiama Ghosh, Smt. Prativa Das, Smt. Purnima Bhattacharya, Smt Anima Jana, Dipasree Dey, Dibakar Dey mutated their name in L.R.R.O.R. in L.R. Plot No-2168 in respect of 12 Decimal land

b) **Rights of Owners:** The Owners are seized and possessed of and well and sufficiently entitled to the Said Property. Save as mentioned herein, no person other than the Owners has any manner of right, title, interest, ~~claim or~~ demand of any nature whatsoever in the Said Property or any part thereof and there are no outstanding claims or demands between the Owner and any third party and thus the entirety of the Said Property is free from all encumbrances, liens, mortgages, charges, *Lis pendens*, trusts, *debuttors*, trespassers, occupants, encroachers, tenants, claims, demands,



liabilities, attachments, requisitions, acquisitions and alignments of whatsoever or howsoever nature.

c) No Express or implied Mortgage: Neither the title deeds nor any other documents in respect of the Said Property or any part thereof have been deposited in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise.

d) No Previous Agreement: The Owner has not dealt with the Said Property in any manner nor created any right, title or interest therein in favour of any third party in any manner whatsoever or howsoever and have not entered into or been party to any agreement of any nature whatsoever including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Property.

e) No Disputes Relating to Statutory Outgoings: The Said Property is free from any land charge and all statutory outgoings in respect thereof including land revenue, which have been paid in full by the Owner till the date of this Agreement.

f) No Covenants and Restrictions: The Said Property is not subject to any covenants, restrictions, stipulations, easements, rights of pre-emption, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same.

g) Easements Unrestricted: No right or easement appurtenant to or benefiting the Said Property is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the Said Property.

h) No Boundary Dispute: The entirety of the Said Property is butted and bounded and there is no manner of boundary dispute in respect thereof.

i) No Legal Proceeding: (1) There is no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, initiated, made, existing, pending, threatened or anticipated in respect of the Said Property or the Owner, which may in any manner prejudicially affect the due performance enforceability of this Agreement or any obligation, act, omission or transaction stated hereunder nor is there any threat of any such proceedings (2) there are no unfulfilled or unsatisfied judgment attachments, court orders, debts, notice in respect of the Said Property or the Owner (3) there is no order of any Court or any other statutory authority prohibiting development, sale, transfer and/or alienation of the Said Property and (4) there is no suit, action, litigation, investigation, claim, complaint, grievances or proceedings, appeals or applications for review, which are in process or pending against or relating



to the Said Property or the Owner and, the Owner is not engaged, whether as plaintiff, or defendant or otherwise, in any litigation, criminal or arbitration proceedings, before any court, tribunal, statutory or governmental body, department, board or agency and no litigation, criminal or arbitration proceedings are pending by or against the Owner and there are no facts which are likely to give rise to the same or to proceedings in respect of which the Owner would be liable to indemnify any person concerned.

J) Status of Possession: Save as mentioned herein, the Said Property is and shall continue to be in the khas, vacant, peaceful, physical and absolute possession of the Owner and no third party or parties have or had or has ever claimed or acquired any manner of right, title or interest over or in respect of any part or portion of the Said Property, by way of adverse possession or otherwise.

k) Owner has Marketable Title: The Owner has good, free, clear, marketable, bankable and transferrable right, title and interest in the Said Property, free from all encumbrances of any and every nature whatsoever save as mentioned herein. The Owner shall at its own cost and responsibility keep its title in the Said Property good, free, clear, marketable, bankable and transferrable, till the completion of the Project

2.2 Developer's Representations: The Developer has represented and warranted to the Owner as follows:

a) Infrastructure, Expertise and Financial Capacity of Developer: The Developer is carrying on business of civil construction and development of real estate and has necessary infrastructure and expertise in this field and the Developer has the necessary financial capacity to carry out the entire process of development / construction and at no point of time shall take plea that the Project cannot be carried out due to lack of financial capacity.

b) Developer has Authority: The Developer has full authority to enter into this Agreement and appropriate authorizations to that effect exist.

c) Decision to Develop / construct : The Owner decided to have the Said Property developed into a multistoried building and pursuant thereto discussions were held with the Developer for taking up the development and construction of multistoried building at the Said Property by constructing a multistoried building, with car parking spaces, specified areas, amenities and facilities to be enjoyed in common and land (collectively Said Complex) and, purpose of monetary gain of the Said Complex for the benefit of the Parties hereto (such development and construction of plots and bungalow, collectively Project) by selling the saleable spaces and amenities in the Said Complex (Units) to prospective buyers [collectively Transferees], which expression includes, without limitation or exception, all persons who agree to buy Units of plots and bungalow in the Said Complex .

d) Finalization of Terms Based on Reliance upon Representations: Pursuant to the above and relying on the representations made by the Parties to each other, final terms and conditions for the Project are being recorded by this Agreement.

3. Basic Understanding

a) Development of Said Property by Construction of plots and bungalow of Said Complex: The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the Said Complex thereon of the Said Complex on principal to principal basis, with (1) specified inputs and responsibility sharing by the Parties as mentioned herein and (2) exchange with each other of their specified inputs as mentioned herein.

b) Building Plans: The Said Complex shall be constructed in accordance with architectural plans (Building Plans) which will be got prepared by the Developer by such Architect as be decided by the Developer and the Developer shall submit the same to Municipal Corporation and other statutory authorities concerned with sanction (collectively Planning Authorities) and obtain sanction/permission, in the manner mentioned in this Agreement.

c) Costs of Development / construction etc.: The Developers shall bear and pay all costs and expenses of and relating to construction of the Said multistoried building and shall have absolute right and full authority to appoint sub-contractors, agents, sub-agents etc.

4. Appointment and Commencement

a) Appointment and Acceptance: The Parties hereby accept the Basic Understanding between them and the conditions precedent as recorded in Clause 3 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the Owner hereby appoints the Developer as the Developer of the Said Property with right to execute the Project. The Developer hereby accepts the said appointment by the Owner.

b) Commencement and Tenure: This Agreement commences and shall be deemed to have commenced on and with effect from the date of sanctioning of plan and this agreement shall remain valid and in force until all obligations of the Parties towards each other stand fulfilled and performed.

5. Sanction and Construction

a) Survey and Measurement: Joint measurement of the land is already done by both the parties therefore neither of the parties shall raise any question regarding measurement of land in future.

b) Sanction of Building Plans: The Developer's Architect shall prepare the Building Plans. Thereafter, the Developer shall submit the Building Plans for sanction. In this



regard it is clarified that (i) the Developer shall be responsible for obtaining all approvals needed for the Project and (ii) all costs, charges, expenses, outgoings and fees for sanctions and clearances of the Building Plans shall be borne and paid by the Developer/ contractor.

c) Architect and Consultants: The Developer shall pay all costs, charges and expenses of the Architect and other consultants in connection with construction work of the Project including professional fees and supervision charges and the Owner shall have no liability or responsibility therefore. **d) Construction of Said Complex:** The Developer shall commence the construction work of the Said Complex after receiving all necessary approvals for commencement of construction. The Developer shall, at its own costs and expenses, construct, erect and complete the Said Complex in accordance with the sanctioned Building Plans. Such construction shall be as per specifications described in the 2nd Schedule below, common to all Units of the Said Complex (Specifications).

e) Completion Time: With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall construct, erect and complete Said Complex within a period of 48 (Forty Eight) months from the date of sanction of the Building Plans, with a grace period of 6 (six) months, subject to Force Majeure as defined in Clause 20 below (Completion Time). In this regard it is clarified that the Completion Time shall include submission of completion certificate but shall not include the time required for obtaining occupancy certificate from Municipal Corporation — the Said Complex shall be deemed to be completed if completion certificate is submitted by the Architect or Municipal Corporation.

f) Common Portions: The Developer shall, at its own costs, install and erect in the Said Complex the common areas, amenities and facilities such as stairways, passages, driveways, electric meter space, reservoir, overhead water tank, water pump and motor, drainage connection, sewerage connection and other facilities required for establishment, enjoyment, maintenance and management of the Said Complex etc. For permanent electric connection to the Units, the Transferees shall pay the deposits demanded by Durgapur Project Limited and/or other agencies. It is clarified that the expression Transferees includes the Owner and the Developer/ contractor, to the extent of unsold Units comprised in the Owner's Allocation and the Developer's/ contractor's Allocation. It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Transferees (including Transferees of the Owner's Allocation) (i) charges for electric equipment and cabling (ii) charges for generator, water connection and other amenities and facilities and (iii) charges for maintenance.

g) Temporary Connections: The Developer shall be authorized in the name of the Owner to apply for and obtain at the costs of the Developer/ contractor, temporary



connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage and other applicable charges.

h) **Modification:** Any amendment or modification to the Building Plans may be made or caused to be made by the Developer.

i) **Name of Said Complex:** The Said Complex shall be named "Bidisha Niketan Apartment " and such name shall not be changed under any circumstances, except by the Developer.

j) **Co-operation:** Neither Party shall indulge in any activities that may be detrimental to the Project and/or may affect the mutual interest of the Parties. The Owner shall provide all cooperation that may be necessary for successful completion the Project.

6. Possession and Title Deeds

a) **Possession of Said Property:** For the purpose of carrying out the development in terms of this Agreement, the Owner has already inducted the Developer as a licensee in respect of scheduled / said property.

b) **Deposit of Title Deeds:** The Developer shall be entitled to take delivery of the said original title deeds and all link deeds from the Owners for production thereof before authorities, banks etc. and subject to the provisions of Clause 10(d) below, will have to return the same to the Owners. The said original title deeds and all linked deeds will not be mortgaged by the Developer in favour of any banks and/or financial institutions and/or any other persons, save and except as required for the purposes of the Project, in the manner mentioned in Clause 10(d) below. On completion of the Project, the Contractor / or Owner (as the case may be) shall handover the original title deeds and all linked deeds to the Association of Transferees of Units.

7. Powers and Authorities

a) **Development Power of Attorney:** The Owner shall grant to the Developer and/or its nominees a registered Development Power of Attorney relating to the Said Property a (General Power Of Attorney) after sanction of Building plan for the purposes of (i) booking and entering into agreements for sale of the Units comprised in the Developer's Allocation [defined in Clause 8 (a) & (b) below].

8. Owner's / Developer's Consideration

a) **Owner's Allocation:** Shall mean a 32% (Thirty Two) percent of sanctioned area of the building which will be constructed over and above the First schedule mentioned land together with the undivided impartiable proportionate interest in the said land and the common portions; apart from this, the land owner has also received **Rs. 6,00,000/- (Rupees Six Lac) Only from Developer as refundable security, out of**

which Rs. 3,50,000/- (Rupees Three Lac Fifty Thousand) only and rest amount i.e. Rs. 2,50,000/- (Rupees Two Lac Fifty Thousand) only at the time of registration .

b) Developer's Allocation: Shall mean a 68% (Sixty Eight) percent of sanctioned area of the building which will be constructed over and above the First schedule mentioned land together with the undivided impartible proportionate interest in the said land and the common portions..

9. Financials

a) Project Finance: The Developer may arrange for financing of the Project (Project Finance) by a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of the Developer's Allocation and construction work-in-progress/receivables to the extent pertaining to the Developer's Allocation but collateral security may be created by depositing the original title deeds of the Said Property, in which event the Owners shall handover the original title deeds and linked deeds to the Developer. The Owner shall deposit the title deeds of the Said Property with the Banker but on the clear understanding that no corporate or personal guarantee of the Owner is being given and the Banker shall have no right of recovery against the Owner and the Owner's Allocation. For this purpose, the Owner shall execute necessary documents through its delegated authority as contained in the General Power Of Attorney and if required by the Banker, the Owner shall join as consenting party to create a charge in favour of Banker for availing such Project Finance.

10. Dealing with Respective Allocations

a) Sale of Owner's Allocation: The Owner shall sell the Owner's Allocation through its own efforts and cost and appropriate the entire consideration from such sale

b) Sale of Developer's Allocation: The Developer shall sell the Developer's Allocation through its own efforts and cost and appropriate the entire consideration from such sale.

c) Transfer of Developer's Allocation: In consideration of the Developer constructing the Owner's Allocation, the Owner shall execute deeds of conveyance of the undivided share in the land contained in the Said Property and the Building Plans as be attributable to the Developer's Allocation in favour of the Transferees of the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution by the Owner shall be through the delegated authority given to the Developer by the Development Power of Attorney.

d) Transfer of Owner's Allocation: The Developer shall join the deeds of conveyance in favour of the Transferees of the Owner's Allocation and shall execute and register the



same in its capacity as the confirming party. Such execution by the Developer shall be through the delegated authority given to the Owner by the Owner's Power of Attorney.

e) Cost of Transfer: The costs of such conveyances (both in respect of the Owner's Allocation and the Developer's Allocation) including stamp duty and registration fees and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

f) Possession to Transferees: If at the end of the Project, there are any unsold Units in the Owner's Allocation, then the Developer shall handover the same to the Owner, complete in all respect and charges after receiving payment for water connection and other amenities and facilities. In this regard it is clarified that upon completion of the Project, the Developer shall give 15 (fifteen) days' notice to the Owner for taking possession and thereafter the Developer will be free to deliver possession and register conveyances of the Developer's Allocation, irrespective of possession being taken by the Owner.

11. Municipal Taxes and Outgoings

a) Relating to Period Prior to Agreement: All municipal taxes, land revenue and outgoings (collectively Rates) on the Said Property relating to the period till the date of this Agreement shall be borne, paid and discharged by the Owner. It is made specifically clear that all Rates outstanding upto such date shall remain the liability of the Owner and such dues shall be borne and paid by the Owner as and when called upon by any statutory authority.

b) Relating to Period After Agreement: All Rates on the Said Property relating to the period after the date of this Agreement shall be borne, paid and discharged by the Developer. It is made specifically clear that all Rates outstanding after such date shall remain the liability of the Developer and such dues shall be borne and paid by the Developer, till the Project is completed.

c) Relating to Period After Completion of Project: After completion of the Project, the Parties shall bear and pay the Rates applicable to the unsold portions of their respective allocations while the Transferees shall pay the Rates applicable to their respective Units.

12. Post Completion Maintenance

a) Maintenance: The Developer shall frame a scheme for the management and administration of the Said Complex and/or Common Portions thereof.

b) Maintenance Charge: As and from the date possession of various phases of the Said Complex is delivered (Possession Date), the concerned Transferees and the Owner and the Developer (in respect of unsold Units allocated to them) shall become responsible for payment of all charges and taxes thereon for maintenance and upkeep of the

Common Portions and facilities in the Said Complex ;Maintenance Charge). The Maintenance Charge shall be fixed by the Developer and till such maintenance is handed over to a Society/Association and/or any other organization, the Developer shall collect the Maintenance Charge.

13. Common Restrictions

a) Applicable to Both: The Owner's Allocation and the Developer's Allocation in the Said Complex shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the Said Complex.

14. Obligations of Developer

a) **Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within the Completion Time unless extended in writing.

b) **Meaning of Completion:** The word 'completion' and its grammatical variants shall mean habitable and tenable state with adequate water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Units ready-for-use and occupation

c) **Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure proper compliance.

d) **Construction at Developer's Risk and Cost:** The Developer shall construct the Said Complex at its own cost, risk and responsibility, by adhering to the Building Plans and all applicable laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and to the third parties and the public in general and shall alone be liable for any loss, damage or compensation or for any claim arising from or relating to such construction and shall indemnify the Owner fully against any claims, losses and damages for any default, failure, breach, act, omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Developer and/or any employees/agents/representatives thereof.

15. Obligations of Owner

a) **Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.

b) **Marketing of Owner's Allocation:** The Owner shall be responsible for marketing of the Owner's Allocation.

e) Development Cost:- The Owner shall be under obligation to pay Development Cost to the Developer for Owners allocation , Development cost mean and include (i) charges for electric equipment and cabling (ii) charges for generator, water connection and other amenities and facilities and (iii) charges for maintenance.

16. Indemnity

a) By Developer: The Developer hereby indemnifies and agrees to keep the Owner saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the Project and/or to the development and/or to the construction of the Said Complex and/or defect therein and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

b) By Owner: The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of from and against any and all actions, suits, costs, proceedings and claims that the Developer may suffer due to any defect in title of the Owner to the Said Property and/or any encumbrance or liability whatsoever thereon.

17. Limitation of Liability

a) No Indirect Loss: Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect loss suffered or incurred.

18. Miscellaneous

a) Further Acts: The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

19. Termination

a) Circumstances of Termination: In the event sanction of the Building Plans and all other permissions, consents, clearances, registrations and no objections required for commencement of construction not being granted for any reason whatsoever, this Agreement shall stand terminated at the option of the Developer without claiming any cost and expenses from landowner.

b) No Termination: Except as mentioned above, none of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered to award specific performance or cancellation of this Agreement and additionally also to award ° damages and other such reliefs.



20. Force Majeure

a) **Meaning of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots (9) non availability or reduced availability of building materials and strike by material suppliers, transporters, contractors, workers and employees (10) delay on account of receiving statutory permissions (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations (collectively Force Majeure).

b) **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.

21. Amendment/Modification

a) **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

b) **Express declaration:** By virtue of this agreement landowners shall not transfer any right title and interest in favour of the Developer.

22. Arbitration

Disputes and Pre-referral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement between the Owner and the Developer (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

a) **Referral to Arbitration:** If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes

shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

b) Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators:

c) Appointment by Owner: 1 (one) Arbitrator to be appointed by the Owner.

d) Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.

e) Conduct of Arbitration Proceeding: The Parties irrevocably agree that:-

i) Place: The place of arbitration shall be Durgapur.

ii) Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

iii) Binding Nature: The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

Both parties Declaration :- However, the Developer shall not acquire any right, title or interest in the said land.

FIRST SCHEDULE

(Said Property)

ALL THAT piece and parcel of a **12 (Twelve) Decimal** laying and situate in R.S. Plot No. 877 under R. S. Khatian No. 899, **L.R. Plot No- 2168 under L.R. Khatian No- 5447, 5493, 5496, 5497, 5494, 5492, 5498, 5495, of Mouza Kururia, J. L. No. 56, under Durgapur. Municipal Corporation Ward No. 11 being Municipal Holding No. 25, M-40, Milan Pally, District-Burdwan presently Paschim Bardhaman, PIN - 713203.**

and the said property is butted and bounded as follows :-

ON THE NORTH : Land of Ghosh Babu

ON THE SOUTH : 30 Ft. wide Kururia Main Road

ON THE EAST : Vacant Land

ON THE WEST : House of Ananda Mondal

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

Paritosh Dey

Shobhita Dey

Siparree Dey

Dibakar Dey

Pranab Bhattacharya

Pratibha Das

Pratima Ghosh

Animesh

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESSES:

- ① Sajal K. Bose
S/O Lt Chanchal K. Bose
267 R.K. Ave Durgapur - 07

DURGAPUR BIDISHA NIKETAN

Birwal Goy Sanyal
Partner

Birwal

- ② *Handwritten notes in Bengali script, including a date: ১৪/১০/১৮*

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

Subrata Mukherjee
SUBRATA MUKHERJEE

ADVOCATE
Durgapur Court
Enroll No. - WB/506/2007

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-202021-019588724-8
Date: 08/01/2021 19:04:59
RN : 3100333813020
SBI ePay txn No. : 202100893518890

Payment Mode : Debit Card-VISA
Payment Gateway SBI EPay-State Bank of
India New PG
BRN Date: 08/01/2021 19:06:02
SBI ePay txn Date. 08/01/2021 19:05:41

DEPOSITOR'S DETAILS

Name : DURGAPUR BIDISHA NIKETAN Id No. : 2000029131/12/2021
Contact No. null
E-mail : Mobile No. +91 7719368630
Address : City Centre Durgapur PIN 713216
User Type : Buyer/Claimants

Query Year


PAYMENT DETAILS









Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2000029131/12/2021	Property Registration- Registration Fees	0030-03-104-001-16	6014
2	2000029131/12/2021	Property Registration- Stamp duty	0030-02-103-003-02	2011
			Total Amount	8025





In Words : Rupees Eight Thousand Twenty Five Only.

SPECIMEN FORM FOR TEN FINGER PRINTS





Signature of the Executants/presentation  Paritosh Dey	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Paritosh Dey				

Signature of the Executants/presentation  Animesha	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Animesha				

Signature of the Executants/presentation  Pratibha Das	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Pratibha Das.				

Signature of the Executants/presentation  Sibakar Dey	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Sibakar Dey.				

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation  Signature: <i>Dipasree Das</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					

Signature of the Executants/presentation  Signature: <i>Pralima Ghosh</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					

Signature of the Executants/presentation  Signature: <i>Purnima Bhattacharya</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					

Signature of the Executants/presentation  Signature: <i>Bhoborok Das</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Prakash Kumar

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Prakash Kumar*

Signature of the
Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Signature of the
Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Signature of the
Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-



Government of India

সজল কুমার বসু
Sajal Kumar Bose
পিতা: চন্দ্র কুমার বসু
Father: Chandra Kumar Bose
সম্মতি তারিখ / DOB: 03/10/1982
পুরুষ / Male



2200 9083 3364

আধার - সাধারণ মানুষের অধিকার

Sajal kr Bose



Sajal kr Bose



আধার

ভারতীয় একমুদ্রিত প্রাথমিক প্রাথমিক
Unique Identification Authority of India

ঠিকানা:
267, রামকৃষ্ণ এভিনিউ, এ (জোন),
দুর্গাপুর (এম কর্প), বর্ধমান,
দুর্গাপুর স্টীল টাউন উইস্ট, পশ্চিম
বঙ্গ, 713204

Address:
267, RAMKRIISHNA AVENUE, A
-ZONE, Durgapur (m Corp.),
Barddhaman, Durgapur Steel
Town West, West Bengal, 713204

2200 9083 3364

1947
1800 300 1947

help @ uidai.gov.in

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
GXYPD7464N

नाम / Name PRATIBHA DAS

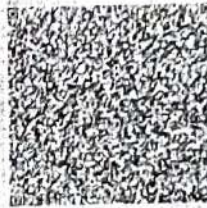
पिता का नाम / Father's name NARENDRA NATH DEY -

जन्म की तारीख / Date of Birth 17/01/1960

लिंग / Gender Female



हस्ताक्षर / Signature



Signature valid

Digitally signed by PratiBha Das, PAN Services Unit, e-Governance, Date: 03/01/2019, GMT+05:30, Reason: PAN Sign, Location: Mumbai

Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of Taxes, assessment, tax demand, tax returns, matching of information and easy maintenance & retrieval of electronic information etc. relating to the taxpayer.

आयकर विभाग को सहायक होता है, जिसमें भरो के प्रस्ताव, अंशदान, कर मांग, टैक्स बकाया, भुगतान, भुगतान और पुनर्पत्रिक जानकारी का आसान संचालन व बहाली उपलब्ध करवा दिया है।

Linking of PAN is now mandatory for several transactions under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) का अर्थ है अब अनिवार्य है (आयकर विभाग, 1962 के नियम 114B, का संदर्भ लें)

अधिक जानकारी के लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

The PAN Card enclosed contains Enhanced QR Code available on Google Play Store as "Enhanced QR Code Reader for PAN Card" (अधिक जानकारी के लिए 10,000 रुपये तक का दंड लगाया जा सकता है।) और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

Available by a specific Android Mobile App. Keyword to search this specific Mobile App is "Enhanced QR Code Reader for PAN Card" (अधिक जानकारी के लिए 10,000 रुपये तक का दंड लगाया जा सकता है।) Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए शब्द "Enhanced QR Code Reader for PAN Card" है।

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड Permanent Account Number Card GXYPD7464N

नाम / Name PRATIBHA DAS

पिता का नाम / Father's Name NARENDRA NATH DEY

जन्म की तारीख / Date of Birth 17/01/1960

इस कार्ड के खोले/खोल पर कृपया सूचित करें/सूचित करें।

आयकर विभाग के कार्ड, एक बार ही एक व्यक्ति के लिए, जारी किया जा सकता है।

कार्ड नं. 341, खंड नं. 347/3, मॉडल कॉलोनी, नरसिंहराव चोक, मुंबई - 411 016

If this card is lost / someone's lost card is found, please inform / return to:

Income Tax PAN Services Unit, NSDL, 4th Floor, Mantri Sterling, Plot No. 341, Survey No. 9973, Model Colony, Near Deep Bunglows Chowk, Pune - 411 016.

Tel: 91-20-7721 1000, Fax: 91-20-7721 2051 e-mail: info@nsdl.co.in

Pratibha Das.



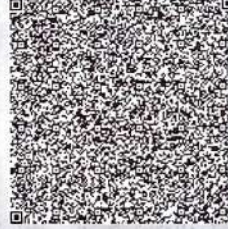
ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
GUHPD1173E

नाम / Name DIPASREE DEY
पिता का नाम / Father's name SATISH CHANDRA DEB
जन्म की तारीख / Date of Birth 20/11/1961
लिंग / Gender Female



Dipasree Dey

हस्ताक्षर / Signature



Signature Not Verified

Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance
Date: 2021.01.11 11:16:19 GMT+05:30
Reason: NSDL ePAN Sign Location: Mumbai

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

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GUHPD1173E

नाम / Name
DIPASREE DEY

पिता का नाम / Father's Name
SATISH CHANDRA DEB

जन्म की तारीख /
Date of Birth
20/11/1961

हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/कीटाएँ:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/3,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/3,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2723 8080, Fax: 91-20-2721 8081
e-mail: inmfo@gosdl.co.in

Dipasree Dey

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PARITOSH DEY
NARENDRA DEY
01/11/1949
Permanent Account Number
AJLPD1701H

Paritosh Dey
Signature



Paritosh Dey

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

ANIMA JANA

NARENDRA NATH DEY

09/09/1966

Permanent Account Number

AIGPJ3804K

Anima Jana
Signature



27/07/2007

Animajana

यदि कार्ड के खोने / जाने पर कृपया सूचित करें / लें।

आयकर पैन सेवा इकाई, एन एस डी एल

पहली मंजिल, टाईम्स टॉवर, कान्हा हिल्स कंपाउंड,

एस बी मार्ग, लोअर पार्ल, मुंबई - 400 013

If this card is lost / someone's lost card is found,
please inform / return to:

The Tax PAN Services Unit, NSDL

1st Floor, Times Tower,

Kanaha Mills Compound,

S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91 22 2499 4030, Fax: 91 22 2495 0601

e-mail: unitn@nsdl.co.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

DSW1146984



নির্বাচকের নাম : প্রতিভা দাস

Elector's Name : Pratibha Das

স্বামীর নাম : স্বপন দাস

Husband's Name : Swapan Das

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : XX / XX / 1964
Date of Birth

Pratibha Das

DSW1146984

ঠিকানা:

জেড শিবরামপুর বিশ্বাস পাড়া 14 মহেশতলা দক্ষিণ 24
পর্গনা 700141

Address:

Jot Shibrampur Biswas Para 14
Maheshtala South 24 Parganas 700141

Date: 11/08/2007

115-মহেশতলা নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

অধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral

Registration Officer for

115-Maheshtala Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় জেটার সিনে নাম
তেডা ও একই নম্বরের নতুন সচিত্র পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain a new card
with same number.

182/228

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIBAKAR DE
ASHUTOSH DE
25/10/1981

Permanent Account Number

AVLPD4174A

Dibakar De.

Signature



Dibakar De.

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

Income Tax PAN Services Unit, UTI1SL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, ए टी आई टी एस एल,
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATIMA GHOSH
NARENDRA NATH DEY
06/02/1955



Permanent Account Number
AYIPG7089D

Pratima Ghosh
Signature



Pratima Ghosh.

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर सेवा यूनिट, UTTISL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHABOTOSH DEY

NARENDRA NATH DEY

01/01/1960
 Permanent Account Number
AGCPD7053L

Bhabotosh Dey
 Signature


Bhabotosh Dey

If this card is lost / पुनर्प्राप्त न हो सके / लोस्ट
 आयकर पैन सेवा केंद्र, पुनर्प्राप्त होएस
 तीसरी मंजिल, सकार बिल्डिंग,
 बानेर टेलिफोन एक्सचेंज केन्द्र, पुना,
 बानेर, पुना - 411 045

If this card is lost / someone's lost card is found
 please inform / return to:
 Income Tax PAN Services Unit, NRI,
 3rd Floor, Sapphire Chambers,
 Near Baner Telephone Exchange,
 Baner, Pune - 411 045

Tel: 91 20 2771 2020 Fax: 91 20 2771 2021
 e-mail: nri@pan.iti.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PURNIMA BHATTACHARYA
NARENDRA NATH DEY

01/01/1963

Permanent Account Number

ARWPB0613R

Purnima Bhattacharya
Signature



Purnima Bhattacharya

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

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

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

आयकर पैन सेवा यूनिट, यूटीआईएसएल
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BEPPS5320M



नाम / Name
BISWABJOY SUTRADHAR

पिता का नाम / Father's Name
RASAMAY SUTRADHAR

जन्म की तारीख /
Date of Birth
04/04/1975

हस्ताक्षर / Signature

28022020

Biswabjoy Sutradhar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARFD8896J



नाम / Name
DURGAPUR BIDISHA NIKETAN

31122020

विगमन / गठन की तारीख
Date of Incorporation / Formation
11/12/2020

DURGAPUR BIDISHA NIKETAN

Bhawani Sushrutha
Partner

Major Information of the Deed

No / Year	I-2306-02382/2021	Date of Registration	18/03/2021
Registration Date	2306-2000029131/2021	Office where deed is registered	
Applicant Name, Address & Other Details	05/01/2021 9:23:26 PM	2306-2000029131/2021	
SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207. Mobile No : 8101891226, Status : Advocate			
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
Rs 8/-	Rs. 33,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 7,011/- (Article 48(g))	Rs. 6,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



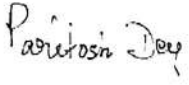


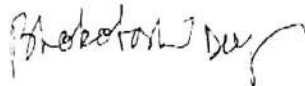
Land Details :









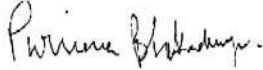


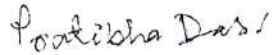
District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Kururia More To Kururia Village Road, Mouza: Kururia, JI No: 56, Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2168 (RS :-877)	LR-5447	Bastu	Danga	1.5 Dec	1/-	4,12,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-2168 (RS :-877)	LR-5493	Bastu	Danga	1.5 Dec	1/-	4,12,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-2168 (RS :-877)	LR-5496	Bastu	Danga	2 Dec	1/-	5,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-2168 (RS :-877)	LR-5497	Bastu	Danga	1 Dec	1/-	2,75,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L5	LR-2168 (RS :-877)	LR-5494	Bastu	Danga	1 Dec	1/-	2,75,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L6	LR-2168 (RS :-877)	LR-5492	Bastu	Danga	2 Dec	1/-	5,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,

(7)	LR-5498	Bastu	Danga	2 Dec	1/-	5,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
2168 (S:-877)	LR-5495	Bastu	Danga	1 Dec	1/-	2,75,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :				12Dec	8 /-	33,00,000 /-	
Grand Total :				12Dec	8 /-	33,00,000 /-	

Land Lord Details :




SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr PARITOSH DEY Son of Late NARENDRA NATH DEY Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office	 11/01/2021	 LTI 11/01/2021	 11/01/2021
M-40, Milan Pally, Kururia Danga, P.O:- Amrai, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713203 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJxxxxxx1H, Aadhaar No: 28xxxxxxxx7632, Status :Individual, Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office				
2	Mr BHABOTOSH DEY (Presentant) Son of Late NARENDRA NATH DEY Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office	 11/01/2021	 LTI 11/01/2021	 11/01/2021
M-40, Milan Pally, Kururia Danga, P.O:- Amrai, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx3L, Aadhaar No: 35xxxxxxxx9336, Status :Individual, Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office				

Name	Photo	Finger Print	Signature
DIPASREE DEY e of Late ASHUTOSH Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office	 11/01/2021	 LTI 11/01/2021	 11/01/2021
M-40, Milan Pally, Kururia Danga, P.O:- Amrai, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713203 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: GUxxxxxx3E, Aadhaar No: 72xxxxxxxx6676, Status :Individual, Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office			
Mr DIBAKAR DE Son of Late ASHUTOSH DE Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office	 11/01/2021	 LTI 11/01/2021	 11/01/2021
M-40, Milan Pally, Kururia Danga, P.O:- Amrai, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVxxxxxx4A, Aadhaar No: 92xxxxxxxx9706, Status :Individual, Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office			
Smt PURNIMA BHATTACHARYA Wife of Mr ARUP KUMAR BHATTACHARYA Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office	 11/01/2021	 LTI 11/01/2021	 11/01/2021
4/30, SEPCO Township, P.O:- B Zone, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713205 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ARxxxxxx3R, Aadhaar No: 84xxxxxxxx3486, Status :Individual, Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office			
Smt PRATIBHA DAS Wife of Mr SWAPAN DAS Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office	 11/01/2021	 LTI 11/01/2021	 11/01/2021

Sarada Park, P.O:- Shibrampur, P.S:- Maheshtala, Maheshtala, District:-South 24-Parganas, Bengal, India, PIN - 700141 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: GXxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/01/2021
Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Smt PRATIMA GHOSH Wife of Mr SANUP KUMAR GHOSH Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office	 11/01/2021	 LTI 11/01/2021	 11/01/2021

M-40, Milan Pally, Kururia Danga, P.O:- Amrai, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713203 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: AYxxxxxx9D, Aadhaar No: 36xxxxxxxx8786, Status :Individual, Executed by: Self, Date of Execution: 11/01/2021
Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office

Name	Photo	Finger Print	Signature
8 Smt ANIMA JANA Wife of Mr PARTHA JANA Executed by: Self, Date of Execution: 11/01/2021 , Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office	 11/01/2021	 LTI 11/01/2021	 11/01/2021




N-SSF, Block-N, Kalkaji, P.O:- Saradindu Nagar, P.S:- KALKAJI, District:-South, Delhi, India, PIN - 110019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: AIxxxxxx4K, Aadhaar No: 93xxxxxxxx8675, Status :Individual, Executed by: Self, Date of Execution: 11/01/2021
Admitted by: Self, Date of Admission: 11/01/2021 ,Place : Office

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DURGAPUR BIDISHA NIKETAN 2/12, Rocky Path, SAIL Co Operative Society, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713216 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

ative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr BISWABIJOY SUTTRADHAR Son of Mr RASAMOY SUTTRADHAR Date of Execution - 11/01/2021, , Admitted by: Self, Date of Admission: 11/01/2021, Place of Admission of Execution: Office	 Jan 11 2021 2:14PM	 LTI 11/01/2021	 11/01/2021
5/8, Mahishkapur Road, P.O:- B Zone, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx0M, Aadhaar No: 49xxxxxxxx8781 Status : Representative, Representative of : DURGAPUR BIDISHA NIKETAN (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAJAL KUMAR BOSE Son of Late CHANCHAL KUMAR BOSE 267, Ramkrishna Avenue, P.O:- A Zone, P.S:- Durgapur, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713204			 11/01/2021
Identifier Of Mr PARITOSH DEY, Mr BHABOTOSH DEY, Mrs DIPASREE DEY, Mr DIBAKAR DE, Smt PURNIMA BHATTACHARYA, Smt PRATIBHA DAS, Smt PRATIMA GHOSH, Smt ANIMA JANA, Mr BISWABIJOY SUTTRADHAR			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr PARITOSH DEY	DURGAPUR BIDISHA NIKETAN-1.5 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr BHABOTOSH DEY	DURGAPUR BIDISHA NIKETAN-1.5 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mrs DIPASREE DEY	DURGAPUR BIDISHA NIKETAN-2 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr DIBAKAR DE	DURGAPUR BIDISHA NIKETAN-1 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Smt PURNIMA BHATTACHARYA	DURGAPUR BIDISHA NIKETAN-1 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Smt PRATIBHA DAS	DURGAPUR BIDISHA NIKETAN-2 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Smt PRATIMA GHOSH	DURGAPUR BIDISHA NIKETAN-2 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Smt ANIMA JANA	DURGAPUR BIDISHA NIKETAN-1 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Kururia More To Kururia Village Road, Mouza: Kururia, JI No: 56, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2168, LR Khatian No:- 5447	Owner: পরিতোষ দে, Gurdian: নরেন্দ্রনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.01000000 Acre,	Mr PARITOSH DEY
L2	LR Plot No:- 2168, LR Khatian No:- 5493	Owner: ভবতোষ দে, Gurdian: নরেন্দ্রনাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.01000000 Acre,	Mr BHABOTOSH DEY
L3	LR Plot No:- 2168, LR Khatian No:- 5496	Owner: দীপত্রী দে, Gurdian: অশুতোষ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.02000000 Acre,	Mrs DIPASREE DEY
L4	LR Plot No:- 2168, LR Khatian No:- 5497	Owner: দিবাকর দে, Gurdian: অশুতোষ , Address: নিজ , Classification: ডাঙ্গা,	Mr DIBAKAR DE
L5	LR Plot No:- 2168, LR Khatian No:- 5494	Owner: পূর্ণিমা ভট্টাচার্য, Gurdian: অরুণ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.01000000 Acre,	Smt PURNIMA BHATTACHARYA

	Plot No:- 2168, LR Khatian No - 5492	Owner:प्रतिभा दाम, Gurdian:सुपन , Address:निज , Classification:डासा, Area:0.02000000 Acre,	Smt PRATIBHA DAS
	LR Plot No:- 2168, LR Khatian No. - 5498	Owner:प्रतिभा दाम, Gurdian:सुपन कूमा दाम, Address:निज , Classification:डासा, Area:0.02000000 Acre,	Smt PRATIMA GHOSH
8	LR Plot No:- 2168, LR Khatian No - 5495	Owner:अनिमा जना, Gurdian:गर्भ , Address:निज , Classification:डासा, Area:0.01000000 Acre,	Smt ANIMA JANA

2021

ificate 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 33,00,000/-



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

On 11-01-2021

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

Presented for registration at 13:31 hrs on 11-01-2021, at the Office of the A.D.S.R. DURGAPUR by Mr BHABOTOSH DEY, one of the Executants.

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

Execution is admitted on 11/01/2021 by 1. Mr PARITOSH DEY, Son of Late NARENDRA NATH DEY, M-40, Milan Pally, Kururia Danga, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Retired Person, 2. Mr BHABOTOSH DEY, Son of Late NARENDRA NATH DEY, M-40, Milan Pally, Kururia Danga, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 3. Mrs DIPASREE DEY, Wife of Late ASHUTOSH DEY, M-40, Milan Pally, Kururia Danga, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 4. Mr DIBAKAR DE, Son of Late ASHUTOSH DE, M-40, Milan Pally, Kururia Danga, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 5. Smt PURNIMA BHATTACHARYA, Wife of Mr ARUP KUMAR BHATTACHARYA, 4/30, SEPCO Township, P.O: B Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession House wife, 6. Smt PRATIBHA DAS, Wife of Mr SWAPAN DAS, E-12, Sarada Park, P.O: Shibrapur, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession House wife, 7. Smt PRATIMA GHOSH, Wife of Mr SANUP KUMAR GHOSH, M-40, Milan Pally, Kururia Danga, P.O: Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession House wife, 8. Smt ANIMA JANA, Wife of Mr PARTHA JANA, N-SSF, Block-N, Kalkaji, P.O: Saradindu Nagar, Thana: KALKAJI, , South, DELHI, India, PIN - 110019, by caste Hindu, by Profession House wife
Indetified by Mr SAJAL KUMAR BOSE, , Son of Late CHANCHAL KUMAR BOSE, 267, Ramkrishna Avenue, P.O: A Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by profession Service

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

Execution is admitted on 11-01-2021 by Mr BISWABIJOY SUTTRADHAR, PARTNER, DURGAPUR BIDISHA NIKETAN (Partnership Firm), 2/12, Rocky Patn, SAIL Co Operative Society, P.O:- City Centre, P.S:- Durgapur, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713216

Indetified by Mr SAJAL KUMAR BOSE, , Son of Late CHANCHAL KUMAR BOSE, 267, Ramkrishna Avenue, P.O: A Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,014/- (B = Rs 6,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/01/2021 7:06PM with Govt. Ref. No: 192020210195887248 on 08-01-2021, Amount Rs: 6,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 3100333813020 on 08-01-2021, Head of Account 0030-03-104-001-16

Stamp Duty

Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-,
Rs 2,011/-
Description of Stamp
1/Stamp: Type: Impressed, Serial no 71, Amount Rs 5,000/-, Date of Purchase: 07/01/2021, Vendor name: Somnath
Chatterjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/01/2021 7:06PM with Govt. Ref. No. 192020210195887248 on 08-01-2021, Amount Rs: 2,011/-, Bank:
SBI ePay (SBIePay), Ref. No. 3100333013071 on 08-01-2021, Head of Account 0030-02-103-003-02



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

On 18-03-2021

Certificate of Admissibility (Rule 43, West Bengal 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



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

of Registration under section 60 and Rule 69.

entered in Book - I

Serial number 2306-2021, Page from 74308 to 74350

Deed No 230602382 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.04.22 15:33:57 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/04/22 03:33:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)