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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 080795

Condition of the instrument is  
 subject to the terms and conditions  
 of the instrument and the Part  
 of the instrument.

*Signature*

Add. Director, Asansol  
 Asansol Dist. Burdwan

GRN - 201617-003320829-2

**Development Agreement**

Query No- 02050001567504/16

05 DEC 2016

16

1. Date: 05<sup>th</sup> December 2016
2. Nature of Document: Development Agreement.
3. Parties: Collectively the following:
  - 3.1 Owners: 1. SMT. MANJULA GORAI (PAN No. AIRPG1583B) w/o Late Tarak Nath Gorai 2. SRI AMARNATH GORAI (PAN No. AHMPG1068P) S/o Late Tarak Nath Gorai 3. SMT. DEBJANI DUTTA (PAN No. AGWPD2628P) w/o Sri Rajesh Dutta 4. SMT. INDRANI SEN (PAN No. AYUPS4739A) w/o Sri Biplab Sen both daughters of Late Tarak Nath Gorai all of "Sudha Enclave, S. B. Gorai Road, Asansol, PS Asansol(S), District Burdwan of ONE PART

*Signature*  
 G. S. Sen  
 Add.

- 3.2 **Developer:** M/S GHANSHYAM INFRA PROJECTS PVT. LTD a private limited Company, having its registered office at Sardhar Building, G. T. Road, Asansol- 713301 and I.T. PAN AAFCG0210N (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors-in-interest and/or assigns) of the **Other Part** represented by its Director **Sri Nikhilesh Upadhyaya** son of Sri Avinash Upadhyaya by faith-Hindu, by occupation Business, residing at Sardar Building, G. T. Road, Asansol, PO Asansol-1, PS Asansol(S), Dist. Burdwan of **OTHER PART**.
4. **Subject Matter:** The "**Project**" being development of the "**Said Property**" described in the **Schedule-A** and delineated with '**Red**' colour in the annexed **Plan** by constructing thereat a complex of multi-storied buildings (hereafter called the "**Complex**") consisting, inter alia, of such self-contained independent portions that can be separately and exclusively used and enjoyed for residential, commercial and semi-commercial purpose (hereinafter called the "**Units**") and spaces for parking of cars and two wheelers (hereinafter called the "**Parking Spaces**"). The Units, the Parking Spaces, both covered and open, servant's quarters, if any, and other areas of the Building and abutting it within the Said Property that may be exclusively used and occupied hereinafter collectively called "**Saleable Areas**".
5. **Background:**
- 5.1 By several Deed of Conveyance the predecessor of the First Parties namely Tarak Nath Gorai acquired the land within RS Plot No 5846, 5847, 5848, 5849 & 5863 by dint of Regd. Deed of Kobala being No 5455, 5916 both for the year 1959 and also by Deed No 4166 for the year 1960 of ADSR Asansol admeasuring 40 Cottah (more or less) of land being lying and situated at J. L. No. 20 Mouza Asansol Municipality, P.S. Asansol, District Burdwan more fully described in **Schedule-A** hereto and demarcated in red in the plan annexed hereto and hereafter collectively called the "**Said Property**". The said land was purchased as follows:

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G. S. Upadhyaya  
Adv.



finance and other resources. Relying on the representations of the Owner the Developer has decided to develop the Said Property, on the terms and conditions mentioned herein.

**6. Now it is agreed and declared:**

**6.1 Agreement:** The Parties hereby agree to execute the Project on the terms and conditions mentioned below.

**6.2 Obligation of the Owner:**

**6.2.1 Mutation:** The name of the Owner's is not yet mutated in the records of the B. L & L. R. O, Asansol in respect of the Said Property. The Owner's hereby undertakes to take necessary steps at his own costs to mutate its name in the records of the B. L & L. R. O, Asansol within 4 (four) months from the date hereof. The parties may mutually extend the time for Mutation and Conversion by a period of 2 (two) months or by further mutually decided extension

**6.2.2 Plan Sanction:** The plan shall be prepared by an architect appointed by the Developer in accordance with the prevalent Building Rules. However, submitting the Building Plan for sanctioning to the AMC and ADDA and or any other appropriate authority as may be required and pay all the requisite charges for the sanction of the Building Plan and expenses in connection therewith shall be borne by the Developer.

**6.2.3 Possession:** Immediately after executing this Agreement, the Owner shall hand over exclusive possession of the Said Property to the Developer (hereafter called the "Possession Date") and allow unhindered entry and or access to the Said Property to the men, servants and agents of the Developer there at, first for the purpose of measurement, soil testing and such other necessities connected with the Project, and thereafter for actually executing the Project.

**6.2.4 Hindrances:** The Owner shall not create any hindrances or obstruction to the Developer during the constructions of the Building/s or in execution of the

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C. S. Chatterjee  
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Project. The Owner shall not, in any manner whatsoever, deal with, charge, encumber or induct any person in occupation of the Said Property or in any portion thereof or enter into any agreement relating to the property.

**6.2.6 Title Deeds:** The Owner shall hand over all the title deeds, khazana, parcha etc. related to the Said Property in its possession to the Developer and which will remain in its custody and will produce them as and when required to all concerns in connection with the Project and hand them over to the Association of the ultimate owners of all the Units after its formation.

**6.2.7 Powers and authorities:** Grant to the Developer or its designated authorised person or persons all such powers and authorities required for the completion of the Project.

**6.2.8 Taxes:** The Owner shall pay all rates, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto up to the Date of handing over possession of Said Property to the Developer.

**6.2.9 Indemnity:** The Owner shall indemnify and keep the Developer saved, harmless and indemnified in respect of the title to the property and all actions, proceedings, fines, penalties and/or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.

**6.3 Obligation of the Developer:** Simultaneously with the receipt of the exclusive possession of the Said Property as envisaged herein above, the Developer shall pay an advance amount of Rs 56,00,000/- (Rupees Fifty Six Lakh only), interest free adjustable security deposit which shall be adjusted after receiving possession, the Developer at its own costs and expenses, execute the Project, which will, inter alia, include:

**6.3.1 Architect:** Selecting and paying the remuneration of the Architect for preparation of the plan for the Project (hereafter the "**Building Plan**").

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G. R. S. J.



from the each floor or as will settled after sanctioned of building plan of the said proposed building by the unanimous decision.

- 6.5 Entitlement of the Developer:** The Developer shall be entitled to the sale proceeds of the remaining area in the Complex together with proportionate undivided share and interest of the land underneath along with common right of user of the roof of the said building.
- 6.6 Sale or transfer:** Developer has the right to sell, transfer and/or lease any units at such prices decided on mutual understanding by the owners and Developer and to appropriate the receipts from such transfers.
- 6.7 Rates and Taxes and utilities:** All rates, taxes and outgoings if any, in respect of the Said Property shall be borne and paid in the manner following:
- 6.8 Construction Finance:** The Developer may obtain finance for the Project from any bank or financial institution and necessary documents in that regard shall be signed and executed by the Owner, but under no circumstances the Owner shall create any charge, mortgage or any other lien in respect of the Said Property or any part or portion thereof, except the constructed area (Schedule Land).
- 6.9 Further Construction:** The Developer and Land Owner shall retain further construction rights over the roof of the Building equally however, the ultimate roof of the Building at any given point of time shall be common for all the owners/occupiers of the Units of the Building at that point of time.
- 6.10 Additional Facilities:** All extra costs and expenses to be incurred by the Developer for providing additional facilities including without limitation Legal Charges, if applicable, Club Membership, Generator and Electric Meter Charges, Sinking Fund, LPG Connection Charges, Transformer Charges, Advance Maintenance charges in respect of the Owner's Allocation shall be borne by the respective purchasers of the individual units and paid by it to the Developer to the exclusion of the Owner.

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- 6.11 Documentation:** All documents and agreements of every nature related to the development of the Project (hereafter the "**Documents**") shall be as drawn by the Advocates of the Developer after consulting the concerned Parties and after the same have been approved by the Owner the same shall be final and binding on such Parties. The professional fees of the Advocate shall be borne by the Developer.
- 6.12 Powers:** The Owners shall issue a Power of Attorney in favour of a representative of the Developer so that the Developer can take all steps in respect of the property including enter into agreement for sale or conveyance deed and apply the same for registration.
- 6.13 Force Majeure:** Force Majeure shall mean any act of God including, but not limited to flood, earthquake, riot, war, storm, tempest, civil commotion, strike, labour unrest or any political or communal unrest. Neither of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.
- 6.14 Rules of Interpretation:** The words used in bold in the headings of the Clauses and any Sub-Clauses have the meaning assigned to them in such Clauses or Sub-Clauses and the words put in bold in brackets define the word, phrase or expression immediately preceding.
- 7. Entire Agreement:** This Agreement contains and records all the terms and conditions agreed between the Parties and supersedes all understandings or arrangements previous hereto, if any, both oral and in writing.
- 8. Dispute Resolution:** In case of any dispute with respect to the interpretation of this agreement or on the rights and duties of the parties in terms of this agreement or any issue touching this agreement, the parties shall first attempt to resolve by conciliation. Such conciliation shall be attempted by each of the parties nominating a representative and them jointly working out conciliation between the parties.

Am  
Caroline  
Adv.



In case such conciliation fails to take place within 30 days then in that event the matter shall be referred to an arbitration of a Sole Arbitrator to be mutually appointed by both the parties. Such arbitration shall be governed by the Arbitration and Conciliation Act, 1996 and the seat of the arbitration shall be at Calcutta.

9. **Termination:** In case of termination of this agreement by the Owner, the Developer shall be entitled to the expenses and interest already made him in the execution of the project and in addition to the same 50% of the profit of the unsold area to be calculated at the prevalent market rate. However, in case the Developer terminates the agreement, then it shall not be entitled to claim any other sum except re-imburement of actual expenses including interest.
10. **Taxation or Laws:** For any Change in Taxation or Legal Laws or introduction of new laws, both the parties shall perform their respective obligations. If any clauses of the agreement are not in line with the rules of the land, then the parties confirm that they shall enter into fresh agreements to comply with the rules and regulations properly.

**Schedule-A**

(Said Property)

ALL THAT piece and parcel of land situated at Within the District of Burdwan, PS Asansol, Mouza Asansol Municipality, JL No 20, CS Plot No 586,590, 592 under CS Khatian 231 corresponding to RS Khatian No 640, 642, 11731& 11732

RS Plot No	Classification	Area
5846	Danga	2 (Two) Cottah 10 (Ten) Chittak
✓5847	Bhiti	9 (Nine) Cottah 8 (Eight) Chittak
✓5848	Kanali	13 (Thirteen) Cottah
✓5849	Bhiti	11 (Eleven) Cottah 10 (Ten) Chittak
5863	Bastu	2 (Two) Cottah 9 (Nine) Chittak

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Cottah  
Asansol

Total 39(Thirty nine) Cottah 5 (Five) Chittak equivalent to 64.86 Decimal of land with 25 years of old Tin shaded structure in dilapidated condition having an area of 430(Four hundred thirty) Sq. Ft. surrounded by pucca brick wall which is butted and bounded as follows:

ON THE NORTH	: Part of Plot No 5852, 5245, 5846
ON THE EAST	: Common Road towards Rashdanga
ON THE SOUTH	: Part of Plot No5851 & 5854 and
ON THE WEST	: Road

### Schedule-B

#### (Owner's Allocation)

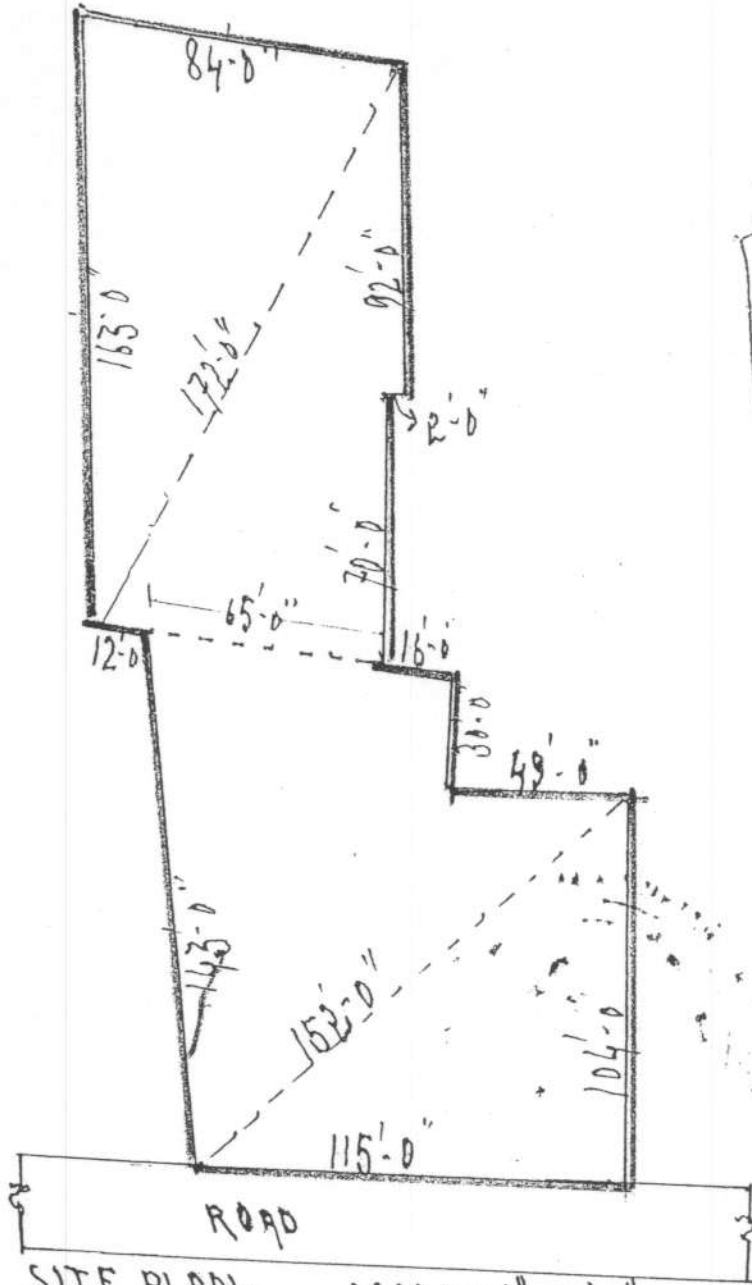
The Owners (Jointly) shall be entitled of 35% in the Domestic area and 35% car parking spaces having 1/4<sup>th</sup> share each, out of the entire Saleable Areas in the Complex according to sanctioned building plan after completion of the project. That the location of the owners allocated area will be proportionately from the each floor or as will settled after sanctioned of building plan of the said proposed building by the unanimous decision.

Be it mentioned here that the advance amount of Rs. 56, 00,000/- (Fifty Six Lakh) is paid by the Developer to the owners in the following manner namely

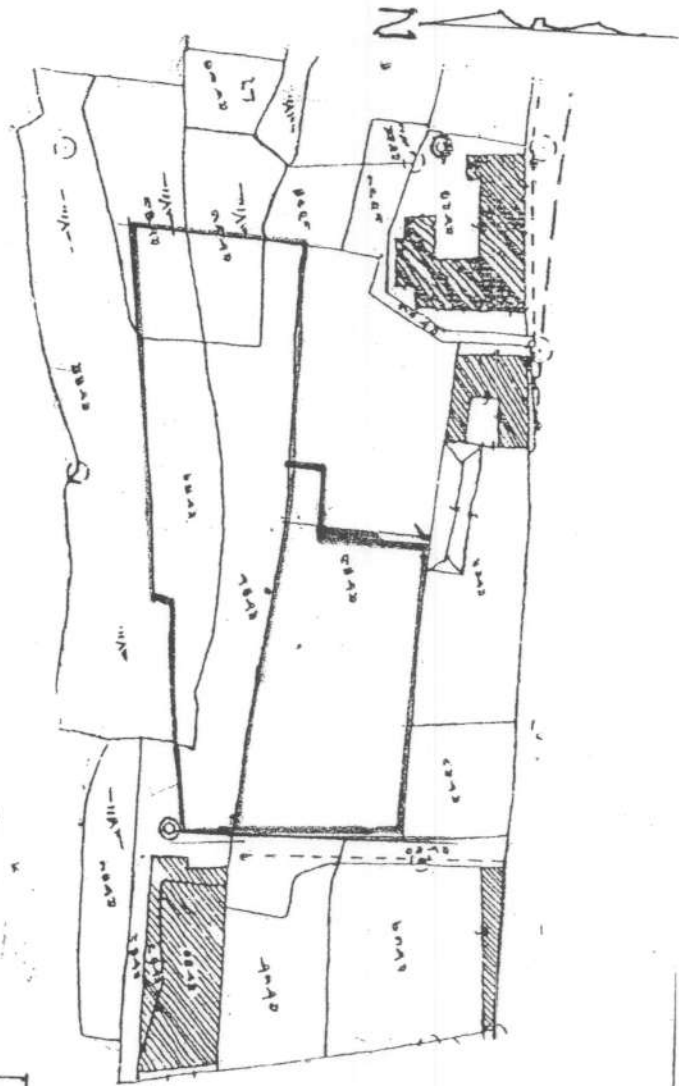
- i) Rs. 14,00,000/- (Fourteen Lakh) paid to Manjula Gorai by RTGS in account No- 914010007747039 of Axis Bank.
- ii) Rs. 14,00,000/- (Fourteen Lakh) paid to Amarnath Gorai by RTGS in account No'070801000005574 of Indian Overseas Bank
- iii) Rs. 14,00,000/- (Fourteen Lakh) paid to Indrani Sen by RTGS in account No 03241000070941 of HDFC Bank
- iv) Rs. 14,00,000/- (Fourteen Lakh) paid to Debjani Dutta by RTGS in account No 068900101002030 of Corporation Bank

Am  
Corporation Bank

SITE PLAN SHOWING THE LAND WITHIN R.S. PLOT NO-5846, 5847, 5848, 5849 AND 5863 MOUZA-ASANSOL MUNICIPALITY J. L. NO-20 AREA OF LAND MORE OR LESS 39 K. 5 CH. OR 0.65 ACRE SHOWN IN RED.



SITE PLAN. SCALE:-1"=50'-0"



MOUZA MAP SCALE:-1"=82'-6"

AREA CHART

① R.S. PLOT NO.-5846	=	2	KATHA	10	CHATAK.
② R.S. PLOT NO.-5847	=	9	"	8	"
③ R.S. PLOT NO.-5848	=	13	"	0	"
④ R.S. PLOT NO.-5849	=	11	"	10	"
⑤ R.S. PLOT NO.-5863	=	2	"	9	"
<b>TOTAL = 39 KATHA 5 CHATAK.</b>					

DRAWN BY

S. K. Datta.

SUDHANSU KR. DATTA  
SURVEYOR, PLANNER, DESIGNER &  
ESTIMATOR

A.M.C. LICENCE No. 713305  
ASANSOL - 713305  
Mob. 9434252240, 9851122767

713305 (2016-17)

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

GRN: 19-201617-003320829-2 Payment Mode Counter Payment  
GRN Date: 29/11/2016 21:00:19 Bank : Allahabad Bank  
BRN : 301116008550990 BRN Date: 02/12/2016 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02050001567504/1/2016  
(Query No./Query Year)

Name : Chowdhury Musaraf Hossain  
Contact No. : Mobile No. : +91 9434253243  
E-mail :  
Address : Sree Pally More  
Applicant Name : Mr Chowdhury Musaraf Hossain  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02050001567504/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	61603
2	02050001567504/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	35011

In Words : Rupees Ninety Six Thousand Six Hundred Fourteen only  
Total 96614

**Schedule-C****[Specifications]**

Foundation	: Concrete cement structure.
Walls	: Conventional Brick work.
Wall Finish	: Interior – Plaster of Paris. Exterior - High quality paint.
Flooring	: Bedroom –Vitrified Tiles Living & Dining –Vitrified Tiles Kitchen – Vitrified Tiles Toilet – Wall, floor & basin counter – Tiles.
Kitchen	: Platform made of Black stone with Stainless Steel sink. Electrical point for Refrigerator, washing machine, micro woven, water purifier, geyser and exhaust fan.
Toilet	: Sanitary ware with all C.P. fittings, Electrical point for Geyser & Exhaust fan, electrical saver.
Plumbing	: Concealed pipe line for Hot & Cold water.
Door & Windows:	Wooden frame with flush view doors & Aluminum window
Lift	: Reputed Lift manufacturer
A.C.	: Provision for Air- conditioning point in all bedrooms.
Electric	: PVC conduit pipes with concealed copper wiring with good Quality modular switches with MCB distribution panel Telephone/TV point will be provided in master bedroom and living area.

**AMENITIES :**

1. Power backup with standby Generator at the costs of the unit purchasers.
2. C. C. TV at ground floor for common area at the costs of the unit purchasers.
3. Intercom connectivity with security and all the flats at the costs of the unit purchasers.
4. 24 hrs water supply.

GM  
C. S. S. S. S.

In witness whereof the Parties have executed these presents at Asansol on this the 5<sup>th</sup> December 2016.

Witnesses:-

1. BIPLAB SEN  
S/O LATE NEPAL SEN  
SUDHA ENCLAVE, ASANSOL,

Manjula Goyal.

2. RAJESH DUTTA  
S/O LT. KALYAN DUTTA  
SUDHA ENCLAVE  
ASANSOL-1

Amrita Goyal.

Debjani Dutta

Indrani Sen

Signature of the Owners

GHANSHYAM INFRA PROJECTS PVT. LTD.

  
DIRECTOR

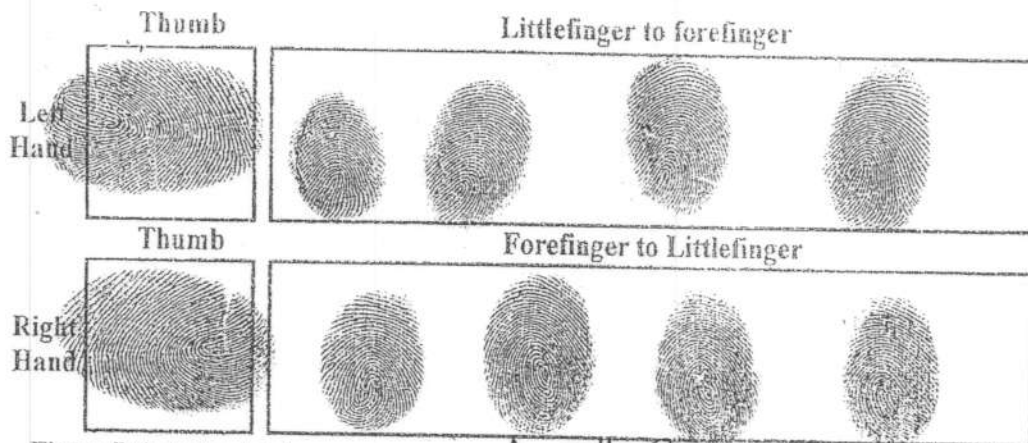
Signature of the Developer

Drafted & prepared by me as per instructions of the parties and read over and explained the contents of this deed before them in vernacular and typed in my office

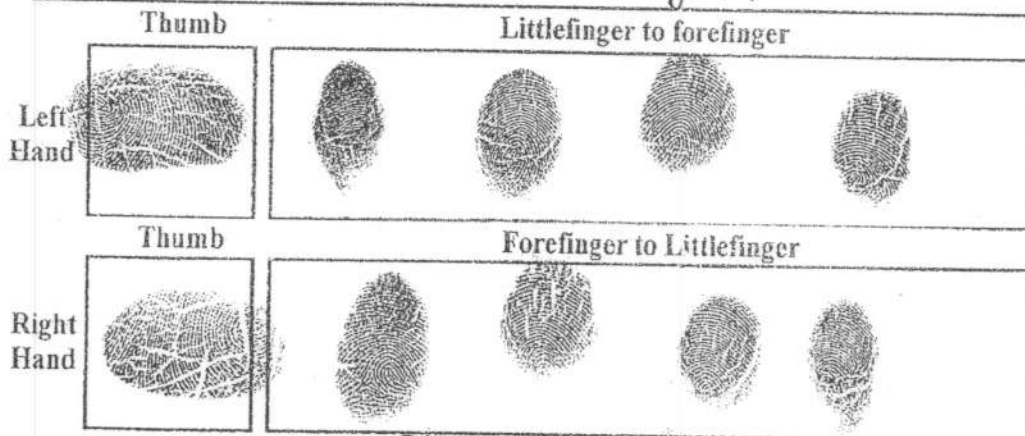
  
(Chowdhury Musaraf Hossain)

Advocate

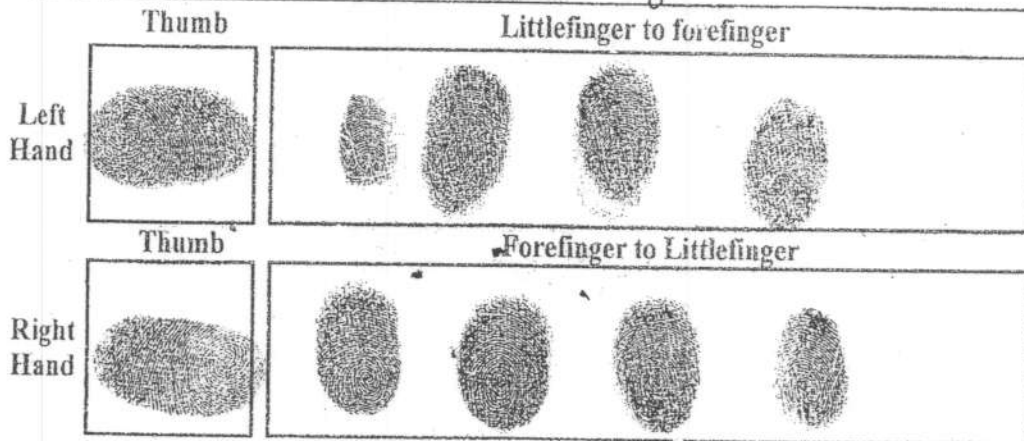
Enroll No. F-1024/1172/2002



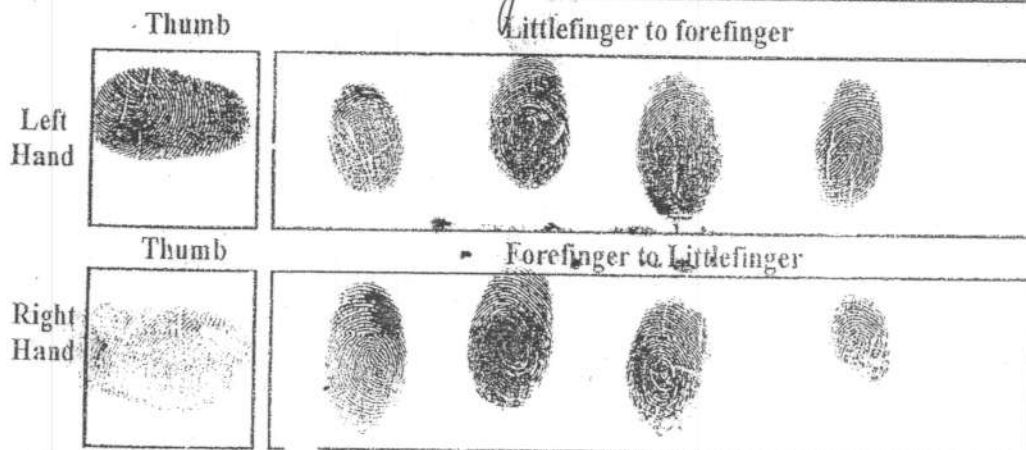
Finger Print attested by me : *Anurag G.*



Finger Print attested by me : *Manjula gorai*



Finger Print attested by me : *Debjani Datta*

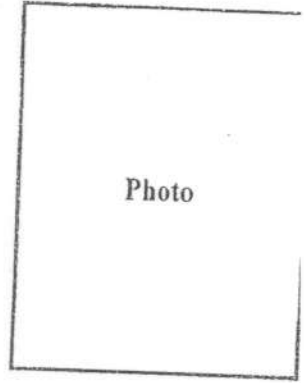
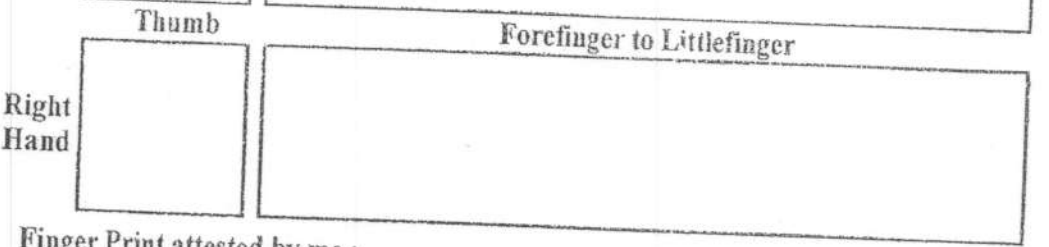
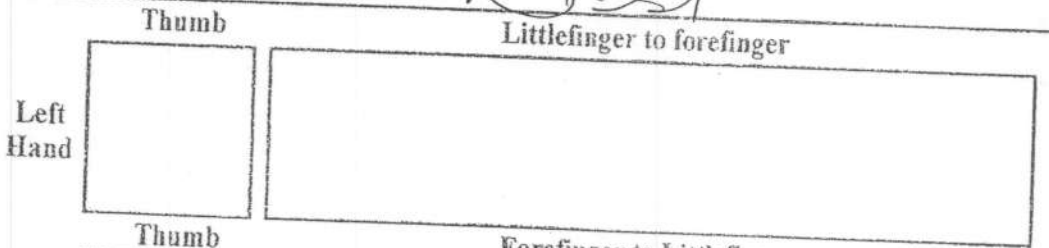


Finger Print attested by me : *Indrani Sen*

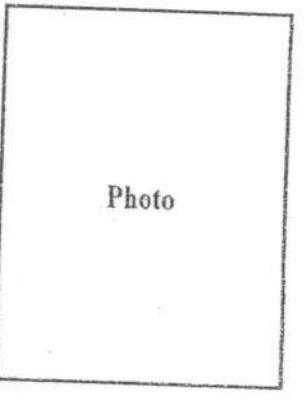
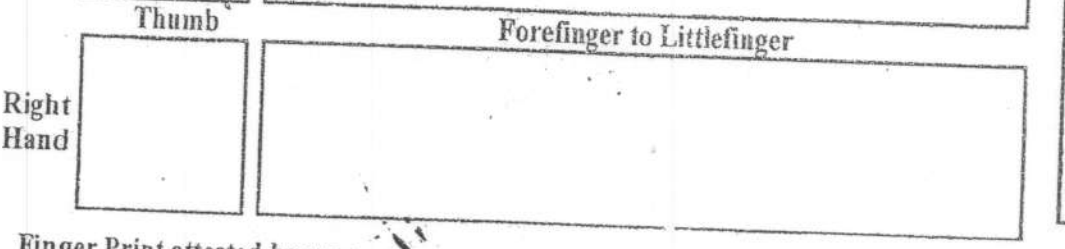
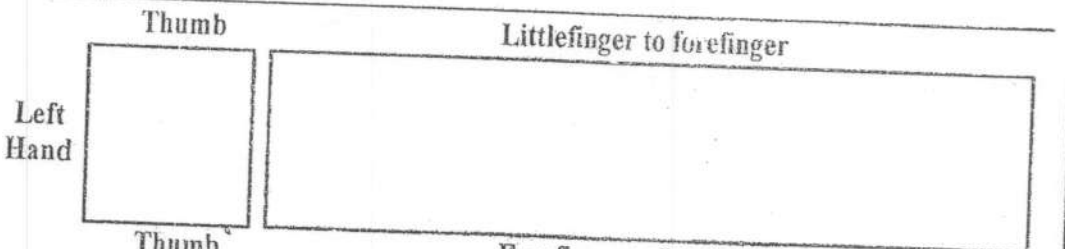




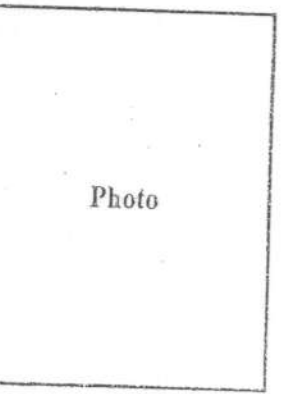
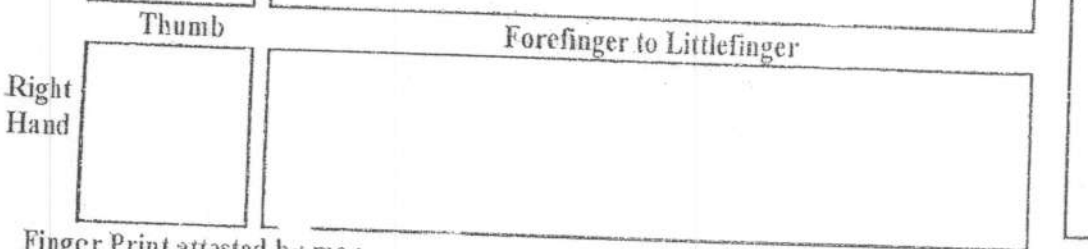
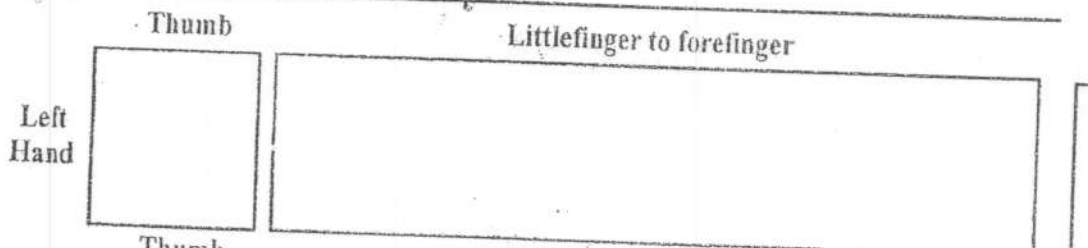
Finger Print attested by me : *[Signature]*



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### Major Information of the Deed

Deed No :	I-0205-08864/2016	Date of Registration	12/5/2016 2:01:35 P
Query No / Year	0205-0001567504/2016	Office where deed is registered	
Query Date	29/11/2016 8:50:10 PM	A.D.S.R. ASANSOL, District: Burdwan	
Applicant Name, Address & Other Details	Chowdhury Musaraf Hossain Sree Pally More, S B Gorai Road, Asansol, Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, PIN - 713304, Mobile No. : 9434253243, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 56,00,000/-]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 2,25,79,198/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 61,603/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urb area)		

#### Land Details :



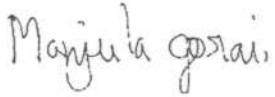


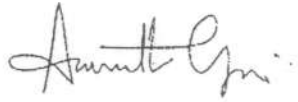


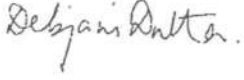


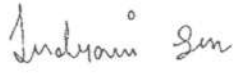
District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Rashdanga, Mouza: Asansol Municipality

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-5846	RS-11731	Bastu	Danga	2 Katha 10 Chatak	1/-	15,00,028/-	Property is on Road
L2	RS-5847	RS-11732	Bastu	Bhiti	9 Katha 8 Chatak	1/-	54,28,674/-	Property is on Road
L3	RS-5848	RS-642	Bastu	Kanali	13 Katha	1/-	74,28,712/-	Property is on Road
L4	RS-5849	RS-640	Bastu	Bhiti	11 Katha 10 Chatak	1/-	66,42,983/-	Property is on Road
L5	RS-5863	RS-11732	Bastu	Bastu	2 Katha 9 Chatak	1/-	14,64,313/-	Property is on Road
		<b>TOTAL :</b>			<b>64.8656Dec</b>	<b>5 /-</b>	<b>224,64,710 /-</b>	
		<b>Grand Total :</b>			<b>64.8656Dec</b>	<b>5 /-</b>	<b>224,64,710 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3, L4	430 Sq Ft.	1/-	1,14,488/-	Structure Type: Structure
Gr. Floor, Area of floor : 430 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
	<b>Total :</b>	<b>430 sq ft</b>	<b>1 /-</b>	<b>1,14,488 /-</b>	




Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Manjula Gorai</b> Wife of Late Tarak Nath Gorai Executed by: Self, Date of Execution: 05/12/2016 , Admitted by: Self, Date of Admission: 05/12/2016 ,Place : Office	<b>Photo</b>  05/12/2016	<b>Fingerprint</b>  LTI 05/12/2016	<b>Signature</b>  05/12/2016
Sudha Enclave, S B Gorai Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:- Burdwan, West Bengal, India, PIN - 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AIRPG1583B, Status :Individual				
2	<b>Name</b> <b>Shri Amarnath Gorai</b> Son of Late Tarak Nath Gorai Executed by: Self, Date of Execution: 05/12/2016 , Admitted by: Self, Date of Admission: 05/12/2016 ,Place : Office	<b>Photo</b>  05/12/2016	<b>Fingerprint</b>  LTI 05/12/2016	<b>Signature</b>  05/12/2016
Sudha Enclave, S B Gorai Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:- Burdwan, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHMPG1068P, Status :Individual				
3	<b>Name</b> <b>Smt Debjani Dutta</b> Wife of Mr Rajesh Dutta Executed by: Self, Date of Execution: 05/12/2016 , Admitted by: Self, Date of Admission: 05/12/2016 ,Place : Office	<b>Photo</b>  05/12/2016	<b>Fingerprint</b>  LTI 05/12/2016	<b>Signature</b>  05/12/2016
SUDHA ENCLAVE, S B Gorai Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:- Burdwan, West Bengal, India, PIN - 713304 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AGWPD2628P, Status :Individual				
4	<b>Name</b> <b>Smt Indrani Sen</b> Wife of Mr Biplab Sen Executed by: Self, Date of Execution: 05/12/2016 , Admitted by: Self, Date of Admission: 05/12/2016 ,Place : Office	<b>Photo</b>  05/12/2016	<b>Fingerprint</b>  LTI 05/12/2016	<b>Signature</b>  05/12/2016
Sudha Enclave, S B Gorai Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:- Burdwan, West Bengal, India, PIN - 713304 Sex: Female, By Caste: Hindu, Occupation: Business Citizen of: India, PAN No. AYUPS4739A, Status :Individual				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S GHANSHYAM INFRA PROJECTS PVT. LTD</b> Sardhar Building, G. T. Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301 PAN No. AAFCG0210N, Status :Organization

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Nikhilesh Upadhyaya</b> Son of Mr Avinash Upadhyaya Date of Execution - 05/12/2016, , Admitted by: Self, Date of Admission: Dec 5 2016 , Place of Admission of Execution: Office			
	Dec 5 2016 5:26PM	LTI Dec 5 2016 5:26PM	Dec 5 2016 5:26PM	
	Sardhar Building, G.T. Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : M/S GHANSHYAM INFRA PROJECTS PVT. LTD (as director)			

**Identifier Details :**

Name & address	
Biplab Sen Son of Late Nepal Sen Sudha Enclave S B Gorai Road Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Smt Manjula Gorai Shri Amarnath Gorai, Smt Debjani Dutta, Smt Indrani Sen, Mr Nikhilesh Upadhyaya	05/12/2016
<i>BIPLAB SEN</i>	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Manjula Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-1.08281 Dec
2	Shri Amarnath Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-1.08281 Dec
3	Smt Debjani Dutta	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-1.08281 Dec
4	Smt Indrani Sen	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-1.08281 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Manjula Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-3.91875 Dec
2	Shri Amarnath Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-3.91875 Dec
3	Smt Debjani Dutta	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-3.91875 Dec

4	Smt Indrani Sen	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-3.91875 Dec
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**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Smt Manjula Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-5.3625 Dec
2	Shri Amarnath Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-5.3625 Dec
3	Smt Debjani Dutta	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-5.3625 Dec
4	Smt Indrani Sen	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-5.3625 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Smt Manjula Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-4.79531 Dec
2	Shri Amarnath Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-4.79531 Dec
3	Smt Debjani Dutta	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-4.79531 Dec
4	Smt Indrani Sen	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-4.79531 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Smt Manjula Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-1.05703 Dec
2	Shri Amarnath Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-1.05703 Dec
3	Smt Debjani Dutta	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-1.05703 Dec
4	Smt Indrani Sen	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-1.05703 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Manjula Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-107.5 Sq Ft
2	Shri Amarnath Gorai	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-107.5 Sq Ft
3	Smt Debjani Dutta	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-107.5 Sq Ft
4	Smt Indrani Sen	M/S GHANSHYAM INFRA PROJECTS PVT. LTD-107.5 Sq Ft

Endorsement For Deed Number : I - 020508864 / 2016

On 05-12-2016

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:20 hrs on 05-12-2016, at the Office of the A.D.S.R. ASANSOL by Smt Manjula Gc 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 2,25,79,198/-

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

Execution is admitted on 05/12/2016 by 1. Smt Manjula Gorai, Wife of Late Tarak Nath Gorai, Sudha Enclave, S B Gorai Road, Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession House wife, 2. Shri Amarnath Gorai, Son of Late Tarak Nath Gorai, Sudha Enclave, S B Gorai Road, Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business, 3. Smt Debjani Dutta, Wife of Mr Rajesh Dutta, SUDHA ENCLAVE, S B Gorai Road, Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession House wife, 4. Smt Indr Sen, Wife of Mr Biplab Sen, Sudha Enclave, S B Gorai Road, Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business Indetified by Biplab Sen, , , Son of Late Nepal Sen, Sudha Enclave S B Gorai Road Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by professio Others

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

Execution is admitted on 05-12-2016 by Mr Nikhilesh Upadhyaya, director, M/S GHANSHYAM INFRA PROJECTS PVT. LTD, Sardhar Building, G. T. Road, Asansol, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, W Bengal, India, PIN - 713301

Indetified by Biplab Sen, , , Son of Late Nepal Sen, Sudha Enclave S B Gorai Road Asansol, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by professio Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 61,603/- ( B = Rs 61,589/- ,E = Rs 14/- ) at Registration Fees paid by Cash Rs 0/-, by online = Rs 61,603/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 02/12/2016 12:00AM with Govt. Ref. No: 192016170033208292 on 29-11-2016, Amount Rs: 61,603/-, Bank: Allahabad Bank ( ALLA0210031), Ref. No. 301116008550990 on 02-12-2016, Head of Account 0030-03-104-1-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,00 by online = Rs 35,011/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 3722, Amount: Rs.5,000/-, Date of Purchase: 27/10/2016, Vendor name: P Ghanty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 02/12/2016 12:00AM with Govt. Ref. No: 192016170033208292 on 29-11-2016, Amount Rs: 35,011/-, Bank: Allahabad Bank ( ALLA0210031), Ref. No. 301116008550990 on 02-12-2016, Head of Account 0030-02-103-02

*Saurav Roychowdhury*

**Saurav Roychowdhury**  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2016, Page from 170939 to 170961  
being No 020508864 for the year 2016.



*Saurav Roychowdhury*

Digitally signed by SAURAV  
ROYCHOWDHURY  
Date: 2016.12.06 16:36:14 +05:30  
Reason: Digital Signing of Deed.

(Saurav Roychowdhury) 06-12-2016 16:36:13  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)