

4691

1-4893/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 990992

1-06 b-m  
05/07/2022

attested that the Endorsement  
therein and the Signature Sheet  
conform to the original  
document of the said...

Additional District Sub-Registrar  
Rangpur, Paschim Bardhaman

05 JUL 2022

Query No. 2001818436/2022

GRN: 19202021-192022230066049351

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made on this the 15th day of MARCH, 2022 (TWO THOUSAND TWENTY TWO); BETWEEN :-

Date of Purchase  
from Assam's Treasury  
23 APR 2021  
L No 1 of 2000-01

क्रमांक नं 219  
खण्ड 501  
नाम Manglam Developers  
ठिकाना-  
अदार श्री

संतीवलि, खामाननाम



Additional District Sub-Registrar  
Rangary Paschim Basmahan

5 JUL 2022

1] **SMT. SWATI KEJRIWAL, PAN:: ABUPA4502G**, Wife of Sri Pawan Kejriwal, residing at P N Malia Road Raniganj, P.O. + P.S. & A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. Paschim Bardhaman (W.B), Pin No. 713347, Sex: Female, by Caste Hindu, Occupation Business, Citizen of India; 2] **SRI PAWAN KEJRIWAL, PAN:: AEVPK7664M**, Son of Late Gopal Das Kejriwal, residing at P N Malia Road Raniganj, P.O. + P.S. & A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. Paschim Bardhaman (W.B), Pin No. 713347, Sex: Male, by Caste Hindu, Occupation Business, Citizen of India; & 3] **PAWAN KEJRIWAL (HUF) PAN:: AAJHP8110P**, represented by its Karta **PAWAN KEJRIWAL**, Son of Late Gopal Das Kejriwal, residing at P N Malia Road Raniganj, P.O. + P.S. & A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. Paschim Bardhaman (W.B), Pin No. 713347, Sex: Male, by Caste Hindu, Occupation Business, Citizen of India; hereinafter jointly and severally referred to as the "**OWNERS**" (which term or expression shall unless repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the **FIRST PART**;

**AND**

**MANGLAM DEVELOPERS, (its PAN:: ABQFM9734L)** a Partnership Firm situated at 102/2, P.N. Malia Road, Raniganj, P.O. + P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. Paschim Bardhaman (W.B) Pin No. 713347, represented by its Partners; 1] **SRI PAWAN KEJRIWAL, PAN:: AEVPK7664M**, Son of Late Gopal Das Kejriwal, residing at P N Malia Road Raniganj, P.O. + P.S. & A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. Paschim Bardhaman (W.B), Pin No. 713347, Sex: Male, by Caste Hindu, Occupation Business, Citizen of India; 2] **SRI GOPAL KHERIA, PAN: AESPK5979C**, Son of Late Biswanath Kheria, resident of Tilok Road, Raniganj, P.O. + P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-division Asansol, Dist. Paschim Bardhaman Pin No. 713347, Sex: Male, by Caste Hindu, Occupation Business, Citizen of India; & 3] **SRI PRADEEP GOEL, PAN: ACZPG6875C**, Son of Late Bajrang Lal Goel, resident of Goenka Park, N.S.B. Road, Raniganj, P.O. + P.S. Raniganj, A.D.S.R. Office Raniganj, Sub-Division Asansol, Dist. Paschim Bardhaman (W.B) Pin No. 713347, Sex: Male, by Caste Hindu, Occupation Business, Citizen of India; hereinafter collectively referred to as the "**DEVELOPERS**" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its respective heirs, legal representatives, executors, administrators successors-in-office and/ or assigns) of the, **SECOND PART**.

**A. WHEREAS** the Owners jointly purchased the schedule mentioned property from its the then lawful owner Sri Satish Kumar Bagaria & others of Raniganj P.O. + P.S. Raniganj, by virtue of a **Regd. Deed of Sale being No. 230400151 for the year 2021 of A.D.S.R. Office Raniganj**, for a valuable consideration and became the owners and possessors of the same.

**AND WHEREAS** the name of the Owners have duly been recorded in the finally Published L.R. Record of Rights in separate L.R. Khatians.

**B.** The Owners are desirous of raising construction of multistoried building on the above of the said land measuring an area of 26 Katha or 43 Decimal fully and particularly described in the Schedule hereunder written, but due to paucity of fund they could not do so and as such invited offer from the intending Developers for promotion of the said multistoried building thereon.

**C.** The Developers being aware of the intention of the owners as aforesaid approached and /or offered the owners to construct the multistoried building/buildings as per Building Plan to be sanctioned by the authority on the land /property and the owners believing and finding the Developers competent one have agreed to such offer on the stipulated terms and conditions.

**D.** The Owners represent having good and marketable title of the said property free from all encumbrances, charges, liens and lispendences and providing owner's allocation and advance money to the Owners, the Owners and the Developers have entered into an Agreement terms and conditions appended hereunder.

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

**ARTICLE-I DEFINITIONS.**

In these presents unless contrary and /or repugnant thereto the following expression shall have the following meaning,

- 1.1 OWNERS shall mean (1) SMT. SWATI KEJRIWAL (2) SRI PAWAN KEJRIWAL & (3) PAWAN KEJRIWAL (HUF), and include their heirs, legal representatives, executors, administrators and assigns.
- 1.2 DEVELOPERS shall mean MANGLAM DEVELOPERS, include its successors, successors-in-office, executors, administrators and assigns.
- 1.3 LAND /said premises/ said property shall mean All that the piece and parcel of land measuring 26 Katha or 43 Decimal (more fully and particularly mentioned and described in the Schedule hereunder written).
- 1.4 NEW BUILDING /BUILDINGS shall mean and include the proposed building or buildings to be constructed erected and completed by the Developers in accordance with the map or plan to be sanctioned by Asansol Municipal Corporation on the said land described in the SCHEDULE below.
- 1.5 COMMON FACILITIES AND AMENITIES shall mean and include all areas and utilities in the said Project which has not been specifically allotted or sold and shall be common for all the Unit holders and all its expenses including those in maintenance, operation, repairing, renovation, painting, rebuilding, reconstructing, decorating, replacing and administration shall be borne by the Owners of each individual unit in the complex proportionately.
- 1.6 SALEABLE SPACE shall mean all the constructed space of the entire area and right in size, location advantage and market value of the said Project and /or Building forming part of the said property available in such part of size or dimension for independent use and occupation and will included the undivided impartible proportionate share in all common parts, portion, land area and facilities and amenities.
- 1.7 OWNER'S ALLOCATION shall mean 40% of the total constructed area in the new buildings to be constructed over the SCHEDULE property allocated to the Owners in terms of this Agreement comprised of the various units/flats/apartments/roof/shop/godown/constructed spaces/open spaces/Four Wheeler & Two Wheeler car parking spaces, both open and covered TOGETHER WITH the undivided proportionate share in all the common parts/portion/areas/facilities, including location advantages.
- 1.8 DEVELOPERS ALLOCATION shall mean 60% of the total construction area in the new buildings to be constructed over the Schedule Property allocable to the Developers in terms of this agreement comprising of various flat/apartments/residential-cum-commercial complex, roof constructed specific space, open spaces/shop/godown/units/open spaces/four wheeler & Two wheeler car parking spaces, both open and covered TOGETHER WITH the undivided proportionate share in all the common parts/portion/areas and facilities.

- (iii) That the Owners are in uninterrupted and peaceful possession of the said property without any interruption or disturbance and/or claim from any person and /or persons in any part or portion thereof.
- (iv) That the Owners have not entered into any agreement for sale transfer lease and /mortgage or development nor has created any interest of a third party into or upon the said property or any part and portion thereof.
- (v) That all municipal corporation rates taxes and other outgoings payable in respect of the said property up to the date of execution of this agreement have been paid and / or shall be paid by the owners and the owners have agreed to keep the Developers saved harmless and fully indemnified from all costs charges claims actions suits and proceedings in respect thereof from all authorities / Department for the period prior to signing of this agreement.
- (vi) That there is no suit or legal proceeding pending before any of the courts nor there is any threat or any legal proceeding being initiated against the owners in respect of the entirety of the said property on any account whatsoever or howsoever.
- (vii) Soon after the execution of this Agreement the owners shall execute a Regd. Development Power of Attorney in favour of the Developers or any other person(s) nominated by the Developers to approach all public authorities and to submit and obtain modification amendment, alteration and variation in sanction plan of lay out and the building and structures to be constructed on the said land or any portion thereof from the municipal corporation and all other concerned authorities and/or authority.
- (viii) The Developer has independently verified the title of the Owners of the scheduled property but in the event of any of the representations being found to be incorrect and/or false then and in that even it shall be obligation of the owners to cause the same to be remedied and / or rectified entirely at their own costs.

#### **ARTICLE-IV : DEVELOPERS RIGHTS**

4.1 In pursuance of the mutual obligation and also subject to the various terms and conditions herein contained and on the part of the Developers to be paid performed and observed the Owners have agreed to grant the exclusive right of development in respect of the said properties up to and in favour of the Developers to undertake development of the said premises whereby the Developers shall be entitled to undertake the said project and construct erect and complete the building under their supervision and responsibility and management comprising of several self contained units, apartments and Four & Two Wheeler parking spaces to be held and / or enjoyed independently by each other.

4.2 NOTHING in this presents shall be construed as a demise or assignment or conveyance in law by the owners of the premises or any part thereof to the Developers or as treating of any right, title or interest in respect thereof of the Developers other than an exclusive license to the Developers to develop the same in terms hereof and to deal with the Developer's allocation in the new building in the manner hereinafter contained.

**ARTICLE-V : PLAN / PERMISSIONS**

5.1 For the purpose of undertaking development of the said premises the Developers will cause a modified or revised or new map or plan to be prepared initially consisting of Ground floor and various upper floors and will submit the same to Asansol Municipal Corporation for sanction in the name of the Owners and make construction of new building and / or buildings on the said premises as per the sanction building plan with such modification in accordance with law and the Developers shall engage and / or appoint Architect, Engineers, Contractors or Sub-Contractors and other agents for the said purpose and shall make payments of their fees and / charges. The Developers shall undertake that all future fees or other amounts payable in this connection will be paid by the Developers and shall never make the owner responsible or liable for the same;

5.2 The Developers Shall take all steps to obtain all permissions approvals and / or sanctions as may be necessary and / or required at their expense and the owners hereby agree and undertake to sign all papers and / or documents as may be necessary and / or required to enable the Developers to effectively comply with the said obligations.

**ARTICLE-VI: MISCELLANEOUS AND ALSO DEVELOPER'S OBLIGATION/COVENANTS:**

1.1 The Owners and the Developers shall be entitled to enter into agreements for sale transfer and / or long term in respect of their respective allocation but it shall be the obligation on the part of the Owners and Developers respectively to remain responsible whereby intending purchasers of their respective allocation of the parties hereto shall be liable to contribute various amounts on account of proportionate share or contribution towards transformer and electric connections, H.T and L.T. Lines, deposits for electric meter, costs for stand by generator capital cost for equipment and development, maintenance deposits and documentation charges and Municipal Corporation rates and taxes. In the event of the Owners and / or Developers deciding to retain for themselves any of the flats / apartments, four wheeler and two wheeler parking spaces, then and in that event they shall be liable to pay and contribute the proportionate amounts as stated hereinabove to the Developers.

1.2 However, it is the sole responsibility of the Developers to hand over the owners' allocation area to the Owners free of any charge or mortgage.

Similarly any intending purchasers / transferee can also create a charge or mortgage in respect of the area / Unit intended to be purchased to any Bank / financial Institution or private financiers to obtain loan and in both such cases the Owners will give full co-operation and sign such papers as may be required by the Bank or Financial Institution or Private Financiers. However, it is made clear that the owners will under no circumstances will be liable to pay any such loans or any portion thereof to the bank / financial institution.

1.3 All disputes, and differences arising out of or in relation with this agreement shall be referred to arbitration under the provision of The Arbitration and Conciliation Act, 1996 or any statutory modification thereof for the time being in force.

1.4 Courts having jurisdiction of Asansol alone shall have the jurisdiction to entertain try all actions, suits, proceedings arising out such arbitration.

### **ARTICLE-VII : TITLE DEED**

1.1 The Owners hereby agrees and undertakes that they shall hold the original Deeds of Conveyance in respect of the portions forming part of the said Entire Premises and shall keep the same in safe custody and shall offer the same for inspection and production as and when required by the Developers or the intending purchaser of any unit in Project.

### **ARTICLE-VIII : OWNER'S OBLIGATIONS**

1.1 The Owners have agreed:

- (i) To co-operate with the Developers in all respect for development of the said property in term of this agreement.
- (ii) To execute all deeds documents and instruments as may be necessary and / or required from time to time.
- (iii) For the purpose of obtaining all permissions approvals and / or sanctions to sign and execute all deeds documents and instruments as may be necessary and / or required to enable the Developers undertake construction of the project and / or Building in accordance with the said Plan.
- (iv) To execute a Developers Power of Attorney in favour of the Developers or its nominee and / nominees.
- (v) To execute the Deed of Conveyance /Lease in respect of the 60% of Developers allocation in favour of the intending purchaser(s) acquiring Flats/Apartments constructed spaces and Four wheeler & Two wheeler parking spaces forming part of the DEVELOPERS ALLOCATION.

### **ARTICLE-IX : PROCEDURE**

1.1 The Owners shall execute and register an Development Power of Attorney in favour of the Developers and / or its nominee and / or nominee(s) as may be required for the purpose of obtaining necessary permission & approvals and sanctions from different authorities in connection with the construction of the said new buildings upon the land described in the SCHEDULE and also for pursuing and following up the matter with the Asansol Municipal Corporation, Fire Department, authorities under West Bengal Building (Construction and Transfer) by Promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, for obtaining Lift Licence, Permission for Generator for obtaining Sewerage Connection, Water, Electricity supply and / or modification and changes of the plan and for obtaining the completion and occupancy Certificates and other Authorities and for booking and / or entering into agreement for sale and sale out the property flats, units/shop/godown etc of saleable space out of Developers allocation.

### **ARTICLE- X : BUILDING**

1.1 The Developers shall at its own costs construct erect and complete the Project on the said property in accordance with the sanctioned plan as per the specifications described in the Schedule hereunder written and the common facilities and amenities hereinbefore mentioned with materials as may be certified by the Architect of the said project and the same shall be completed within definition of completion date and building will be deemed to be completed when completion certificate from A.M.C. is obtained.

1.2 Subject as aforesaid the decision of the Architect regarding the quality of the materials shall be final and binding between the parties hereto and the project will be constructed erected and completed in accordance with the specifications details whereof are mentioned in the schedule hereunder written.

1.3 The Owners shall deliver to the Developers Notarial Certified Copies of all the documents of the title in their possession and exclusively relating to the said land within 30 days of execution of this Agreement. It is also agreed that the Original of the Title Deeds and the relevant documents shall be available for inspection at the office of the owners on all working days with prior information to the intending buyers of flats, tenements, four wheeler & two wheeler parking and / or premises that may be mentioned herein.

1.4 The Developers shall be authorized in so far as necessary to apply for and obtain quota entitlement and other allocation of or for cement, iron, bricks, sand other building materials allocable to the Owners for the construction of the building and to similarly apply for and obtain temporary and permanent connection of water, electricity, power, drainage, sewerage and /or gas to the project and other inputs and facilities required for the construction or for the better enjoyment of the building for which purpose the Owners shall execute in favour of the Developers or its nominee or nominees as Power of Attorney and other authorities as shall be required by the Developers. Power of Attorney will remain in force until the Municipal Corporation or Statutory authorities issues of completion Building Certificate and all the conveyances of the various Transferees are executed and registered.

1.5 The Developers shall at its own costs and expenses and without creating any financial and other liability on the Owners construct and complete the project and various units and /or apartments therein in accordance with the sanctioned building plan and any amendment thereto or modification thereof made or caused to be made by the Developers.

1.6 All costs charges and expenses including Architect's Structural Engineers fee shall be borne and paid by the Developers and the Owners shall bear no responsibility or be liable in this context.

1.7 The Owners shall not cause any obstruction or interference in the Developers continuing with the construction erection and completion of the said Project as well as ensure that no one else claiming any right title interest through or on behalf of the Owners will obstruct or create any problem or difficulty in such construction.

#### **ARTICLE- XI : TERMS & CONDITIONS :**

1.1 The Developers enter into an agreement for sale or dwelling units, flats, apartments, tenements, shop/godown/ four wheeler and Two wheeler Parking space of the said building or apartments on ownership basis at such price and on such terms and conditions to such persons as may be deemed fit without any interference from the owners hereto.



1.2 The owners hereby agree that from and after the date hereof they shall not create any tenancy, sub-tenancy, lease or occupancy right or any other rights, title or interest in respect of the said property /land or the super-structure built thereon or any part thereof or concur in doing so and shall not do any act, deed, matter or things which may be prejudice the rights of the Developers under this agreement.

1.3 The Developers shall be solely responsible and liable to comply with all the provisions of the West Bengal Housing Industry Regulation Act, 2017 and West Bengal (Regulation of promotion of Construction and Transfer by Promoters) Act, 1993, as applicable, and the Rules framed. For any defaults and / or non-compliance of any of the provisions of The West Bengal Housing Industry Regulation Act, 2017 and West Bengal (Regulation of promotion of Construction and Transfer by Promoters) Act, 1993, as applicable, and the Rules framed the Developers alone shall remain liable for all costs, charges, losses, damages and consequences and the Land Owners shall not be liable therefor in any manner whatsoever and the Developers shall always keep the Land Owner irrevocably and unconditionally indemnified in respect thereof. All the provisions of RERA Act should be complied with.

1.4 The GST relating to development and construction shall be paid and borne solely by the Developers who shall comply with the applicable provisions regarding the same and keep the Land Owner indemnified in this regard & regarding GST on sale of units both the parties owners and developers need to collect GST from the intending buyers @ 1% / to 5% as applicable and the same need to be deposited with relevant govt. department.

1.5 The New Building shall be shared by and between the Land Owners and the Developers in the ratio of 40:60 as agreed herein.

1.6 The Parties hereby agree and covenant with each other not to transfer and / or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the other party.

1.7 The Developers hereby agrees and covenants with the Land Owners to execute the Project and make construction of the New Building in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and to comply with the provisions of the law applicable to development, construction, safety and transfer of the New Building and Units therein.

1.8 The Developers have already paid a sum of Rs. 30,00,000/- (Rupees Thirty Lakh) only as a security deposit to the Land Owners, which will be adjusted against the Owners Share and which will be adjustable with the first Lot of registration.

1.9 The Owners do not hold vacant land in excess of the Ceiling limit and that the said property is not adversely affected by any provisions of Urban Land (Ceiling & Regulation) Act, 1976.

2.0 The Owners /Developers shall not in any manner dispute the legality and / or validity and / or enforceability of this Agreement and /or any of the terms herein recorded nor be entitled to terminate and /or cancel and /or object to the power of authority of the Developers to undertake and carry out the development of the said property and /or to sell or otherwise dispose of the units/saleable space at the building as per this agreement.

2.1 The units/car parking spaces etc. in the New Building/s so ultimately allocated /demarcated for the Owners are jointly hereinafter referred to as "the Owners Allocation" and the same shall absolutely belong to the Owners with liberty to deal with the same together with proportionate undivided share in the land comprised in the premises as also in the Common Areas and Installations in such manner and on such terms and conditions as the Owners may deem fit and proper and independent or and to the exclusion of the Developers. AND similarly all those units/car parking spaces etc. in the New Building/s ultimately identified /allocated /demarcated for the Developers are jointly hereinafter referred to as "the Developer's Allocation" and the same shall belong absolutely to the Developers with liberty to deal with the same Together with proportionate undivided share in the land comprised in the premises as also in the Common Area and Installations as and being properties appurtenant thereto in such manner and on such terms and conditions as the Developers may deem fit and proper and independent of and to the exclusion of the Owners.

2.2 The Developers shall construct and complete the New Building at its own cost, risk and responsibility. The Developer shall be responsible and liable to Government, Asansol Municipal Corporation and other authorities concerned and to the Transferees/third parties for any loss or for any claim arising from such construction. The Developers shall remain responsible for compliance of the following during the course of Development of the said Premises.

- (a) due compliance of all statutory requirements, whether local or state or central, and shall also remain responsible for any deviation in construction which may not be in accordance with the Plan and has agreed to keep the Land Owners save harmless and fully indemnified from and against all costs charges actions suits and proceedings and all consequences thereof.
- (b) for any accident and /or mishap taking place while undertaking construction and completion of the New Building at the said premises and to keep the land Owners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings and all consequences thereof.
- (c) make proper provision for security of the said Premises during the course of Development.
- (d) not to do or commit any act which may impose or confer upon and Land Owners any financial liability or obligation in respect of wrong done by the Developers at the said Premises.
- (e) to keep the Land Owners indemnified against all third party claims and actions arising out of any sort of act or omission of the Developers in or relating to the construction of the New Building at the said Premises.
- (f) On completion of the project and after the units constructed areas etc., in the New Building are sold to the various purchasers, the Developers alone shall be responsible for any deficiency /quality of workmanship in construction the New Building.
- (h) That if a natural event occurs or any epidemic occurs or any reason due to natural calamities or CORONA related or any others such matter the same need to be considered or time need to be extended by the such time period.

(i) The Agreement constitutes valid, legal binding and enforceable obligations.

**Materials description for Construction to be used as follows:-**

1. TMT Rod : TMT Rod of standard brand i.e. local Durgapur brand to be used by the developers.
2. Cement : Birla Sarprat / Emami / Dalmia
3. Stone Chips : 3/4" & 1/2" of best quality
4. Bricks Masonary Work : First Class Red Bricks
5. wall Plastering with Cement Wall Putty Finishing & One Coat Primer Finish
6. Sanitary Fitting : EssEss / Hindware
7. Pipe Fitting : Kissan Pipes
8. Doors : Flush Doors 32mm Solid ply/Teak Wood.
9. Chaukhat : Sal
10. Grills & Railings : 1/2" Squre Bars
11. Kitchen Slab : Granite with 2ft height wall tiles of 18"x12" size
12. Electrical : Finolex Wires, Modular Switches ( Anchor or Havells)
13. Windows : 1/2 Gauze thick aluminium & 5mm thick glass windows anodized
14. Bathroom Tiles : Flooring antiskid Tiles, Wall Tiles upto 7 Sq. ft. height of 18"x12" size (Varmora)
15. Room Flooring : Vitrified 2"x 2" Tiles (Varmora)
16. Stairs : Green Marble.

**THE SCHEDULE REFERRED TO ABOVE**

In the Dist. of paschim Bardhaman, Sub-division Asansol, under P.S. Raniganj, A.D.S.R. Office Raniganj, Mouza- Amrasota, J.L.No. 18, all that piece and parcel of land, hereditaments and appurtenance with all easement rights attached thereto appertaining to;

- 1] R.S. Khatian No. 292 corresponding to L.R.Khatian Nos. 4243 (Four Thousand Two hundred Forty Three) bearing R.S.Plot No. 1296 (One Thousand Two Hundred Ninety Six) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 2.50 (Two Point Five Zero) Decimal ,
- 2] R.S. Khatian No. 292 corresponding to L.R.Khatian Nos. 4249 (Four Thousand Two hundred Forty Nine) bearing R.S.Plot No. 1296 (One Thousand Two Hundred Ninety Six) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 2.50 (Two Point Five Zero) Decimal ,
- 3] R.S. Khatian No. 292 corresponding to L.R.Khatian Nos. 4230 (Four Thousand Two hundred Thirty) bearing R.S.Plot No. 1296 (One Thousand Two Hundred Ninety Six) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 5 (Five) Decimal ,
- 4] R.S. Khatian No. 12 corresponding to L.R.Khatian Nos. 4243 (Four Thousand Two hundred Forty Three) bearing R.S.Plot No. 1297 (One Thousand Two Hundred Ninety Seven) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 6.25 (Six Point Two Five) Decimal ,
- 5] R.S. Khatian No. 12 corresponding to L.R.Khatian Nos. 4249 (Four Thousand Two hundred Forty Nine) bearing R.S.Plot No. 1297 (One Thousand Two Hundred Ninety Seven) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 6.25 (Six Point Two Five) Decimal ,
- 6] R.S. Khatian No. 12 corresponding to L.R.Khatian Nos. 4230 (Four Thousand Two hundred Thirty) bearing R.S.Plot No. 1297 (One Thousand Two Hundred Ninety Seven) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 12.50 (Twelve Point Five Zero) Decimal ,
- 7] R.S. Khatian No. 109 corresponding to L.R.Khatian Nos. 4243 (Four Thousand Two hundred Forty Three) bearing R.S.Plot No. 1301 (One Thousand Three Hundred One) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 2 (Two) Decimal ,
- 8] R.S. Khatian No. 109 corresponding to L.R.Khatian Nos. 4249 (Four Thousand Two hundred Forty Nine) bearing R.S.Plot No. 1301 (One Thousand Three Hundred One) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 2 (Two) Decimal &
- 9] R.S. Khatian No. 109 corresponding to L.R.Khatian Nos. 4230 (Four Thousand Two hundred Thirty) bearing R.S.Plot No. 1301 (One Thousand Three Hundred One) corresponding to L.R.Plot No. 3042 (Three Thousand Forty Two) class of 'Bastu' land measuring an Area 4 (Four) Decimal .

IN THREE PLOTS TOTAL MEASURING AN AREA 0.43 (ZERO POINT FOUR THREE) ACRE OR 43 (FORTY - THREE) DECIMAL OR 26 (TWENTY SIX) KATHA. The aforesaid property is situated within Municipal Ward No. 34, (under A.M.C. at Raniganj). The said property being butted and bounded as follows:-

ON THE NORTH: 20 FT. Wide Road, N.S.B. Road by Lane -1  
ON THE SOUTH: Vacant Land,  
ON THE EAST: 20 FT. Wide Road &  
ON THE WEST: R.S. Plot No. 1296 & 1297

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

This Agreement has been Printed in 13 Pages and in Page No. 1(A) Photo & Ten Finger Print given by the Parties duly attested, being the part of this Deed.

WITNESSES-

[1] Bablu Mahato  
S/o Sri Janki Mahato  
Sukanta Pally  
Po - Seerode, Rajbari  
P.S - Raniganj  
Dist - Paschim Bardhaman  
West - Bengal  
P.O - 713358

Suanto Kejriwal

Pawan Kejriwal

PAWAN KEJRIWAL (HUF)

Pawan Kejriwal  
Karta

SIGNATURE OF THE FIRST PARTY

OWNERS

For MANGLAM DEVELOPERS

Pawan Kejriwal

For MANGLAM DEVELOPERS

Partner  
Sudip Khanna

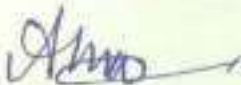
For MANGLAM DEVELOPERS

Partner  
Rudrap Goel

SIGNATURE OF THE SECOND PARTY

DEVELOPERS

Drafted and prepared by me:-



Mr. Bablu Mahato

Advocate

Asansol Court

Enr. No. - F/207/956/2012



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

GRN Details

GRN: 192022230066049351  
GRN Date: 05/07/2022 13:16:24  
BRN : 82547209  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: ICICI Bank  
BRN Date: 05/07/2022 13:20:07  
Payment Ref. No: 2001818436/2/2022  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: B MAHATO  
Address: raniganj  
Mobile: 9832169630  
Depositor Status: Advocate  
Query No: 2001818436  
Applicant's Name: Mr Bablu Mahato  
Identification No: 2001818436/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001818436/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	19971
2	2001818436/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	30021
			<b>Total</b>	<b>49992</b>

IN WORDS: FORTY NINE THOUSAND NINE HUNDRED NINETY TWO ONLY.

Left Hand



Thumb

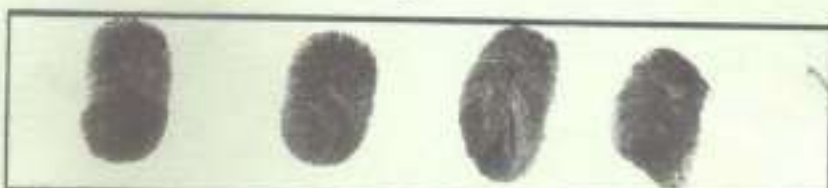


forefinger to littlefinger



Sati Kojwal

Right Hand



Finger Print attested by me: Sati Kojwal

Thumb

littlefinger to forefinger

Left Hand



Thumb



forefinger to littlefinger



Pawan Kojwal

Right Hand



Finger Print attested by me: Pawan Kojwal

Thumb

littlefinger to forefinger

Left Hand



Thumb



forefinger to littlefinger



Pawan Kojwal

Right Hand



PAWAN KOJWAL (HUF)

Finger Print attested by me: Pawan Kojwal

Karta

Thumb

littlefinger to forefinger

Left Hand



Thumb



forefinger to littlefinger



Pawan Kojwal

Right Hand



Finger Print attested by me: Pawan Kojwal



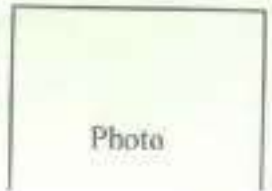
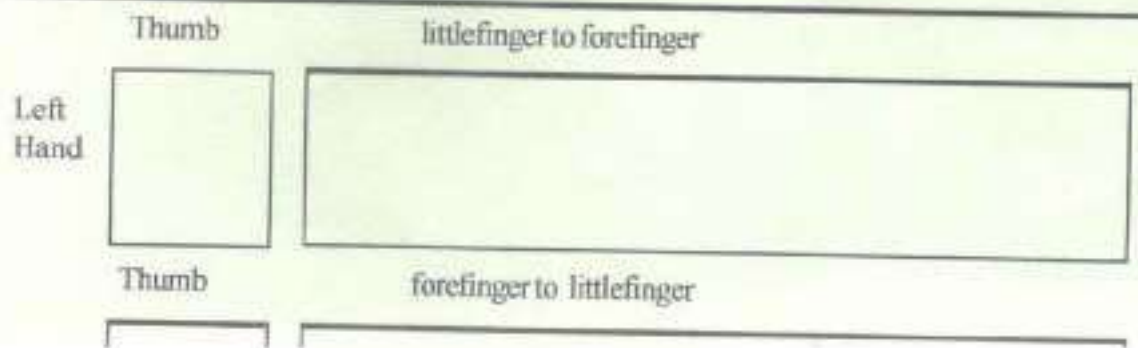
Finger Print attested by me: *Sopal Khuria*



Finger Print attested by me: *Randeep Goel*



Finger Print attested by me:





## Major Information of the Deed

Deed No :	I-2304-04893/2022	Date of Registration	05/07/2022
Query No / Year	2304-2001818436/2022	Office where deed is registered	
Query Date	16/06/2022 2:33:37 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Bablu Mahato Raniganj, Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9832169630, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]. [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
	Rs. 1,25,11,402/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,021/- (Article:48(g))	Rs. 30,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



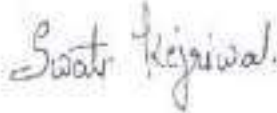
### Land Details :



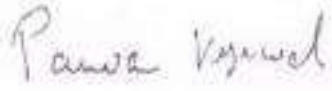
District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road By Lane-1, Mouza: Amrasata, JI No: 18, Pin Code : 713358

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-3042 (RS :-1296 )	LR-4243	Bastu	Bastu	2.5 Dec		7,27,407/-	Width of Approach Road: 23 Ft., ,Last Reference Deed No :2304-I -00151-2021
L2	LR-3042 (RS :-1296 )	LR-4249	Bastu	Bastu	2.5 Dec		7,27,407/-	Width of Approach Road: 23 Ft., ,Last Reference Deed No :2304-I -00151-2021
L3	LR-3042 (RS :-1296 )	LR-4230	Bastu	Bastu	5 Dec		14,54,814/-	Width of Approach Road: 23 Ft., ,Last Reference Deed No :2304-I -00151-2021
L4	LR-3042 (RS :-1297 )	LR-4243	Bastu	Bastu	6.25 Dec.		18,18,518/-	Width of Approach Road: 23 Ft., ,Last Reference Deed No :2304-I -00151-2021
L5	LR-3042 (RS :-1297 )	LR-4249	Bastu	Bastu	6.25 Dec		18,18,518/-	Width of Approach Road: 23 Ft., ,Last Reference Deed No :2304-I -00151-2021

L6	LR-3042 (RS :-1297 )	LR-4230	Bastu	Bastu	12.5 Dec	36,37,035/-	Width of Approach Road: 23 Ft., ,Last Reference Deed No :2304-I -00151-2021
L7	LR-3042 (RS :-1301 )	LR-4243	Bastu	Bastu	2 Dec	5,81,926/-	Width of Approach Road: 23 Ft., ,Last Reference Deed No :2304-I -00151-2021
L8	LR-3042 (RS :-1301 )	LR-4249	Bastu	Bastu	2 Dec	5,81,926/-	Width of Approach Road: 23 Ft., ,Last Reference Deed No :2304-I -00151-2021
L9	LR-3042 (RS :-1301 )	LR-4230	Bastu	Bastu	4 Dec	11,63,851/-	Width of Approach Road: 23 Ft., ,Last Reference Deed No :2304-I -00151-2021
		<b>TOTAL :</b>			<b>43Dec</b>	<b>0 /-</b>	<b>125,11,402 /-</b>
		<b>Grand Total :</b>			<b>43Dec</b>	<b>0 /-</b>	<b>125,11,402 /-</b>

**Land Lord Details :**







Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Swati Kejriwal (Presentant )</b> Wife of Shri Pawan Kejriwal Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 05/07/2022 ,Place : Office	 05/07/2022	 L1 05/07/2022	 05/07/2022
P N Malia Road Raniganj, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: abxxxxxx2g, Aadhaar No: 55xxxxxxxx4524, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 05/07/2022 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	<b>Shri Pawan Kejriwal</b> Son of Late Gopal Das Kejriwal Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 05/07/2022 ,Place : Office			
		05/07/2022	LTI 05/07/2022	05/07/2022
P N Malia Road Raniganj, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: aexxxxxx4m, Aadhaar No: 48xxxxxxxx5866, Status :Individual, Executed by: Self, Date of Execution: 15/03/2022 , Admitted by: Self, Date of Admission: 05/07/2022 ,Place : Office				
3	<b>PAWAN KEJRIWAL HUF</b> RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 , PAN No.: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			



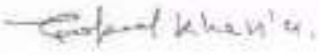



#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MANGLAM DEVELOPERS</b> 102/2, P N MALIA ROAD RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 , PAN No.: ABxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



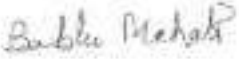
#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Pawan Kejriwal</b> Son of Late Gopal Das Kejriwal Date of Execution - 15/03/2022, , Admitted by: Self, Date of Admission: 05/07/2022, Place of Admission of Execution: Office			
		JUL 5 2022 3:18PM	LTI 05/07/2022	05/07/2022
P N Malia Road Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx4M, Aadhaar No: 48xxxxxxxx5866 Status : Representative, Representative of : PAWAN KEJRIWAL HUF (as karta)				
2	Name	Photo	Finger Print	Signature
	<b>Shri Pawan Kejriwal</b> Son of Late Gopal Das Kejriwal Date of Execution - 15/03/2022, , Admitted by: Self, Date of Admission: 05/07/2022, Place of Admission of Execution: Office			
		JUL 5 2022 3:18PM	LTI 05/07/2022	05/07/2022

P N Malia Road Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx4M, Aadhaar No: 48xxxxxxx5866 Status : Representative, Representative of : MANGLAM DEVELOPERS (as Partner)

3	Name	Photo	Finger Print	Signature
	<b>Shri Gopal Kheria</b> Son of Late Biswanath Khoris Date of Execution - 15/03/2022, , Admitted by: Self, Date of Admission: 05/07/2022, Place of Admission of Execution: Office	 <small>Jul 5 2022 3:24PM</small>	 <small>LTI 05/07/2022</small>	 <small>05/07/2022</small>
Tilok Road Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx9C, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MANGLAM DEVELOPERS (as Partner)				
4	Name	Photo	Finger Print	Signature
	<b>Shri Pradeep Goel</b> Son of Late Bajrang Lal Goel Date of Execution - 15/03/2022, , Admitted by: Self, Date of Admission: 05/07/2022, Place of Admission of Execution: Office	 <small>Jul 5 2022 3:23PM</small>	 <small>LTI 05/07/2022</small>	 <small>05/07/2022</small>
90 N S B Road Raniganj, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx5C, Aadhaar No: 80xxxxxxx0093 Status : Representative, Representative of : MANGLAM DEVELOPERS (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Bablu Mahato</b> Son of Shri Janki Mahato Sukanta Pally, City:- Raniganj, P.O:- Searsole Rajbari, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358	 <small>05/07/2022</small>	 <small>05/07/2022</small>	 <small>05/07/2022</small>
Identifier Of Smt Swati Kejriwal, Shri Pawan Kejriwal, Shri Pawan Kejriwal, Shri Pawan Kejriwal, Shri Gopal Kheria, Shri Pradeep Goel			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Swati Kejriwal	MANGLAM DEVELOPERS-2.5 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri Pawan Kejriwal	MANGLAM DEVELOPERS-2.5 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	PAWAN KEJRIWAL HUF	MANGLAM DEVELOPERS-5 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Smt Swati Kejriwal	MANGLAM DEVELOPERS-6.25 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Shri Pawan Kejriwal	MANGLAM DEVELOPERS-6.25 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	PAWAN KEJRIWAL HUF	MANGLAM DEVELOPERS-12.5 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Smt Swati Kejriwal	MANGLAM DEVELOPERS-2 Dec

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	Shri Pawan Kejriwal	MANGLAM DEVELOPERS-2 Dec

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	PAWAN KEJRIWAL HUF	MANGLAM DEVELOPERS-4 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road By Lane-1, Mouza: Amrasata, JI No: 18, Pin Code: 713358

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3042, LR Khatian No:- 4243	Owner: স্বাতি কেজরীওয়াল, Gurdian: পবন , Address: পি. এন. মালিয়া রোড, রানীগঞ্জ , Classification: বাস্তু, Area: 0.10000000 Acre,	Smt Swati Kejriwal

L2	LR Plot No:- 3042, LR Khatian No:- 4249	Owner:শ্রী পবন কেজরীওয়াল, Gurdian:স্বর্গীয় গোপাল দাস কেজরীওয়াল, Address:সাকিম পি.এন.মালিয়া রোড, রানীগঞ্জ থানা: রানীগঞ্জ জেলা: পশ্চিম বর্ধমান, Classification:বাস্তু, Area:0.10000000 Acre,	Smt Swati Kejriwal
L3	LR Plot No:- 3042, LR Khatian No:- 4230	Owner:পবন কেজরীওয়াল এইচ ইউ এফ দফ্তে কর্তা পবন কেজরীওয়াল , Gurdian:গোপাল দাস, Address:পি এন মালিয়া রোড রানীগঞ্জ , Classification:বাস্তু, Area:0.20000000 Acre,	PAWAN KEJRIWAL HUF
L4	LR Plot No:- 3042, LR Khatian No:- 4243	Owner:স্বতী কেজরীওয়াল, Gurdian:পবন , Address:পি. এন. মালিয়া রোড, রানীগঞ্জ , Classification:বাস্তু, Area:0.10000000 Acre,	Smt Swati Kejriwal
L5	LR Plot No:- 3042, LR Khatian No:- 4249	Owner:শ্রী পবন কেজরীওয়াল, Gurdian:স্বর্গীয় গোপাল দাস কেজরীওয়াল, Address:সাকিম পি.এন.মালিয়া রোড, রানীগঞ্জ থানা: রানীগঞ্জ জেলা: পশ্চিম বর্ধমান, Classification:বাস্তু, Area:0.10000000 Acre,	Shri Pawan Kejriwal
L6	LR Plot No:- 3042, LR Khatian No:- 4230	Owner:পবন কেজরীওয়াল এইচ ইউ এফ দফ্তে কর্তা পবন কেজরীওয়াল , Gurdian:গোপাল দাস, Address:পি এন মালিয়া রোড রানীগঞ্জ , Classification:বাস্তু, Area:0.20000000 Acre,	PAWAN KEJRIWAL HUF
L7	LR Plot No:- 3042, LR Khatian No:- 4243	Owner:স্বতী কেজরীওয়াল, Gurdian:পবন , Address:পি. এন. মালিয়া রোড, রানীগঞ্জ , Classification:বাস্তু, Area:0.10000000 Acre,	Smt Swati Kejriwal
L8	LR Plot No:- 3042, LR Khatian No:- 4249	Owner:শ্রী পবন কেজরীওয়াল, Gurdian:স্বর্গীয় গোপাল দাস কেজরীওয়াল, Address:সাকিম পি.এন.মালিয়া রোড, রানীগঞ্জ থানা: রানীগঞ্জ জেলা: পশ্চিম বর্ধমান, Classification:বাস্তু, Area:0.10000000 Acre,	Shri Pawan Kejriwal
L9	LR Plot No:- 3042, LR Khatian No:- 4230	Owner:পবন কেজরীওয়াল এইচ ইউ এফ দফ্তে কর্তা পবন কেজরীওয়াল , Gurdian:গোপাল দাস, Address:পি এন মালিয়া রোড রানীগঞ্জ , Classification:বাস্তু, Area:0.20000000 Acre,	PAWAN KEJRIWAL HUF

On 05-07-2022

**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 13:06 hrs on 05-07-2022, at the Office of the A.D.S.R. RANIGANJ by Smt Swati Kejriwal, 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 1,25,11,402/-

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

Execution is admitted on 05/07/2022 by 1. Smt Swati Kejriwal, Wife of Shri Pawan Kejriwal, P N Malia Road Raniganj, Sector: Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession House wife, 2. Shri Pawan Kejriwal, Son of Late Gopal Das Kejriwal, P N Malia Road Raniganj, Sector: Raniganj, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business

Indetified by Shri Bablu Mahato, . . Son of Shri Janki Mahato, Sukanta Pally, P.O: Searsole Rajbari, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-07-2022 by Shri Pawan Kejriwal, karta, PAWAN KEJRIWAL HUF (HUF), RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indetified by Shri Bablu Mahato, . . Son of Shri Janki Mahato, Sukanta Pally, P.O: Searsole Rajbari, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Advocate

Execution is admitted on 05-07-2022 by Shri Pawan Kejriwal, Partner, MANGLAM DEVELOPERS (Partnership Firm), 102/2, P N MALIA ROAD RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indetified by Shri Bablu Mahato, . . Son of Shri Janki Mahato, Sukanta Pally, P.O: Searsole Rajbari, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, india, PIN - 713358, by caste Hindu, by profession Advocate

Execution is admitted on 05-07-2022 by Shri Gopal Kheria, Partner, MANGLAM DEVELOPERS (Partnership Firm), 102/2, P N MALIA ROAD RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indetified by Shri Bablu Mahato, . . Son of Shri Janki Mahato, Sukanta Pally, P.O: Searsole Rajbari, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, india, PIN - 713358, by caste Hindu, by profession Advocate

Execution is admitted on 05-07-2022 by Shri Pradeep Goel, Partner, MANGLAM DEVELOPERS (Partnership Firm), 102/2, P N MALIA ROAD RANIGANJ, Block/Sector: Raniganj, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indetified by Shri Bablu Mahato, . . Son of Shri Janki Mahato, Sukanta Pally, P.O: Searsole Rajbari, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713358, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,021/- ( B = Rs 30,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/07/2022 1:20PM with Govt. Ref. No: 192022230066049351 on 05-07-2022, Amount Rs: 30,021/-, Bank ICICI Bank ( ICIC0000006), Ref. No. 82547209 on 05-07-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 19,971/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 219, Amount: Rs.50/-, Date of Purchase: 02/06/2021, Vendor name: P Ghanty  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/07/2022 1:20PM with Govt. Ref. No: 192022230066049351 on 05-07-2022, Amount Rs: 19,971/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 82547209 on 05-07-2022, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2022, Page from 121230 to 121254  
being No 230404893 for the year 2022.



Digitally signed by Sankha  
Bandyopadhyay  
Date: 2022.07.06 13:37:57 +05:30  
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2022/07/06 01:37:57 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)

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