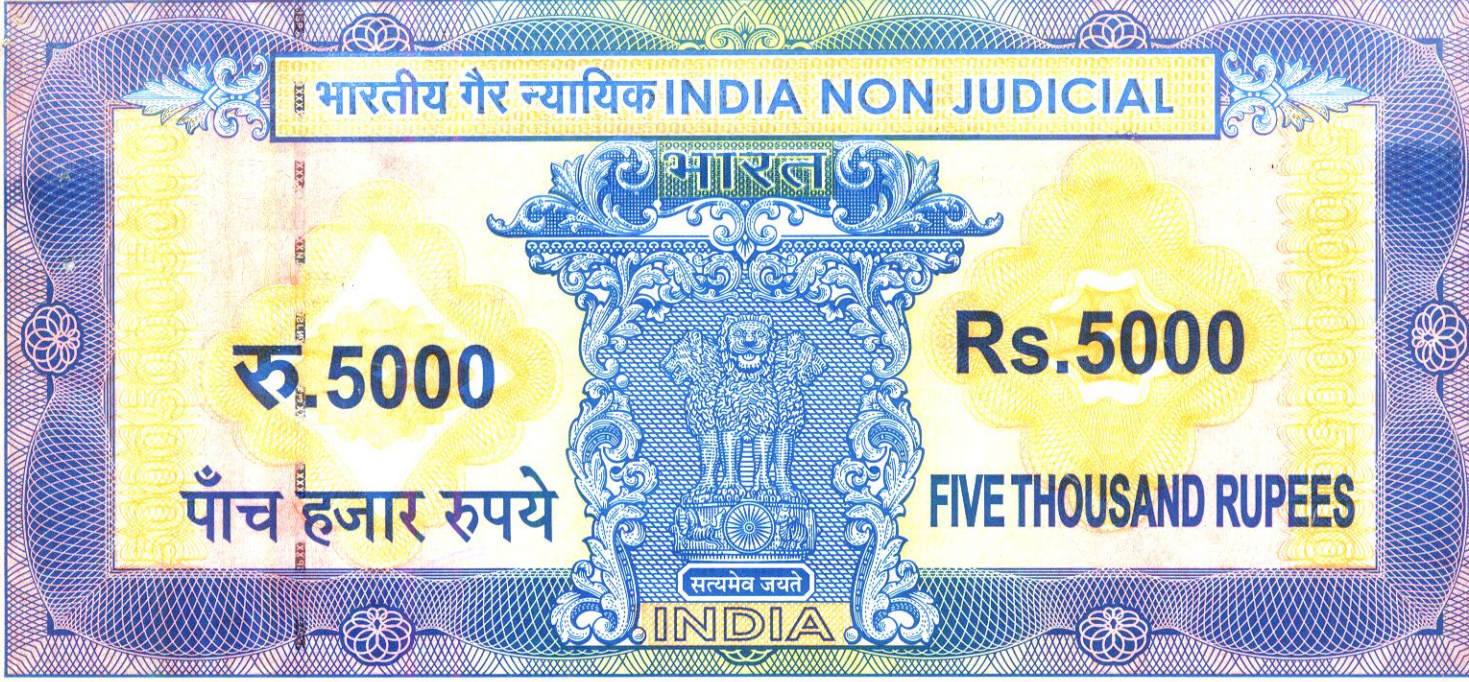


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[Page- 1]

P 6841/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 733087

12-48 km
29-06-22
Omr (B) 1644767/22
mm 1559230

DEVELOPMENT AGREEMENT

certified that the Documents
Admitted to Registration
are the Sheet and
Documents are the Part of this
Development

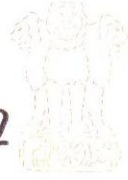
A. S. R. Durgapuri
Bardwan

29 JUN 2022

QUERY NO. : 2001644767/2022
DISTRICT : Paschim Bardhaman
MOUZA : Kaliganj
P.S. : New Township
AREA OF LAND : 8.25 Decimal

Handwritten signature/initials.

SI No. 3410 Date 27/06/2022
Sold to Vishwakarma Real Estate
Address Durgapur - 13
Value of Stamp 5000/-
Date of Purchase of the stamp 16 JUN 2022
Prepar from Treasury
Name of the Treasury from Durgapur



Chatterjee

Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-13
Licence No. 1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

29 JUN 2022

THIS DEVELOPMENT AGREEMENT IS MADE ON 29TH DAY OF JUNE, 2022

BETWEEN

(1) SRI. BINOY GHOSH @ SRI. BINOY KUMAR GHOSH [PAN -AHRPG1074C] Son of Sri. Karipada Ghosh, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Shalbagan Road, P.O.-Benachity, P.S.-Durgapur, Dist.- Paschim Bardhaman, State- West Bengal, India, PIN- 713213. **(2) SRI. JIBEN LAHIRY [PAN - AAXPL1643H]** Son of Late Hari Pada Lahiry, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Lahiry Villa, Nachan Road, Beachity, P.O.- Benachity, P.S.- Durgapur, Dist.- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, hereinafter refereed to and called as **"LANDOWNERS"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

"VISHWAKARMA REAL ESTATE" [PAN-AAOFV9866H] Being a Partnership Firm, having its office At House No-6, 2nd Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District-Burdwan, PIN-713213, represented by its **Partners (1) MR. SOMNATH PAUL [PAN-BGHPP4489C]** Son of Sri Nabakumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident of Sagarbhanga, Gopinathpur, Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN-713219, **(2) MRS. SUCHARITA GHOSH [PAN-ARMPG3626M]** Wife of Mr. Abhijit Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of House No-6, 2nd Street Gurudwara Road, Post Office: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713213, **(3) MR. PURNA CHANDRA PAUL [PAN- ALVPP1215C]** Son of Late Gobardhan Paul, by faith Hindu, by occupation Business, by Nationality- Indian, resident of C- 31, SSR Path, Aryanak, Post Office: Bidhannagar, P.S.- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, **(4) MR. KRISHNA CHANDRA MONDAL [PAN- AJXPM9211F]** Son of Late Akrur Chandra Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of 8 Rahim Path, Post Office: A- Zone, P.S.- Durgapur, District- Paschim Bardhaman, State- West

Bengal, India, PIN-713204, **(5) MR. GOURANGA CHATTARAJ [PAN- AITPC4762E]**
Son of Late Dinabandhu Chattaraj, by faith Hindu, by occupation Business, by
Nationality- Indian, resident of Vivekananda Park, Bamunara, Post Office:
Bamunara, P.S.- Kanksa,, District- Paschim Bardhaman, State- West Bengal, India,
PIN-713212, 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.**

WHEREAS Roshline Chaudhuri wife of Haran Chandra Chaudhuri become owner of
the schedule mentioned land by virtue of gift deed No-5998 for the year 2007 of
A.D.S.R. Durgapur and mutated her name in L.R.R.O.R.

AND WHEREAS Roshline Chaudhuri wife of Haran Chandra Chaudhuri transferred
the schedule mentioned land by way of sale vide deed No-6389 for the year 2012 of
A.D.S.R. Durgapur in favour of Priya Kumari Jha (Shekhar) daughter of Ram Naresh
Jha and thereafter Priya Kumari Jha (Shekhar) daughter of Ram Naresh Jha
transferred the same by way of sale infavour of Binoy Kumar Ghosh Son of Sri
Karipada Ghosh , Sri Jiben Lahiry son of Late Hari Pada Lahiry & Sri Ashish Kumar
Maji son of Late Dakeshineswar Maji vide deed No- 7246 for the year 2012 of
A.D.S.R. Durgapur and thereafter Sri Ashish Kumar Maji son of Late Dakeshineswar
Maji transfereed his share i.e. 1.67 Katha infavour Binoy Kumar Ghosh Son of Sri
Karipada Ghosh vide deed No- 5868 for the year 2018 of A.D.S.R. Durgapur and
thereafter both the landowner(s) mutated their name in L.R.R.O.R.

AND WHERE AS the First Part desire to develop the First schedule property by
construction of a multi storied building up to maximum limit of floor consisting of so
many flats and parking space etc as per approval of Jemmua Gram Panchyat but the
owners have not the sufficient fund for the development work and for this reason
First Part is in search of a Developer for the said development work.


AND WHEREAS the First Part herein has approached the Second Part and whereas
the Second Part after considering the various aspects of execution of the project and
proposal of the landowner has decided to construct multistoried building there at
consisting of apartments and flat with the object of selling such flats/apartments to
the prospective purchasers and the Second Part has accepted the proposal of First
Part.



NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

- 1.1 **OWNER/LANDLORD:- (1) SRI. BINOY GHOSH @ SRI. BINOY KUMAR GHOSH** , Son of Sri. Karipada Ghosh, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Shalbagan Road, P.O.-Benachity, P.S.-Durgapur, Dist.- Paschim Bardhaman, PIN-713213. **(2) SRI. JIBEN LAHIRY** Son of Late Hari Pada Lahiry , by faith-Hindu, by occupation-Business, Indian Citizen, resident of Lahiry Villa, Beanchity , P.O.-Benachity, P.S.-Durgapur, Dist.- Paschim Bardhaman, PIN-713213.
- 1.2 **DEVELOPER:-** Shall **VISHWAKARMA REAL ESTATE** Being a Partnership Firm, having its office At House No-6, 2nd Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District-Burdwan, PIN-713213.
- 1.3 **LAND:-** Shall mean land measuring about measuring 8.25(Eight point Two Five) Decimal under Mouza- Kaliganj, J.L.No-110, R. S. Plot no- 1468, L. R. Plot No-1842 Khatian No-491, L. R. Khatian No-2480, 2485 under the jurisdiction of Jemmua Gram Panchayat Dist- Paschim Bardhaman.
- 1.4 **BUILDING:** - Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
- 1.6 **PANCHYAT:-** Shall mean the Jemmua Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN:** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemmua Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 1.8 **OWNERS AREA:** - Shall mean 28% (Twenty Eight) percent of constructed area together with the undivided impartible proportionate interest in the said land according to their legitimate share i.e. 2/3 of 28 % will get Binoy Ghosh @ Binoy Kumar Ghosh and 1/3 of 28 % will get Jiban Lahiri. .



- 1.9 **DEVELOPER'S AREA:** Shall mean entire building/s together with the undivided impartible proportionate interest in the said land and the common portions after providing landowners allocation as mentioned in Para-1.8 of this agreement i.e. 72 %.
- 1.10 **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- 1.11 **PROJECT:** Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
- 1.12 **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.
- 1.13 **PURCHASER/S** shall mean and include:
- A) If he/she be an individual then his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- 

D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

E) If it be a Trust then its Trustees for the time being and their successor(s)-in-interest and assigns.

1.14 Masculine gender: Shall include the feminine and neuter gender and vice versa.

1.15 Singular number: Shall include the plural and vice-versa.

II- COMMENCEMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.

III- EFFECTIVENESS: - This agreement shall become effective from date of sanction of plan by the panchayat or any other authority.

IV:- DURATION:- This agreement is made for a period of 36 month from the date of it become effective with a grace period of 6 month.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Jemmua Gram Panchayat or any other authority over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owners has offered total land of measuring 8.25 (Eight point Two Five) Decimal for development and construction of a housing complex consisting of flats / apartments & parking spaces according to their share.
2. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owners and any other party (except **VISHWAKARMA REAL ESTATE**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.



3. The owner shall responsible to resolved all the legal dispute related to land within 1 month from this agreement if any and that related expenses also borne by the Landowners.
4. The owner hereby declare that their legal heirs are also liable to act according to this agreement without further inputs in this agreement.
5. The owner are hereby agree to sign all the documents which are necessary for the purpose of Development/Construction work.
6. That the Owner also agreed that he gives full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on his behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e to receive sanctioned plan from the Jemmua Gram Panchyat, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers save and except Owner's allocation and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners.
7. The Owner hereby agreed to execute a Development Power of attorney in the name of representative of the Developer within one month from this agreement for the purpose of selling Flat /parking save and except those Flat /parking will be allotted in favour of Landowners in pursuance of this agreement.

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8. The Owner hereby agreed to pay the charges for electric transformer, D. G. and other facilities to the Developers at the time of completion of the project save and except two flats which will retain by the landowners

9. **VII- DEVELOPER DUTY, LIABILITY & responsibility:-**

1. The developer **VISHWAKARMA REAL ESTATE** confirms and assures the owners that they are fully acquainted with and aware of the process / formalities related to similar project in panchyat area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within the schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.



4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary step to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 36 months from the date of sanction of plan with further additional period of 6 months if needed both the case the time shall be computed on and from the date of sanction of plan. And within this stipulated time the Developer shall hand over the owner's allocation.
8. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility.

VIII-Developer Allocation:- Developers Allocations shall mean entire building including common facilities of the building along with undivided proportionate

share of the "said property/premises" after providing the Land Owners allocation as mentioned hereinabove.

IX-Mutual Consent

In case the proportion of the landowner obtained from the developer is fractionally more than the owner's area as in the agreement, then the landowner will reimburse the developer the value of such area @1600 per Sq. Feet in the value of the exact fraction and, in case the developer provides fractionally less area than the agreed upon area to the Landlord, then the value of the remaining portion is to be reimbursed by the developer to the landlord to the extent of the fractional difference only@1600 per Sq. Feet.

X-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Disputes- Differences in opinion in relation to the proposed construction and violation of any terms and condition of this agreement amicably settle at first between the parties herein otherwise aggrieved party shall have liberty to take shelter of law.
- d) Copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the License holder Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats and the landowners will not be responsible or liable for the same.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement & Development power of attorney and or deed of conveyance shall be borne paid and discharged by the Developer exclusively.
- j) The owners shall have no right, title, interest, claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.

Handwritten signature and initials in blue ink, located on the left margin of the page.

- k) The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

Declaration :- This is an agreement as per Indian Contract Act,1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of **Baid** Land measuring **8.25 (Eight point Two Five) Decimal** under **Mouza- Kaliganj**, J.L. No-110, R. S. Plot no- 1468, **L. R. Plot No- 1842** Khatian No-491, **L. R. Khatian No-2480, 2485** under the jurisdiction of Jemmua Gram Panchayat Dist- Paschim Bardhaman, Butted and Bounded by:


North : Land of M. Bose
South : 24 Feet wide Kaccha Road
East : 12 Feet wide Kaccha Road
West : Land of D. Kharr

(A Sketch map is annexed herewith which is considered as part and parcel of this deed)



SECOND SCHEDULE**(General Specification of building)**

WATER SUPPLY	Ground Water
WALLS	Conventional brickwork./fly ash bricks
WALL FINISH	Interior - wall putty Exterior - Combination of weather coat.
FLOORING	Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.
KITCHEN	Kitchen platform made of slab. Glazed tiles, up to the height of three feet from the platform. One Stainless steel sinks, to be provided.
TOILET	Anti skid Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary and CP fittings (as per supply), and one western type commode, one OT Pan. Concealed plumbing and pipe work.
DOORS	Door frame made of wood. Front Decorative flush Door, other flush doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding aluminum window
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30 (Thirty Points) for 3 BHK. All other points at extra cost.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services. Lift provided for every floor in the building.

 It is hereby declared that the full name, colour passport size photograph and finger prints of each fingers of both the hands of the OWNER(S)/LANDOWNERS and DEVELOPER are attested in additional pages in this deed being page nos. 1,2, 3(total 3 pages) and the same are treated as part and parcel 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:

Binoy Kr. Ghosh @ Binoy Ghosh
Jitendra Lahiri

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

WITNESSES:

① Sumit Kumar
Sd. Manish Kumar
via - Algaon - D/15
P.S. - Chakraborty, Durgapur
Bhubaneswar

② Subrata Mukherjee
Sd. Subrata Mukherjee
Purba, Durgapur
Dist - Purba - Bardhaman.

Vishwakarma Real Estate
Somnath Paul
Partner

Vishwakarma Real Estate
Sucharita Ghosh
Partner

Vishwakarma Real Estate
Krishna Chandra Mondal
Partner

Vishwakarma Real Estate
Gouranga Chatterjee
Partner

Vishwakarma Real Estate
Purna Chandra Paul
Partner

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

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007



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

GRN Details

GRN:	192022230041568351	Payment Mode:	Online Payment
GRN Date:	02/06/2022 17:26:40	Bank/Gateway:	HDFC Bank
BRN :	1811046678	BRN Date:	02/06/2022 17:29:16
Payment Status:	Successful	Payment Ref. No:	2001644767/1/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	VISHWAKARMA REAL ESTATE
Address:	Benachity, Durgapur, PIN:- 713213
Mobile:	8900310801
Depositor Status:	Buyer/Claimants
Query No:	2001644767
Applicant's Name:	Mr SUBRATA MUKHERJEE
Identification No:	2001644767/1/2022
Remarks:	Sale, Development Agreement or Construction agreement

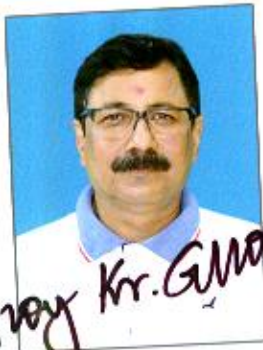
Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001644767/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2001644767/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	24

IN WORDS: TWENTY FOUR ONLY.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Binoy Kr. Ghosh

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Binoy Kr. Ghosh @ Binoy Ghosh*

Signature of the Executants/presentation



Jibeenlahim

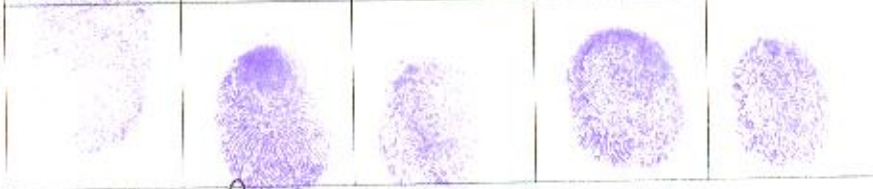
(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- *Jibeenlahim*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little




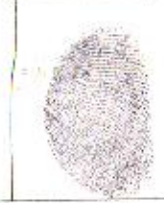



Signature:-

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation





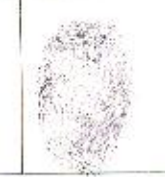
(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
				



Somnath Paul

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
				

Signature:- *Somnath Paul*

Signature of the Executants/presentation





(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
				



Sucharita Ghosh






(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
				

Signature:- *Sucharita Ghosh*

Signature of the Executants/presentation





(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
				



Kishna Chandra Mondal

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
				

Signature:- *Kishna Chandra Mondal*

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Goumanga Chatterjee

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Goumanga Chatterjee

Signature of the Executants/presentation



Purna Chandra Paul

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Purna Chandra Paul

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



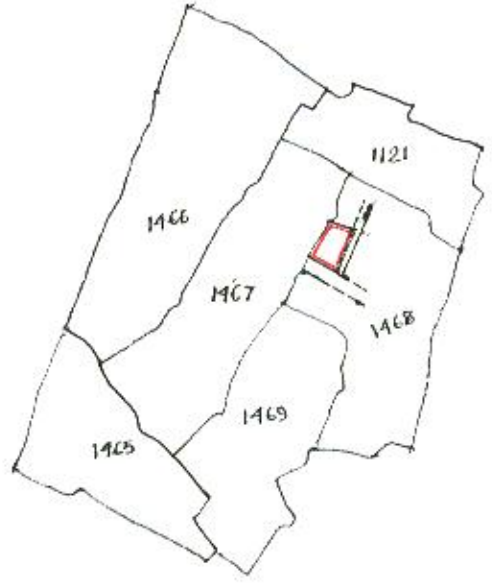
(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Sketch Map Is Showing The Land Of **Mouza-Kaliganj**.J.L No-83(110)
P.S-New Township.Dist-Paschim Bardhaman. **R.S Plot No-1468(P)**
L.R Plot No-1842 In Area **5 Katha** Land Shown In Red Mark
Purchased By:- Vishwakarma Real Estate.



R.S INDEX

Vishwakarma Real Estate
Somnath Paul
Partner

Vishwakarma Real Estate
Gomang Chatterjee
Partner

Vishwakarma Real Estate
Komal Chandra Mondal
Partner

Vishwakarma Real Estate
Sucharita Ghosh
Partner

Signature Of Land Owner

Vishwakarma Real Estate
Purna chandra Paul
Binoy Ghosh
Binoy Kr. Ghosh
J. Ben Chatterjee

Mondal-28/06/2022
SURVEYOR
MOHIT Kr. MONDAL
Bargaria, Paschim Bardhaman, Durgapur-5
Govt. Regd. No.-W.B.K. 565/1999
As Per Previous Sketch

Major Information of the Deed







Deed No :	I-2306-06941/2022	Date of Registration	29/06/2022
Query No / Year	2306-2001644767/2022	Office where deed is registered	
Query Date	01/06/2022 9:51:37 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	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]		
Set Forth value	Market Value		
	Rs. 15,59,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1842 (RS :-1468)	LR-2485	Bastu	Baid	5.36 Dec		10,13,040/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L2	LR-1842 (RS :-1468)	LR-2480	Bastu	Baid	2.89 Dec		5,46,210/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	0 /-	15,59,250 /-	
	Grand Total :				8.25Dec	0 /-	15,59,250 /-	



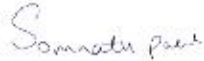








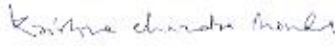
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr BINOY GHOSH, (Alias: Mr BINOY KUMAR GHOSH) Son of Mr KARIPADA GHOSH Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office</p>	<p>Photo</p>  <p>29/06/2022</p>	<p>Finger Print</p>  <p>LTI 29/06/2022</p>	<p>Signature</p>  <p>29/06/2022</p>
<p>Shalbagan Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx4C, Aadhaar No: 76xxxxxxxx8630, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Mr JIBEN LAHIRY (Presentant) Son of Late HARI PADA LAHIRY Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office</p>	<p>Photo</p>  <p>29/06/2022</p>	<p>Finger Print</p>  <p>LTI 29/06/2022</p>	<p>Signature</p>  <p>29/06/2022</p>
<p>Lahiry Villa, Nachan Road, Beanchity, City:- Durgapur, P.O:- Beanchity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx3H, Aadhaar No: 95xxxxxxxx8809, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office</p>				



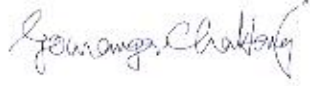
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>VISHWAKARMA REAL ESTATE House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 29/06/2022, , Admitted by: Self, Date of Admission: 29/06/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jun 29 2022 5:09PM</p>	<p>Finger Print</p>  <p>LTI 29/06/2022</p>	<p>Signature</p>  <p>29/06/2022</p>
<p>Sagarbhanga, City:- Durgapur, P.O:- Gopinathpur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx9C, Aadhaar No: 49xxxxxxxx0053 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)</p>				
2	<p>Name</p> <p>Mrs SUCHARITA GHOSH Wife of ABHIJIT DEY Date of Execution - 29/06/2022, , Admitted by: Self, Date of Admission: 29/06/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jun 29 2022 5:10PM</p>	<p>Finger Print</p>  <p>LTI 29/06/2022</p>	<p>Signature</p>  <p>29/06/2022</p>
<p>Of House No-6, 2nd Street Gurudwara Road,, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx6M, Aadhaar No: 44xxxxxxxx4222 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)</p>				
3	<p>Name</p> <p>Mr PURNA CHANDRA PAUL Son of Late GOBARDHAN PAUL Date of Execution - 29/06/2022, , Admitted by: Self, Date of Admission: 29/06/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jun 29 2022 5:11PM</p>	<p>Finger Print</p>  <p>LTI 29/06/2022</p>	<p>Signature</p>  <p>29/06/2022</p>
<p>C-31, SSR Path, Aryanak,, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5C, Aadhaar No: 24xxxxxxxx4912 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)</p>				
4	<p>Name</p> <p>Mr KRISHNA CHANDRA MONDAL Son of Late AKRUR CHANDRA MONDAL Date of Execution - 29/06/2022, , Admitted by: Self, Date of Admission: 29/06/2022, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jun 29 2022 5:10PM</p>	<p>Finger Print</p>  <p>LTI 29/06/2022</p>	<p>Signature</p>  <p>29/06/2022</p>

8 Rahim Path, City:- Durgapur, P.O:- A ZONE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1F, Aadhaar No: 65xxxxxxxx0047 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)

5	Name	Photo	Finger Print	Signature
	Mr GOURANGA CHATTARAJ Son of Late DINABANDHU CHATTARAJ Date of Execution - 29/06/2022, , Admitted by: Self, Date of Admission: 29/06/2022, Place of Admission of Execution: Office	 <small>Jun 29 2022 5:11PM</small>	 <small>LTI 29/06/2022</small>	 <small>29/06/2022</small>
Vivekananda Park, Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx2E, Aadhaar No: 61xxxxxxxx3476 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	 <small>29/06/2022</small>	 <small>29/06/2022</small>	 <small>29/06/2022</small>
Identifier Of Mr SOMNATH PAUL, Mrs SUCHARITA GHOSH, Mr PURNA CHANDRA PAUL, Mr KRISHNA CHANDRA MONDAL, Mr GOURANGA CHATTARAJ, Mr BINOY GHOSH, Mr JIBEN LAHIRY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BINOY GHOSH	VISHWAKARMA REAL ESTATE-5.36 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr JIBEN LAHIRY	VISHWAKARMA REAL ESTATE-2.89 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1842, LR Khatian No:- 2485	Owner:বিনয় কুমার ঘোষ, Gurdian:কালীপদ , Address:নিজ , Classification:বাইদ, Area:0.05360000 Acre,	Mr BINOY GHOSH
L2	LR Plot No:- 1842, LR Khatian No:- 2480	Owner:জীবন লাহিড়ী, Gurdian:হরিপদ , Address:নিজ , Classification:বাইদ, Area:0.02680000 Acre,	Mr JIBEN LAHIRY

On 29-06-2022

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

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

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

Presented for registration at 12:48 hrs on 29-06-2022, at the Office of the A.D.S.R. DURGAPUR by Mr JIBEN LAHIRY , 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 15,59,250/-

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

Execution is admitted on 29/06/2022 by 1. Mr BINOY GHOSH, Alias Mr BINOY KUMAR GHOSH, Son of Mr KARIPADA GHOSH, Shalbagan Road, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 2. Mr JIBEN LAHIRY, Son of Late HARI PADA LAHIRY, Lahiry Villa, Nachan Road, Beanchity, P.O: Beanchity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business
Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-06-2022 by Mr SOMNATH PAUL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-06-2022 by Mrs SUCHARITA GHOSH, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-06-2022 by Mr PURNA CHANDRA PAUL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-06-2022 by Mr KRISHNA CHANDRA MONDAL, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-06-2022 by Mr GOURANGA CHATTARAJ, PARTNER, VISHWAKARMA REAL ESTATE (Partnership Firm), House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2022 5:29PM with Govt. Ref. No: 192022230041568351 on 02-06-2022, Amount Rs: 14/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1811046678 on 02-06-2022, Head of Account 0030-03-104-001-16

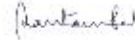
Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3410, Amount: Rs.5,000/-, Date of Purchase: 27/06/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/06/2022 5:29PM with Govt. Ref. No: 192022230041568351 on 02-06-2022, Amount Rs: 10/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1811046678 on 02-06-2022, Head of Account 0030-02-103-003-02



Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 178965 to 178992

being No 230606941 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.07.08 11:19:35 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/07/08 11:19:35 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)