



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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## DEVELOPMENT AGREEMENT

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

A.D.S. *[Signature]*  
Burdwan

16 AUG 2019

QUERY NO. : 0206- 0001302993/2019 ✓  
DISTRICT : Burdwan presently Paschim  
Bardhaman ✓  
MOUZA : Arrah ✓  
P.S. : Kanksa ✓  
AREA OF LAND : 5 (Five) Katha ✓

*[Handwritten signature]*

THIS DEVELOPER

2593 Date 13/8/19  
 Subho Laxmi Real Estate  
 Durgapur - 12  
 Value of Stamp 5000/-  
 Date of Purchase of the Stamp Paper from Treasury 1.4 AUG 2019  
 Name of the Treasury from Where Purchased: Durgapur



JITENDRANATH MONDAL  
 Stamp Vender  
 Durgapur Court, Durgapur-18  
 Licence No-1/89

STAMP



Addl. Dist. Sub-Registrar  
 Durgapur, Paschim Bardhaman

16 AUG 2019

THIS DEVELOPMENT AGREEMENT IS MADE ON 16<sup>TH</sup> DAY OF AUGUST, 2019

BETWEEN

(1) **SRI. SUBHASHISH DEY [PAN-AMMPD0356J]** Son of Lt. Monoranjan Dey, by faith-Hindu, by nationality Indian, by occupation- Business (2) **BIJOYASIS DEY [PAN- ANGPD9602G]** S/o. Lt. Monoranjan Dey, by faith Hindu, by Nationality - Indian, by occupation - Business (3) **SMT. KAMANA DEY (PAN - CUHPD7989Q)** W/o Late. Monoranjan Dey, by faith Hindu, by Nationality - Indian, by occupation - Housewife all are resident of A- 13/4, Arraha Kalinagar, P.O.- Arraha, P.S- Kanksha, Dist- Paschim Bardhaman, W.B, India, PIN-713212, (4) **SMT. PUSPITA DUTTA [PAN- AYNPD8027B]** W/o Sri Abhijit Dutta, by faith Hindu, by Nationality - Indian, by occupation - Housewife, resident of A/SS- 8/17, Srinagar Pally, P.O.-Benachity, P.S-Durgapur, Dist-Paschim Bardhaman, W.B, India, PIN-713213 (hereinafter referred to and called as "**LANDOWNER**") (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

**SHUBHO LAXMI REAL ESTATE (PAN - ADNFS0774K)** Being a Partnership Firm having its office at DN 28, Chaffe Street, Sector 2B, P.O. Bidhannagar, P.S.-New Township PIN- 713212, Dist-Paschim Burdwan. Represented by its Partners namely (1) **SRI. SOUMITRA MUKHERJEE (PAN -AHTPM9004C)** son of Late Madhusudan Mukherjee, by faith Hindu, by occupation Business residing at 3/15 Arrah Green Park, Arrah Kalinagar, Post-Arrah, Durgapur-713212, P.S- Kanksa, Dist- Paschim Burdwan (2) **SRI. SABYASACHI CHATTERJEE (PAN-AGXPC7912L)**, son of Late. Sridhar Chatterjee by faith Hindu, by occupation Business residing at-Bamunara, P.S. Kanksha, P.O. Durgapur in the District of Paschim Burdwan, PIN-713212,& (3) **SRI. BISWANATH DEY (PAN - AIHPD6730F)**, Son of Sri Kartik Dey, by faith Hindu, by occupation Business, residing at Gopalpur Paschim Para, Gopalpur, P.S- Kanksa, Dist- Paschim Bardhaman, PIN- 713212 hereinafter referred 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** Manoranjan Dey was the purchaser of the schedule mentioned land, he purchased the same vide deed No-640 for the year 1975 of Joint Sub Registrar Raniganj at Durgapur and mutated his name in L.R.R.O.R. Mean while Manoranjan Dey died leaving behind his wife namely Kamana Dey, his daughter namely Pushpita Dutta and his two son namely Subhashish Dey and Bijoyasis Dey and as per law of inheritance they jointly became owner of the schedule mentioned land and they duly recorded their name in L.R.R.O.R.

**AND WHEREAS** the first part desire to develop the first schedule property by construction of multistoried building up to maximum limit of floor consisting of

so many flats and parking space etc as approved by Malandighi Gram Panchyat but the owner has 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 various aspects of execution of the project and proposals of the Owners, 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. DEFINATION**

- 1.1 **OWNERS/LANDLORD:-** Shall mean 1) **SRI SUBHASHISH DEY** son of Lt. Monoranjan Dey, by faith-Hindu, by nationality Indian, by occupation- Business 2) **BIJOYASIS DEY** s/o Lt. Monoranjan Dey, by faith Hindu, by Nationality - Indian, by occupation - Business 3) **KAMANA DEY** d/o Lt. Monoranjan Dey, by faith Hindu, by Nationality - Indian, by occupation - Housewife all are resident of A-13/4, Arraha Kalinagar, P.O.-Arraha, P.S-Kanksha, Dist-Pachim Bardhaman, W.B, India, PIN-713212, 4) **PUSPITA DUTTA** W/o Sri Abhijit Dutta, by faith Hindu, by Nationality - Indian, by occupation - Housewife resident of A/SS- 8/17, Srinagar Pally, P.O.-Benachity, P.S-Durgapur, Dist-Pachim Bardhaman, W.B, India, PIN-713213,
- 1.2 **DEVELOPER:-** Shall mean **SHUBHO LAXMI REAL ESTATE** Being a Partnership Firm having its office at DN 28, Chaffe Street, Sector 2B, P.O. Bidhannagar, P.S.-New Township PIN- 713212, Dist-Paschim Burdwan
- 1.3 **LAND:-** Shall mean the land measuring 5 (Five) katha under Mouza-Arraha, R.S. Plot No- 1596, L.R. Plot No-1970 L.R. Khatian No-4778,4779,4780,4781 J.L No-91 Under P.S-Kanksa and the Jurisdiction of Malandighi Gram Panchyat ,Dist-Burdwan presently Paschim Bardhaman , West Bengal.
- 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 **COMMON AREAS AND INSTALLATIONS** shall mean and include the areas installations and facilities comprised in the premises as mentioned and specified in the **SECOND SCHEDULE** hereunder written and expressed or intended by the Developer for common use and enjoyment of the co-owners in the manner and to the extent permitted by the Developer but shall not include the open terrace on any floor in the said Building or the top roof of the building and shall also not include the car parking spaces and other open and covered spaces at or within the premises which the Developer may use or permit to be used for parking of motor cars and/or any other purposes and the Developer shall have

the absolute right to deal with the same, to which the Purchaser hereby consents.

1.6 **ARCHITECT(S)**- Shall mean such Architect\_(s) whom the Developer may appoint time to time as the architect of the Building

1.7 **PANCHAYAT**: - Shall mean the Malandighi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

1.8 **PLAN**: Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi 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

1.9 **OWNERS AREA**:- Shall mean 35 % (Thirty Five) percent of the sanctioned area within First Floor (1<sup>st</sup> floor) to Fourth floor (4<sup>th</sup> floor) together with the undivided impartiable proportionate share and/or interest in the said land specifically not including the parking area. This will exclude all or any portion of sanctioned area beyond Fourth floor, if constructed.

1.10 **DEVELOPER'S AREA**: Shall mean entire area of the Multistoried building/s together with the undivided impartiable proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.8 of this agreement and shall also mean car parking spaces in the Ground Floor of the Building.

1.11 **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

1.12 **PROJECT**: Shall mean the work of development undertake and to be done by the Owners herein or 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..

1.13 **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 or any circumstances beyond the control of the Developer.

1.14 **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than 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, excutors, 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 is Trustees for the time being and their successor(s)-in-interest and assigns.

1.15 **MASCULINE GENDER:** Shall include the feminine and neuter gender and vice versa.

1.16 **SINGULAR NUMBER:** Shall include the plural and vice-versa.

2. **COMMENCEMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above at the commencement of this agreement
3. **EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.
4. **DURATION:** - shall mean that the construction shall be completed within a period of 36 (thirty six) months from the date of sanctioned plan from the appropriate authority and or from getting peaceful vacant khas possession of the said property from the land Owners, which ever will be later and includes any extension taken place. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owners.
5. **SCOPE OF WORK:** - The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram Panchyat over and above the First Schedule Land. If Owner find any illegality in respect in this respect, all liabilities carry by Developer
6. **OWNERS DUTY & LIABILITY:-**

- I. The owners have offered total land of **5 KATHA** for development and construction of housing complex consisting of flats/apartments, & parking spaces.
- II. That the owner shall vacate the land within 15 days from this agreement and deliver the developer peacefully possession of the 1<sup>st</sup> scheduled



property to the second party subject to the terms and condition of this agreement.

III. The Owners hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
- c) There is no agreement between the Owners and any other party except **SHUBHO LAXMI REAL ESTATE** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

IV. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e receive sanctioned plan from the Malandighi 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 sign agreement for sale or sale deed on behalf of the land owner of flats/apartments to the prospective buyers and produce the same before the registering authority 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 and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owner shall not be responsible for any unlawful activities of the Developer.

- V. The owner shall be responsible to resolve all legal dispute related to land within 3 months from getting knowledge of the same.
- VI. That the owner has agreed that they will be personally present before the registration office to sign all the agreement.

- VII. That the owners have also agreed that they shall give a development power of attorney in favour of the Developer with in seven days from this agreement.

**7. DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-**

- i. The developer **SHUBHO LAXMI REAL ESTATE** Confirms accepts and assures the owners that they are fully acquainted with, 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 land litigation free possession ,suitability of the land viability of the said project and will raise no objection with regard thereto.
- ii. 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 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
- iii. 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/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the municipal/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.
- iv. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.





- v. 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 currency of this Agreement and in future. 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 the said incident or damage or loss during construction.
- vi. 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 the building plan from the appropriate authority and or from getting peaceful vacant khas possession of the said property from the land Owners, which ever will be later. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owners.
- vii. That the Developer shall not make The Owners 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 case the Developers Shall be entirely responsibility.
- viii. That the developer shall agree to indemnify the land owners from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from their part which are required to be paid for their profits which they derived after selling the flats to the prospective buyers. In case the developer fails to deliver the possession of the flats to the prospective buyers , in that event the developers himself shall only be responsible and answerable for the same. In case of any default on the part of the developer or if any legal action takes place, then the developer shall only be made liable for the same and under no circumstances the owners shall be made responsible.

  
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**8. DEVELOPER ALLOCATION:-**

Developer allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the land owner allocation as mentioned in this deed.

**9. CONSIDERATION:**

- a. In Consideration of the Owners having agreed to permit the developer to develop and commercially exploit the said property and to construct, erect and Build a new Building in accordance with the plan which will sanctioned and in accordance with the specification and material description of which are stated in details in the Second SCHEDULE hereunder written.
- b. On completion of the proposed building and upon obtaining completion certificate, the Owner shall be entitled to 35 % of the total area constructed from first (1<sup>st</sup>) floor to fourth (4<sup>th</sup>) floor from the total construction made as per sanction of competent authority.
- c. An amount of Rs. 7000/- (Seven thousand) on account of rent for two accommodations will be provided to the Owner by the Developer from the date of taking hand over of the land by the Developer.

**10 SECURITY DEPOSIT:**

The Second Party /Developer Shall Deposit With The first Party/Owner a sum of Rs. 15, 00, 000 /-(Rupees fifteen Lakhs) only as and by way of Refundable/adjustable security deposit in the following manner:

- a) Rs. 9, 00, 000/- (Rupees Nine Lakhs) only Has already been paid Before the execution of this Agreement Vide Cheque Number -024169 dated-30/07/2019, vide cheque Number 024168 dated 03/08/2019, Vide Cheque Number 024170, dated-09/08/2019, Drawn On IDBI Shankarpur Branch.
- b) Rs. 600,000/- (Rupees Six Lakhs Only) only, within 90 days after execution of this Agreement.
- c) Except as otherwise specifically provided herein the refundable security deposit shall be Interest free.

**i. REFUND/ADJUSTMENT OF SECURITY DEPOSIT:**

The security deposit shall be Refundable before registration or taking possession of the first flat (whichever is earlier) of land owners share.

### **11. CANCELLATION**

The Owner have every right to cancel and/or rescind this agreement after 36 months if Developer fails to meet the major conditions of the agreement, and the additional Grace period granted by the Land Owners if the Developer is unable to complete the Construction work due to force majeure , for that Owner has to give a two month clear notice to the Developer.

### **12. MISCELLANEOUS:-**

1. Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
2. 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.
3. Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate if the parties in dispute so agree otherwise two or more arbitrator, to be nominated by both the parties and their legal advisors.
4. Xerox 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.

5. The owners can visit the construction at reasonable time with prior intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations if any observed at the site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
  
6. 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.
  
7. 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 or 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 but the owner will be free from all financial or legal obligation.
  
8. A successful project completion certificate from the 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 own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats to the customers.
  
9. 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 and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.



10. 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.
11. The landowners and the developers have entered into this 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.
12. 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.
13. That both the parties can seek specific performance of this agreement through court.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

That piece and parcel of a **Bastu** land measuring about land measuring 5 (Five) Katha under Mouza- Arrah, R.S. Plot No- 1596, L.R. Plot No-1970 L.R. Khatian No- 4778,4779,4780,4781 J.L. No-91 Under P.S-Kanksa and the Jurisdiction of Malandighi Gram Panchyat ,Dist-Burdwan presently Pachim Bardhaman. W.B butted and bounded :-

**On the North-** 30 feet wide Road,

**On the South-** House of Manisha Banerjee and Mahadeb Banerjee

**On the East-** House of Shri Bijoy Lal

**On the West-** House Of Shri Sukumar Choudhury

**SECOND SCHEDULE**  
**Specification of Building**

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water.
WALLS	Conventional brickwork/ Outer wall of 10 inch and Inner wall will be 5 Inch.
WALL FINISH	Interior - Wall putty
Exterior	Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
KITCHEN	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the Kitchen platform, one stainless steel sinks will be provided.
TOILET	Anti skit Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (Parry ware /Hind ware) and CP fittings (as per supply), one western type commode, and one Indian type. Concealed plumbing and pipe work.
DOORS	Door frame made of Sal wood. Front Decorative panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRINGS	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK, Telephone and television point, Modular switches belong to superior brands, 2 no. of 15 Amp point to be provided for each unit and A.C point will be provided only in Bedroom.
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 finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), 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:

Subhasish Dey

Bijoyasis Dey  
D/S of ES

Puspita Dutta

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

SHUBHO LAXMI REAL ESTATE

Soumitra Kundu Partner

WITNESSES:

① Smriti Majhi  
Sh. Manjira Majhi  
Vidya Nagar, Dist-15  
P.O. Calcutta, Dist. Area  
Presently Paschim Area

SHUBHO LAXMI REAL ESTATE

Sabyasachi Chatterjee Partner

② Arup Ghosh  
City Centre, Durgapur-11

SHUBHO LAXMI REAL ESTATE













































Biswasrati Dey 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

# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation   Subhasish Das	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Subhasish Das				
Signature of the Executants/presentation   Bijoyasis Das	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Bijoyasis Das				
Signature of the Executants/presentation   Anil Kumar	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Anil Kumar				
Signature of the Executants/presentation   Puspita Dutta	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- Puspita Dutta				



# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



*Soumitra Muleyji*

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Soumitra Muleyji*

Signature of the Executants/presentation



*Sabarashi Chatterjee*

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Sabarashi Chatterjee*

Signature of the Executants/presentation



*Biswasrath Ray*

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Biswasrath Ray*

Signature of the Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

भारत सरकार  
Government of India



Surajit Mondal  
Father : Manoranjan Mondal  
DOB : 15/07/1993  
Male



7372 4361 9968

आधार - आम आदमी का अधिकार

Surajit Mondal



भारतीय पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),  
Angadpur, Bardhaman, West Bengal, 713215

7372 4361 9968

1800 300 1947

map@uidai.gov.in

www.uidai.gov.in

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

GRN: 19-201920-005893475-1

Payment Mode Online Payment

GRN Date: 14/08/2019 14:57:20

Bank : State Bank of India

BRN : IK0AEIKKG6

BRN Date: 14/08/2019 14:58:43

DEPOSITOR'S DETAILS

Id No. : 02060001302993/3/2019  
(Query No./Query Year)

Name : SOURAV LAHIRI

Contact No. : Mobile No. : +91 8373063211

E-mail :

Address : Bangladhawra Barachak PIN 713359

Applicant Name : Mr SUBRATA MUKHERJEE

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹
1	02060001302993/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	11
2	02060001302993/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	15014

Total

15025

In Words : Rupees. Fifteen Thousand Twenty Five only

**संघीय विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**CUNPD7986Q**

**नाम / Name**  
**KASHISHA DEY**

**पिता का नाम / Father's Name**  
**SURAJDRA BHOY DEY**

**कार्ड की तारीख / Date of Birth**  
**14/11/1982**

**हस्ताक्षर / Signature**  





काशी देव


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

**यदि कार्ड के खोने/पाने पर कृपया सूचित करें/सीट करें :**  
**आयकर पैन सेवा यूनिट, UTTISEL**  
**प्लॉट नं. 3, सेक्टर 11, सीडीबीएल,**  
**नवी मुंबई-400 614.**

STATE BANK OF INDIA  
SUBHASHISH DEY  
MANORANJAN DEY  
02831963  
Permanent Account Number  
AMNP00356J



Signature



*Subhashish Dey*

*If you lose this card or find it, kindly inform / return to:*  
Contact The PAM Services Unit, UTIISL,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.



*यदि आप इस कार्ड को खो जाते हैं या पाए जाते हैं, कृपया सूचित करें / वापस करें।*  
संपर्क करें: The PAM Services Unit, UTIISL,  
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,  
नवी मुंबई - 400 614.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

BIJOYASIS DEY  
MANORANJAN DEY  
28/01/1979  
Permanent Account Number  
ANGPD8682G

*Bijoyasis Dey*  
Signature



*Bijoyasis Dey*

आयकर विभाग

INCOME TAX DEPARTMENT

PUSPITA DUTTA  
MONORANJAN DEY



भारत सरकार

GOVT. OF INDIA

22/11/1981

Permanent Account Number

AYNPD8027B

Puspita Dutta

Signature



Puspita Dutta

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

Income Tax PAN Services Unit, UTI/ISE

Plot No: 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

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

आयकर सेन इकाई, यूटी/आई

प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई-400 614.

इस कार्ड को खोने / पाने पर कृपया सूचित करें / सूचित करें:  
आयकर पैन सेवा इकाई, एनएसडीएस  
5वीं मंजिल, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक को धारा,  
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. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card



ADNFS0774K

नाम / Name  
SHUBHO LAXMI REAL ESTATE

निगमन/गठन की तारीख  
Date of Incorporation / Formation  
02/11/2017

22112017



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SOMITRA MUKHERJEE  
MADHUSUDAN MUKHERJEE  
04/02/1976

Permanent Account Number

**AHTPM9004C**

मालिकता

Signature



*Somta mung i*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BISWANATH DEY

KARTICK DEY

09/02/1976

Permanent Account Number

AIHPD6730F

*Biswanath Dey*

Signature



*Biswanath Dey*

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA

SABYASACHI CHATTERJEE  
SRIDHAR CHATTERJEE

03/12/1974  
Permanent Account Number  
AGXPC7912L

*Sabyasachi Chatterjee*  
Signature



*Sabyasachi Chatterjee*



*Sabyasachi Chatterjee*

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

19-201920-005893475-1  
Date: 14/08/2019 14:57:20  
IK0AEIKKG6

Payment Mode Online Payment

Bank : State Bank of India  
BRN Date: 14/08/2019 14:58:43

DEPOSITOR'S DETAILS

Id No. : 02060001302993/3/2019  
(Query No./Query Year)

Name : SOURAV LAHIRI  
Contact No. : Mobile No. : +91 8373063211  
E-mail :  
Address : Bangladhawra Barachak PIN 713359  
Applicant Name : Mr SUBRATA MUKHERJEE  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02060001302993/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	11
2	02060001302993/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	15014
In Words : Rupees, Fifteen Thousand Twenty Five only			Total	15025

## Major Information of the Deed



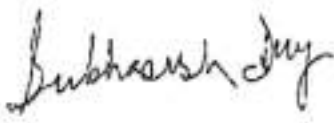


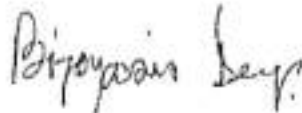


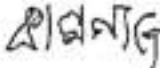
Deed No :	I-0206-05199/2019	Date of Registration	16/08/2019
Query No / Year	0206-0001302993/2019	Office where deed is registered	
Query Date	09/08/2019 2:02:23 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434646560, 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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 21,03,752/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 15,014/- (Article:E, E, B)		
Remarks			



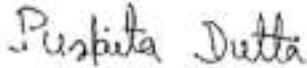
### Land Details :

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1970 (RS :-1596 )	LR-4778	Bastu	Bastu	1.25 Katha	1/-	5,25,938/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	LR-1970 (RS :-1596 )	LR-4779	Bastu	Bastu	1.25 Katha	1/-	5,25,938/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L3	LR-1970 (RS :-1596 )	LR-4781	Bastu	Bastu	1.25 Katha	1/-	5,25,938/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L4	LR-1970 (RS :-1596 )	LR-4780	Bastu	Bastu	1.25 Katha	1/-	5,25,938/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>8.25Dec</b>	<b>4 /-</b>	<b>21,03,752 /-</b>	
		<b>Grand Total :</b>			<b>8.25Dec</b>	<b>4 /-</b>	<b>21,03,752 /-</b>	

Lord Details :




Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<p>1</p> <p><b>Mr SUBHASHISH DEY</b> (Presentant) Son of Late MONORANJAN DEY Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office</p>	 <p>16/08/2019</p>	 <p>LTI 16/08/2019</p>	 <p>16/08/2019</p>
<p>13/4, Arrah Kalinagar, P.O:- Arrah, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMMPD0356J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office</p>			
<p>2</p> <p><b>Mr BIJOYASIS DEY</b> Son of Late MONORANJAN DEY Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office</p>	 <p>16/08/2019</p>	 <p>LTI 16/08/2019</p>	 <p>16/08/2019</p>
<p>13/4, Arrah Kalinagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANGPD9602G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office</p>			
<p>3</p> <p><b>Smt KAMANA DEY</b> Wife of Late MONORANJAN DEY Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office</p>	 <p>16/08/2019</p>	 <p>LTI 16/08/2019</p>	 <p>16/08/2019</p>
<p>A- 13/4, Arrah Kalinagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CUHPD7989Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office</p>			






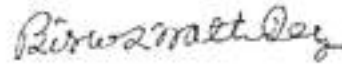
Name	Photo	Finger Print	Signature
<b>Smt PUSPITA DUTTA</b> Wife of Mr ABHIJIT DUTTA Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office	 16/08/2019	 LTI 16/08/2019	 16/08/2019
A/SS- 8/17, Srinagar Pally, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYNPD8027B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019 ,Place : Office			

#### Developer Details :



SI No	Name,Address,Photo,Finger print and Signature
1	<b>SHUBHO LAXMI REAL ESTATE</b> DN 28, Chaffe Street, Sector 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, Pin - 713212 , PAN No.:: ADNFS0774K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SOUMITRA MUKHERJEE</b> Son of Late MADHUSUDAN MUKHERJEE Date of Execution - 16/08/2019 , Admitted by: Self, Date of Admission: 16/08/2019, Place of Admission of Execution: Office	 Aug 16 2019 3:05PM	 LTI 16/08/2019	 16/08/2019
3/15 Arrah Green Park, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AHTPM9004C,Aadhaar No Not Provided Status : Representative, Representative of : SHUBHO LAXMI REAL ESTATE (as PARTNER)				

Name	Photo	Finger Print	Signature
<b>Mr S'ABYASACHI CHATTERJEE</b> Son of Late SRIDHAR CHATTERJEE Date of Execution - 16/08/2019, , Admitted by: Self, Date of Admission: 16/08/2019, Place of Admission of Execution: Office			
Aug 16 2019 3:05PM			16/08/2019
Bamunara, P.O:- Bamunara, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGXPC7912L,Aadhaar No Not Provided Status : Representative, Representative of : SHUBHO LAXMI REAL ESTATE (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>Mr BISWANATH DEY</b> Son of Mr KARTIK DEY Date of Execution - 16/08/2019, , Admitted by: Self, Date of Admission: 16/08/2019, Place of Admission of Execution: Office			
Aug 16 2019 3:04PM			16/08/2019
Gopalpur Paschim Para, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIHPD6730F,Aadhaar No Not Provided Status : Representative, Representative of : SHUBHO LAXMI REAL ESTATE (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SURAJIT MONDAL</b> Son of Mr MANORANJAN MONDAL Angadpur, P.O:- Angadpur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713215			
16/08/2019			16/08/2019
Identifier Of Mr SUBHASHISH DEY, Mr BIJOYASIS DEY, Smt KAMANA DEY, Mr SOUMITRA MUKHERJEE, Mr S'ABYASACHI CHATTERJEE, Mr BISWANATH DEY, Smt PUSPITA DUTTA			



Transfer of property for L1		
No	From	To. with area (Name-Area)
	Mr SUBHASHISH DEY	SHUBHO LAXMI REAL ESTATE-1.25 Katha
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BIJOYASIS DEY	SHUBHO LAXMI REAL ESTATE-1.25 Katha
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt KAMANA DEY	SHUBHO LAXMI REAL ESTATE-1.25 Katha
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt PUSPITA DUTTA	SHUBHO LAXMI REAL ESTATE-1.25 Katha

### Land Details as per Land Record

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1970, LR Khatian No:- 4778	Owner: সুভাষীশ দে, Gurdian: মনরঙ্গ দে, Address: আড়ডা , Classification: বাউ, Area: 0.03000000 Acre,	Mr SUBHASHISH DEY
L2	LR Plot No:- 1970, LR Khatian No:- 4779	Owner: বিজয়াসীশ দে, Gurdian: মনরঙ্গ দে, Address: আড়ডা , Classification: বাউ, Area: 0.02000000 Acre,	Mr BIJOYASIS DEY
L3	LR Plot No:- 1970, LR Khatian No:- 4781	Owner: কামনা দে, Gurdian: মনরঙ্গ দে, Address: আড়ডা , Classification: বাউ, Area: 0.03000000 Acre,	Smt KAMANA DEY
L4	LR Plot No:- 1970, LR Khatian No:- 4780	Owner: পুষ্পীতা দে, Gurdian: মনরঙ্গ দে, Address: আড়ডা , Classification: বাউ, Area: 0.02000000 Acre,	Smt PUSPITA DUTTA

Endorsement For Deed Number : I - 020605199 / 2019

On 13-08-2019

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 21,03,752/-



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

16-08-2019

**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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 12:45 hrs on 16-08-2019, at the Office of the A.D.S.R. DURGAPUR by Mr SUBHASHISH DEY, one of the Executants.

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

Execution is admitted on 16/08/2019 by 1. Mr SUBHASHISH DEY, Son of Late MONORANJAN DEY, 13/4, Arrah Kalinagar, P.O: Arrah, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr BIJOYASIS DEY, Son of Late MONORANJAN DEY, 13/4, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Smt KAMANA DEY, Wife of Late MONORANJAN DEY, A- 13/4, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 4. Smt PUSPITA DUTTA, Wife of Mr ABHIJIT DUTTA, A/SS- 8/17, Srinagar Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife

Identified by Mr SURAJIT MONDAL, . . Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, 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 16-08-2019 by Mr SABYASACHI CHATTERJEE, PARTNER, SHUBHO LAXMI REAL ESTATE (Partnership Firm), DN 28, Chaffe Street, Sector 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

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

Execution is admitted on 16-08-2019 by Mr BISWANATH DEY, PARTNER, SHUBHO LAXMI REAL ESTATE (Partnership Firm), DN 28, Chaffe Street, Sector 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

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

Execution is admitted on 16-08-2019 by Mr SOUMITRA MUKHERJEE, PARTNER, SHUBHO LAXMI REAL ESTATE (Partnership Firm), DN 28, Chaffe Street, Sector 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr SURAJIT MONDAL, . . Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, 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 15,014/- ( B = Rs 15,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/08/2019 2:58PM with Govt. Ref. No: 192019200058934751 on 14-08-2019, Amount Rs: 15,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0AEIKKG6 on 14-08-2019, Head of Account 0030-03-104-001-16

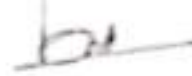
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Ra 5,000/- by online = Rs 11/-.

**Description of Stamp**

1 Stamp; Type: Impressed, Serial no 2593, Amount: Rs 5,000/-, Date of Purchase: 14/08/2019, Vendor name: Jitendra Nath Mondal

**Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB**  
Online on 14/08/2019 2:58PM with Govt. Ref. No. 192019200058934751 on 14-08-2019, Amount Rs. 11/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AE90XG6 on 14-08-2019, Head of Account 0030-02-103-003-02



Partha Bairagya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 0206-2019, Page from 117433 to 117469  
being No 020605199 for the year 2019.



*ba*

Digitally signed by PARTHA BAIRAGGYA  
Date: 2019.08.28 13:31:38 +05:30  
Reason: Digital Signing of Deed

(Partha Bairaggya) 28-08-2019 13:30:45  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)