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A. D. R. Durgapuri
Bardhaman

27 MAY 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON 24TH DAY OF MAY 2019.

Between

DA MAISON, Being a Partnership firm, (PAN-AAHFD5742M) having its registered office at C-13, Street No-3, Central Park, P.O- City Centre, P.S- Durgapur, District- Paschim Bardhaman, West Bengal, India, Pin No-713216. Represented by its partner's (1) **Mr. INDROJIT BANERJEE**, [PAN-ANGPB7747L], S/O. **Mr. BISWAJIT BANERJEE**, by faith Hindu, by Nationality Indian, Occupation- Business, Resident of- Plot No-Y-3, Jonal Centre, J. P. Avenue, P.O & P.S- Durgapur, District- Paschim Bardhaman, West Bengal, India, Pin No-713216. (2) **Mr. ANIRBAN CHATTERJEE**, [PAN-AFZPC6449R], S/O. **Mr. AMITAVA CHATTERJEE**, by faith-Hindu, by Nationality-Indian, by Occupation- Business, Resident of-C-13, Strit No-3, Central Park, P.O- City Centre, P.S- Durgapur, District- Paschim Bardhaman, West Bengal, India, Pin No-713216. 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.

Kedar Nath Mukherjee

AND

KESHOB REAL ESTATE PVT. LTD. [PAN-AADCK7174M] Being a company incorporated according to Company's Act 1956 hereby its registered office at Plot-A1/04, SSB Sarani, Sector-2A, Bidhannagar, Durgapur 713212, P.S.-New Township, District- Paschim Burdwan herein after referred to as "THE DEVELOPERS" represented by its Director's (1) **SRI KUNTAL BHATTACHARJEE (PAN: AKQPB6315F, Residing at Vill. Bamunara, PO: Arrah, Pashim Burdwan, Durgapur 713212), S/o Late Bamadas Bhattacharjee, (2) SRI SABYASACHI CHATTERJEE (PAN: AGXPC7912L, Residing at Bamunara, Durgapur 713212, Dist: Paschim Burdwan), S/o Late Sridhar Chatterjee, (3) SRI DIPANKAR DUTTA (PAN: AKOPD5526A, Residing at Vill & P.O.- Bamunara, Durgapur 713212, Dist: Paschim Burdwan), S/o Sri Subodh Dutta. All by faith - Hindu, by Nationality - Indian and by Occupation - Business, (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 the present Land Owners owning and possessing a land measuring about 10.32 katha or 17.028 decimals in the name of Da Maison under the jurisdiction of Durgapur Municipal Corporation, Mouza-Fuljhore, Dist-Burdwan, at present Paschim Bardhaman. They purchased the same by virtue of a registered Deed of Sale having ref. no. 1-020605328 in the year of 2016 from the office of A.D.S.R Durgapur and the name of Owners has been recorded in the BL&LRO's Office Faridpur, Durgapur.

AND WHEREAS the First Part desired to develop the property as mentioned in First schedule by construction of a multi storied building and parking space etc. as approved by Durgapur Municipal Corporation and all other competent authority. The First Part has already taken no objection certificates from all statutory authorities like ADDA, WBF&ES, DPL, BL & LRO, SDL & LRO, DFO, etc. The Owners have also conducted sub soil investigation on the land as mentioned in First Schedule. However, due to insufficient resources the First Part have decided to sublet the development work and were in search of a competent Developer for the said development work.

AND WHEREAS the First Part herein approached the Second Part and whereas the Second part after considering various aspects of execution of the project and proposals of the Owners, have decided to construct the said multistoried building on the land as mentioned in First Schedule consisting of apartments / flats, car parking space and all underground and surface utilities as per the approved drawing from Durgapur Municipal Corporation complete in all respect with the object of selling such flats/apartments car parking space etc. to the prospective purchasers and whereby the Second Part has accepted the proposal of First Part as mentioned above.

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

ARTICLE -1: DEFINITIONS

1.01 **OWNERS / LANDLORDS:-** Shall mean **DA MAISON**, Being a Partnership firm, (**PAN-AAHFD5742M**) having its registered office at C-13, Street No. 3, Central Park, P.O-City Centre, P.S- Durgapur, District- Paschim Bardhaman, West Bengal, India, Pin No-713216. Represented by its partners (1) **Mr. INDROJIT BANERJEE, [PAN-ANGPB7747L], S/O. Mr. BISWAJIT BANERJEE**, by faith Hindu, by Nationality Indian, Occupation-Business, Resident of- Plot No-Y-3, Zonal Centre, J.P. Avenue, &

P.S - coke Oven, Durgapur, District-Paschim Bardhaman, West Bengal, India, Pin No-713211 (2) Mr. ANIRBAN CHATTERJEE, [PAN-AFZPC6449R], S/O. Mr. AMITAVA CHATTERJEE, by faith-Hindu, by Nationality-Indian, by Occupation-Business, Resident of-C-13,3rd Street, Central Park, P.O- City Centre, P.S- Durgapur, District- Paschim Bardhaman, West Bengal, India, Pin No-713216.

1.02 DEVELOPER: Shall mean **KESHOB REAL ESTATE PVT. LTD. [PAN-AADCK7174M]** Being a company incorporated according to Company's Act 1956 hereby its registered office at Plot-A1/04, SSB Sarani, Sector-2A, Bidhannagar, Durgapur 713212, P.S.-New Township, District- Paschim Burdwan herein after referred to as "THE DEVELOPERS" represented by its Director's (1) **SRI KUNTAL BHATTACHARJEE (PAN: AKQPB6315F, Residing at Vill. Bamunara, PO: Arrah, Pashim Burdwan, Durgapur 713212)**, S/o Late Bamadas Bhattacharjee, (2) **SRI SABYASACHI CHATTERJEE (PAN: AGXPC7912L, Residing at Bamunara, Durgapur 713212, Dist: Paschim Burdwan)**, S/o Late Sridhar Chatterjee, (3) **SRI DIPANKAR DUTTA (PAN: AKOPD5526A, Residing at village and Post Office Bamunara, P.S. - Kanksa, Durgapur 713212, Dist.: Paschim Burdwan)**, S/o Sri Subodh Dutta, (4) **SRI BISWANATH DEY (PAN: AIHPD6730F, Residing at Gopalpur Paschimpara, Gopalpur, Pashim Burdwan 713212)**, Son of Kartick Dey, (5) **Srimati Srija Bhattacharya (PAN: ASVPB1106F, Residing at Bamunara Bhattacharya Para, Gopalpur, Kanksa, Durgapur 713212, Dist.: Paschim Burdwan)** D/o Sri. Swapan Mukherjee, (6) **Sri. Soumitra Mukherjee (PAN: AHTPM9004C, Residing at Gogra, Bankura 722137 West Bengal)** S/o Sri. Madhusudan Mukherjee. All by faith - Hindu, by Nationality - Indian and by Occupation - Business.

Keshob Real Estate
1.03 LAND: Shall mean total land measuring about 10.32 katha or 17.028 decimals under Mouza-Fuljhore, J.L.No-107, out of which (1) 2.5 katha having L.R. Plot No.-3529, R.S. Plot No- no-962, Baid at present usable as Bastu, (2) 6.12 katha having L.R. Plot No.-3527, R.S. Plot No - 963, Baid at present usable as Bastu, and (3) 1.70 katha having L.R. Plot No.-3528, R.S. Plot No- no-963, Baid at present usable as Bastu. All are under L.R Khatian No- 6579, under the jurisdiction of Durgapur Municipal Corporation, Dist-Burdwan at present Paschim Bardhaman.

1.04 BUILDING: Shall mean the Building/s to be constructed, erected, developed and completed by the Developer in accordance to the sanctioned plan of Durgapur Municipal Corporation on the land mentioned in First Schedule.

1.05 ARCHITECT (S): Shall mean such Architect(s) whom the Developer may from time to time, appoint as the lawful Architect(s) of the Building.

1.06 MUNICIPALITY AREA MEANS: Shall mean the **Durgapur Municipal Corporation**, and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

1.07 PLAN: Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the **Durgapur Municipal Corporation**, 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

1.08 OWNERS' ALLOCATION:- Shall mean the following:

- A Total 31% (Thirty One Percent) of Super built-up area from First floor to 3rd floor of the building and the same percentage of the respective covered and uncovered parking at ground floor as per sanctioned building plan which is going

to be constructed over and above the land mentioned in First Schedule, together with the undivided proportionate share and/or interest in the said land.

- B. Total 32% (Thirty Two Percent) of Super built-up area of 4th floor and above of the building and the same percentage of the respective covered and uncovered parking at ground floor provided the Developers can arrange approval of extra floors on the already sanctioned G+3 plan over the land mentioned in First Schedule, together with the undivided proportionate share and/or interest in the said land.

AND WHEREAS the Developer shall have to provide Rs.18,00,000/- (Rupees Eighteen Lakhs Only) to the Owners as advance consideration out of which Rs. 10,00,000/- (Rupees Ten Lakhs Only) shall be adjusted from Owners' area of 31% super built-up area considering market value at the time of sale and Rs.8,00,000/- (Rupees Eight Lakhs Only) which will be paid for documentary expenses and this amount has already been spent by the Owners for obtaining necessary permission etc. for the project. This amount shall not be refunded or adjusted by the Owners in any case whatsoever. The Documentary expense of Rs. 8,00,000/- (Rupees Eight Lakhs Only) shall be paid in two installments. The 1st installment of Rs. 5,00,000/- (Rupees Five Lakh Only) to be paid at the time of registry of this development agreement and the balance Rs. 3,00,000/- (Rupees Three Lakhs Only) within 3 (Three) months from the date of registry of this development agreement.

AND WHEREAS, all future expenses as required for the development / construction / completion of the project whatsoever, as required to be incurred from time to time during the life time of the project over the land mentioned in First Schedule, shall be borne fully by the Developer and the Owners shall not be liable to make any such type of payments.

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1.09 DEVELOPER'S ALLOCATION: Shall mean the following:

- A. Total 69% (Sixty Nine Percent) of Super built-up area from First floor to 3rd floor of the building and the same percentage of the respective covered and uncovered parking at ground floor as per sanctioned building plan which is going to be constructed over and above the land mentioned in First Schedule, together with the undivided proportionate share and/or interest in the said land.
- B. Total 68% (Sixty Eight Percent) of Super built-up area of 4th floor and above, of the building and the same percentage of the respective covered and uncovered parking at ground floor provided the Developer can arrange approval of extra floors on the already sanctioned G+3 plan over the land mentioned in First Schedule, together with the undivided proportionate share and/or interest in the said land.

- 1.1 UNIT/FLAT:** Shall mean any Unit/Flat in the Building constructed, upon the premises mentioned in First Schedule and the right of common use of the common portions associated 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
- 1.2 PROJECT:** Shall mean the work of development undertaken to be done by the Developer on the said premises mentioned in First Schedule in pursuance of this Development Agreement, any modification or extension thereof till such

development or construction of building at and upon the said premises be completed to have various self contained units / apartments and car parking spaces capable of being held and enjoyed independently by occupiers.

- 1.3 **FORCE MAJEURE:** Shall include natural calamities, act of God, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control of the Developer.
- 1.4 **TRANSFER** with its grammatical variations shall include transfer by possession and by any other means adopted for effecting what is understood as transfer of space in the multistoried building of the intending purchaser/s.
- 1.5 **LIFE TIME OF THE PROJECT:** shall mean the period of the project undertaken by the Developer on the said premises to be constructed, erected and completed in the building to have various self contained units / apartments / car parking spaces capable of being enjoyed independently by the purchaser within a stipulated time of 30 (Thirty) months with grace period of 3 (Three) months from the date of this agreement and thereafter a guarantee period of 12 (Twelve) months from the date of hand over of the entire building complete in all respect.
- 1.6 **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;
- If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
- B) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- C) 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;
- D) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
- 1.7 **MASCULINE GENDER :** Shall include the feminine and neuter gender and vice versa.
- 1.8 **SINGULAR NUMBER :** Shall include the plural and vice-versa.

Reader Note: M/Agree

ARTICLE II: COMENCMENT, EFFECTIVENESS, DURATION, SCOPE OF WORK

- 2.1 **COMENCMENT** This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove as the commencement of this agreement.
- 2.2 **EFFECTIVENESS:** This agreement shall become effective from the date of this agreement.
- 2.3 **DURATION:** This agreement is made for a period of 30 (Thirty) months from the date of it becoming effective and thereafter a grace period of 3 (Three) months.

2.4 SCOPE OF WORK: The Developer shall construct a multistoried building according to the sanctioned plan of **Durgapur Municipal Corporation** over and above the First Schedule Land. The Developer shall also complete all allied constructions like reservoirs, septic tank, soak pit, boundary wall, care taker's room, common toilet and all other utilities as required for obtaining completion certificate from Durgapur Municipal Corporation and other statutory bodies.

ARTICLE III: OWNER'S DUTY & LIABILITY

3.1 The owners' have offered total land of 10.32 Katha or 17.028 Decimals for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.

3.2 That the Owners shall within 7 (Seven) days from this agreement vacate and deliver the vacant and peaceful possession of the First Schedule Property to the Developer.

3.3 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 other than **KESHOB REAL ESTATE PVT. LTD.** either for sale or for development and construction of housing complex and the said land is free from any type of encumbrances.
- d. That any dispute regarding land shall be met up by the Land Owners at their own cost.

3.4 That the Owners have agreed that they will personally appear before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.

3.5 That the Owners also agreed that they will give full authority & power to Second Part to do & execute all lawful acts, deeds, 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 like receiving sanctioned plan from the Durgapur Municipal Corporation and such other statutory authority or authorities, receive 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 Owners in

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connection with the same project, the Developer agrees 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 Owners of flats/apartments/parking space etc. to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, this attorney or the Developer shall not acquire any right, title or interest in the said land / premises and the Owners shall agree to ratify all acts and things lawfully done by the Developer but the Owners shall not be responsible for any unlawful activities on the part of the Developer.

- 3.6 The Owners shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the **KESHOB REAL ESTATE PVT. LTD.** will be nominated, appointed and constituted as lawful attorney of the OWNERS in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, signing and registering agreement for sale, on behalf of the Developer's allocated flats more fully described in the 2nd Schedule hereto, signing and registering mortgage deed, execution and registration of the deeds of conveyances in favor of the intending Purchasers in respect of any flat / unit / covered space / rooms car parking space etc. with proportionate share of the undivided and impetrative land common areas, facilities described in 2nd schedule hereto.

ARTICLE IV – DEVELOPER'S DUTY, LIABILITY & RESPONSIBILITY

- 4.1 The Developer **KESHOB REAL ESTATE PVT. LTD** confirms, accepts and assures the Owner that they are fully acquainted with, aware of the process / formalities related to similar project under **Durgapur Municipal Corporation** area or any other area.
- 4.2 The Developer confirms and assures the Owners that they have the financial capability and other resources as required, to meet and comply with all financial and other obligations needed for execution of the total project work within the schedule time under this agreement and the Owners does not have any liability and or responsibility to finance and execute the project or part thereof for successful completion of the said project work.
- 4.3 If the Developer wishes to mortgage the property to obtain project loan then the same shall be done after mutual discussion and thereafter under written consent of the Owners.
- 4.4 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 / civil engineer, etc. all those who are authorized / Licensed by the appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority / Corporation / Govt. agencies. Any variation / alteration / modification from

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the original approved drawing / plan need approval of the Owners & the Architect before submission to the Corporation / appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the Architect / Civil Engineer's decision will be final and binding on both the Owners and Developer. 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 Developer.

- 4.5 That the Developer shall not raise any question regarding the measurement of property as mentioned in 1st schedule and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owners.
- 4.6 That the Developer shall be responsible for any acts, deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
- 4.7 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 are in force from time to time and the Owners shall not be held responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owners shall not be responsible for any accident, life loss, damage, theft, destruction or loss of any kind during the course of the construction of the proposed building. The Developer shall be responsible for any such incident or damage or loss during the lifetime of the project on the land as mentioned in First Schedule.
- 4.8 That the Developer shall complete the Development work / Construction of the building / flats at its own cost and expenses in pursuance of the sanctioned plan within 30 (Thirty) months from the date of this agreement with additional grace period of 3 (Three) months.
- 4.9 That the Developer shall not make the Owners responsible for any business loss and / or any damage or damage due to any improper construction etc. or due to failure on the part of the Developer to correctly construct the Flats and / or to deliver correctly the same to the intending purchasers and in such cases the Developer shall have to bear the entire responsibility.
- 4.10 The Developer shall be liable for obtaining final clearance certificate from the Pollution and Environment Control Authorities, Directorate of Electricity for obtaining Lift License, West Bengal Fire & Emergency Services for obtaining their final No Objection Certificate, Divisional Forest Office for their respective No Objection Certificate, Completion certificate from Durgapur Municipal corporation and all other related clearances as required for complete handover of the entire building to the Purchasers of the several flat / unit / covered space / rooms car parking space etc. with proportionate share of the undivided and impetrative land common areas, facilities described in 1st schedule hereto. The Developer shall also be liable for applying, pursuing and following

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up with the Durgapur Municipal Corporation and any other statutory bodies for allowing extra floor / floors on the same building over the land mentioned in First Schedule. All necessary statutory, liasioning and sanctioning fees for the same shall be borne by the Developer only.

- 4.11 The Developer shall be solely responsible to mobilize site, arrange skilled / unskilled work men and security. The Developer shall also employ site supervisor, civil engineer, advocates, chartered accountants, etc. for smooth and speedy progress of construction of the referred building. Also, proper tools and tackles, machineries, generators and all other required equipments shall be the liability of the Developer. All local issues and subscriptions should be complied and handled by the Developer only.
- 4.12 The Developer at their own cost shall pay all statutory periodical payments or taxes to the necessary statutory bodies within due date during the life time of the project as per the law of the land.
- 4.13 It is the responsibility of the Developer not to cause any disturbance or damage during the life time of the project to neighboring buildings, road, sewerage lines, electrical lines (Both overhead and underground), water lines and all common installations for the general public. If any case such damages occurs the Developer shall be solely responsible and should rectify the same immediately.
- 4.14 It shall be the liability of the Developer to repair all damages, cracks, water seepage and all other constructional defects. Also replacing or repairing of damaged sanitary items, electrical items and any other hardware during the life time of the project shall be in the scope of the Developer.
- 4.15 The Developer shall meet up the GST (Goods and Services Tax) and income tax liability with necessary amendments during the life time of the project, related to their allocation only. The Land Owners shall meet up the GST and income tax liability with necessary amendments during the life time of the project, related to their allocation only. Apart from GST and Income Tax, all other taxes like holding tax, khajna, etc. arising out of the entire project during the life time of the project, shall needs to be meet up by the Developer and the Developer shall be solely responsible for the same.

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ARTICLE V - MISCELLANEOUS

- 5.1 **Indian Law** - This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- 5.2 **Confidentiality & non-disclosure**- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative processes.
- 5.3 **Disputes**- Differences in opinion in relation to or arising out during execution of the 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, to be nominated by both the parties and their legal advisors.

- 5.4 **Statutory approvals** - Copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, connection of water & electricity, sewerage disposal, etc. with due approval and or any other clearance from competent authority are to be supplied by the Developer to the Owners from time to time.
- 5.5 **Visit to construction site**- The Owner can visit the construction site anytime with intimation to the Developer / site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions / operations observed at site can be brought to the notice of the Developer and the Architect / Civil Engineer for discussion and necessary corrective action.
- 5.6 **Safety**- The Developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages as per prevalent government laws and amendments thereafter, first class standard quality of materials supplied / used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the Owner shall not be liable for same in any manner whatsoever whether during construction or after construction during the life time of the project.
- 5.7 **Project completion**- A successful project completion certificate from competent technical and statutory body with specific observations / comments on the design, quality of material and workmanship, water supply system, sewerage system, electric supply system lifts, etc. to be obtained by the Developer. It will be the responsibility of the Developer for any defect and rectification thereof at their cost / expense for a guarantee period of next 1 (one) year from the date of physical possession of the flats and the entire building.
- 5.8 **Charges and expenses**- 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 flat / apartments shall be borne paid and discharged by the Developer exclusively.
- 5.9 The Owners shall have no right, title, interest, claim, whatsoever in the consideration received by the Developer or its nominees out of the Developer's allocation.
- 5.10 The land Owners and the Developer 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.
- 5.11 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

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purpose of the sanction of the building plan and / or any other purpose to be required for said project shall be prepared by the developer at its own costs and expenses in the name of the Land Owners without reimbursement of the same and the Land Owners shall sign on the said plan / plans, application, paper, documents, etc. as and when the Developer ask for the same without demanding any remuneration and or money for the same.

5.12 Save and except the conditions and stipulations as mentioned herein the Owners shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer cannot claim any damages from the landowner towards the cost incurred in construction of project.

ARTICLE V – CONSTRUCTION SPECIFICATIONS

The Developer shall construct 4 (Four) nos. of flats / apartments on each floor from 1st floor to 3rd floor having super built up area measuring as follows:

1. Flat A : 1200 sq. ft;
2. Flat B; 1200 sq. ft;
3. Flat C: 950 sq. ft;
4. Flat D: 1100 sq. ft;

The construction specifications to be followed by the Developer are as follows:

BUILDING	:	Designed on RCC Frame structure with RCC isolated foundation
WALLS	:	250 / 125 / 75 mm thick brick masonry as per approved drawing
DOORS	:	Quality solid core timber frame and enamel painted flush doors with standard locking system.
WINDOWS	:	Anodised Aluminium sliding windows with glass shutter and MS grill inside.
LIVING/DINING and BED ROOM	:	Vitrified floor tiles.
KITCHEN	:	Antiskid floor tiles, granite on cooking platform with ceramic tiles upto 2' above cooking platform and stainless steel sink.
TOILET	:	Antiskid floor tiles and decorative ceramic tiles on walls upto door height;
SANITARY WARE	:	One number white porcelain basin in living / dining and white colored quality sanitary ware with stainless steel fixtures in toilets.
PLUMBING	:	Concealed with quality fittings
ELECTRICALS	:	1 no. AC Point, Cable TV point, Refrigerator point and Necessary light and fan points shall be provided in all

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rooms; Geyser Point in one toilet, Exhaust Fan point in toilets and kitchen, Water Purifier Point in Kitchen; Copper Electrical Wiring in concealed conduit with central MCB of reputed make;

INTERIOR FINISH : Plaster of Paris punning over cement plaster
EXTERIOR FINISH : High quality water proof paint

COMMON FACILITIES /AMENITIES

1. Landscaped garden and play area
2. Silent Generator back up for lift, staircase and lobbies
3. Lift – Four passengers capacity lift of reputed make
4. Care Takers room with Toilet
5. HT line up to the project premises and supply, installation and commissioning of the necessary transformer
6. Supply, installation and commissioning of the three phase meter for common utilities
7. Laying and commissioning of water pipe line to project premises as per the guidelines of Durgapur Municipal Corporation and corresponding supply, installation and commissioning of the water pump along with suitable water meter
8. Supply and installation of Fire Fighting System as per government norms
9. Overhead water tank, underground reservoir, soak pit and septic tank of suitable capacity

For supply, installation and commissioning of the aforementioned amenities the Developer may charge proportionate fees from the intending purchasers.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of land measuring about 10.32 katha or 17.028 decimals under Mouza-Fuljhore, J.L.No-107, out of which (1) 2.5 katha having L.R. Plot No.-3529, R.S. Plot No- no-962, Baid at present usable as Bastu, (2) 6.12 katha having L.R. Plot No.-3527, R.S. Plot No - 963, Baid at present usable as Bastu, and (3) 1.70 katha having L.R. Plot No.-3528, R.S. Plot No- no-963, Baid at present usable as Bastu. All are under L.R. Khatian No- 6579, under the jurisdiction of Durgapur Municipal Corporation, Dist-Burdwan at present Paschim Bardhaman butted and Bounded by

North: - R.S Plot No-964 (P)

South: - 16' Wide Kancha Road

East: -R.S Plot No-963(P)

West: - R.S Plot No-962(P)

Kedar Nath Mukherjee

SECOND SCHEDULE ABOVE REFERRED TO

- A. Total 69% (Sixty Nine Percent) of Super built-up area from First floor to 3rd floor of the building and the same percentage of the respective covered and uncovered parking at ground floor as per sanctioned building plan which is going to be constructed over and above the land mentioned in First Schedule, together with the undivided proportionate share and/or interest in the said land.
- B. Total 68% (Sixty Eight Percent) of Super built-up area of 4th floor and above, of the building and the same percentage of the respective covered and uncovered parking at ground floor provided the Developer can arrange approval of extra floors on the already sanctioned G+3 plan over the land mentioned in First Schedule, together with the undivided proportionate share and/or interest in the said land.

Be it mentioned here that colour passport size photograph and finger prints of both the Owner & Directors of Developer are attested in separate page 1(a) & (b), which will be a 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 OWNER / FIRST PART at DURGAPUR in the presence of:

शंकर बनेजा Ambar Chatterjee

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

of: KESHOB REAL ESTATE PRIVATE LIMITED KESHOB REAL ESTATE PRIVATE LIMITED KESHOB REAL ESTATE PRIVATE LIMITED
Kunika Banerjee Sahmed Chatterjee Dipankar Chatterjee
Director Director Director

WITNESSES:

1) Sahel Chandra Saitidha
S/o-Late Bholaiah Saitidha
Vill - Pipra, P.O. Durgapur - 8

2) Prady K. Adhary
S/o - Sri Sumant Adhary
Barnunada, Durgapur - 72

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

Kedar Nath Mukherjee
License No: D.P.R-46

A.D.S.R. Office, Durgapur.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Indrajit Banerjee

Colour Passport size photograph, finger prints of both the hands is attested.

Indrajit Banerjee

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Anuban Chetty

Colour Passport size photograph, finger prints of both the hands is attested.

Anuban Chetty

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Kuntal Bhattacharya

Colour Passport size photograph, finger prints of both the hands is attested.

Kuntal Bhattacharya

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Sahyanshi Chatterjee

Colour Passport size photograph, finger prints of both the hands is attested.

Sahyanshi Chatterjee

16

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

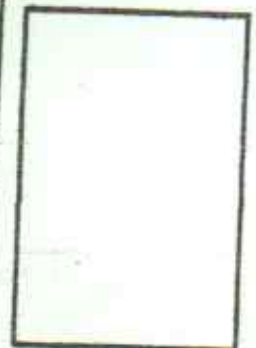


Colour Passport size photograph, finger prints of both the hands is attested.

Dipankar Datta

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

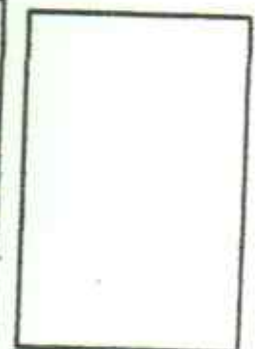
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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

GRN: 19-201920-001730661-1

Payment Mode Online Payment

GRN Date: 24/05/2019 13:39:50

Bank : HDFC Bank

BRN : 808080819

BRN Date: 24/05/2019 13:42:14

DEPOSITOR'S DETAILS

Id No. : 02060000772371/5/2019

[Query No./Query Year]

Name : KESHOB REAL ESTATE PVT LTD

Contact No. : Mobile No. : +91 8101816898

E-mail : keshobdurgapur@rediffmail.com

Address : A104SSB SARANI BIDHANNAGAR DURGAPUR12

Applicant Name : Mr PRADIP KUMAR ACHARYYA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000772371/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	02060000772371/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	18014

Total

20025

In Words : Rupees Twenty Thousand Twenty Five only







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue


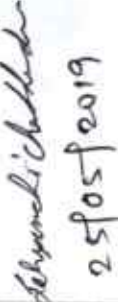
OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Burdwan



Signature / LTI Sheet of Query No/Year 02060000772371/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr INDROJIT BANERJEE PLOT NO-Y-3, JONAL CENTRE, J.P.AVENUE., P.O.- DURGAPUR, P.S.- Durgapur, Durgapur, District-Burdwan, West Bengal, India, PIN - 713216	Representative of Land Lord [DA MAISON]	 565 Indrojit Banerjee		Indrojit Banerjee 25/5/19
2	Mr ANIRBAN CHATTERJEE C-13, STRIT NO-3, CENTRAL PARK., P.O.- CITY CCENTRE, P.S.- Durgapur, Durgapur, District-Burdwan, West Bengal, India, PIN - 713216	Representative of Land Lord [DA MAISON]	 566 Anirban Chatterjee		Anirban Chatterjee 25.05.2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr KUNTAL BHATTACHARJEE BAMUNARA, P.O.- BAMUNARA, P.S.- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212	Representative of Developer [KESHOB REAL ESTATE PRIVATE LIMITED]		 567	 25/05/2019
4	Mr SABYASACHI CHATTERJEE BAMUNARA, P.O.- BAMUNARA, P.S.- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212	Representative of Developer [KESHOB REAL ESTATE PRIVATE LIMITED]		 568	 25/05/2019
5	Mr DIPANKAR DUTTA BAMUNARA, P.O.- BAMUNARA, P.S.- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212	Representative of Developer [KESHOB REAL ESTATE PRIVATE LIMITED]		 569	 25/05/2019

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBOL CHANDRA SUTRADHAR Son of Late BHUBAN SUTRADHAR PIYALA, P.O:- PALASDIHA, P S Coke Oven, Durgapur, District- Burdwan, West Bengal, India; PIN - 713208	Mr INDROJIT BANERJEE, Mr ANIRBAN CHATTERJEE, Mr KUNTAL BHATTACHARJEE, Mr SABYASACHI CHATTERJEE, Mr DIPANKAR DUTTA			<i>Subol Chandra Sutradhar</i> 25/5/19 ✓

(Partly Banned)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R
 DURGAPUR
 Burdwan, West Bengal



Indrojit Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



AFZPC6449R

नाम/ Name
ANIRBAN CHATTERJEE

पिता का नाम/ Father's Name
AMITAVA CHATTERJEE

जन्म का तिथि/ Date of Birth
23/12/1973

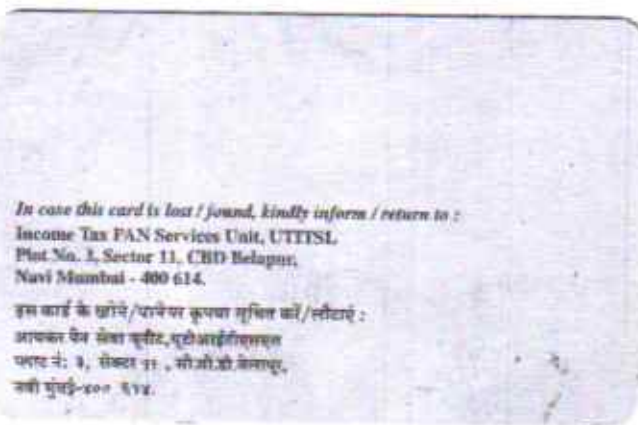

हस्ताक्षर/ Signature



Anirban Chatterjee



Sabyasachi Chatterjee



आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT. OF INDIA

KUNTAL BHATTACHARJEE
 BAMADAS BHATTACHARJEE
 30/06/1978

Permanent Account Number
AKQP86315F

K. Bhattacharjee
 Signature




K. Bhattacharjee

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

इस कार्ड के खोने/पैने का सूचना/परिणत करें/वापस :
 आयकर सेवा सेवा इकाई, UTTISI
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
 नई मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKOPD5525A

नाम / Name
DIPANKAR DUTTA

पिता का नाम / Father's Name
SUBODH DUTTA

जन्म तिथि / Date of Birth
10/03/1987

हस्ताक्षर / Signature
Dipankar Dutta



Dipankar Dutta



भारत सरकार

GOVERNMENT OF INDIA



SUBAL CHANDRA
SUTRADHAR
DOB: 29/11/1949
Male / MALE



5468 5755 4040

MEERA AADHAAR, MERI PEHACHAN



Subal Chandra Sutradhar



भारतीय विशिष्ट पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address:

PIYALA, DURGAPUR & Durgapur
(m. Corp.), Bardhaman,
West Bengal - 713208

Subal Chandra Sutradhar

5468 5755 4040

MEERA AADHAAR, MERI PEHACHAN

Major Information of the Deed

Deed No :	I-0206-03121/2019	Date of Registration	27/05/2019
Query No / Year	0206-0000772371/2019	Office where deed is registered	
Query Date	19/05/2019 11:14:43 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT,Thana : Kanksa, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, 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 : 18,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 51,08,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 18,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore), Mouza: Fuljhore JI No: 107, Pin Code : 713206

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-3529 (RS :-)	LR-6579	Bastu	Baid	2.5 Katha	1/-	12,37,500/-	Width of Approach Road: 16 Ft.,
L2	LR-3527 (RS :-)	LR-6579	Bastu	Baid	6.12 Katha	1/-	30,29,400/-	Width of Approach Road: 16 Ft.,
L3	LR-3528 (RS :-)	LR-6579	Bastu	Baid	1.7 Katha	1/-	8,41,500/-	Width of Approach Road: 16 Ft.,
TOTAL :					17.028Dec	3 /-	51,08,400 /-	
Grand Total :					17.028Dec	3 /-	51,08,400 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DA MAISON C-13, STREET NO-3, CENTRAL PARK,, P.O:- CITY CENTRE, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 , PAN No.:: AAHFD5742M, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-0206-03121/2019-27/05/2019

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	KESHOB REAL ESTATE PRIVATE LIMITED A1/04, SSB SARANI, SECTOR-2A, BIDHANNAGAR,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AADCK7174M, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr INDROJIT BANERJEE (Presentant) Son of Mr BISWAJIT BANERJEE PLOT NO-Y-3, JONAL CENTRE, J.P.AVENUE,, P.O:- DURGAPUR, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANGPB7747L Status : Representative, Representative of : DA MAISON (as PARTNER)
2	Mr ANIRBAN CHATTERJEE Son of Mr AMITABHA CHATTERJEE C-13, STRIT NO-3, CENTRAL PARK,, P.O:- CITY CCENTRE, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFZPC6449R Status : Representative, Representative of : DA MAISON (as PARTNER)
3	Mr KUNTAL BHATTACHARJEE Son of Late BAMADAS BHATTACHARJEE 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.:: AKQPB6315F Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)
4	Mr Sabyasachi Chatterjee Son of Late SRIDHAR CHATTERJEE 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 Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)
5	Mr DIPANKAR DUTTA Son of Mr SUBODH DUTTA 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.:: AKOPD5526A Status : Representative, Representative of : KESHOB REAL ESTATE PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBOL CHANDRA SUTRADHAR Son of Late BHUBAN SUTRADHAR PIYALA,, P.O:- PALASDIHA, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713208			
Identifier Of Mr INDROJIT BANERJEE, Mr ANIRBAN CHATTERJEE, Mr KUNTAL BHATTACHARJEE, Mr Sabyasachi Chatterjee, Mr DIPANKAR DUTTA			

Major Information of the Deed :- I-0206-03121/2019-27/05/2019

Transfer of property for L1		
No	From	To. with area (Name-Area)
	DA MAISON	KESHOB REAL ESTATE PRIVATE LIMITED-4.125 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1.	DA MAISON	KESHOB REAL ESTATE PRIVATE LIMITED-10.098 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	DA MAISON	KESHOB REAL ESTATE PRIVATE LIMITED-2.805 Dec

Land Details as per Land Record

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore), Mouza: Fuljhore JI No: 107, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3529, LR Khatian No:- 6579	Owner:দা মাইসন ., Gurdian:অংশীদার-ইন্দ্রজি ব্যানার্জ, Address:পিং-বিশ্বজিত ও অন্য c-13, সিস্ট্র 3 সিটিসেন্টার-16, Classification:বাইদ, Area:0.04000000 Acre,	DA MAISON
L2	LR Plot No:- 3527, LR Khatian No:- 6579	Owner:দা মাইসন ., Gurdian:অংশীদার-ইন্দ্রজি ব্যানার্জ, Address:পিং-বিশ্বজিত ও অন্য c-13, সিস্ট্র 3 সিটিসেন্টার-16, Classification:বাইদ, Area:0.10000000 Acre,	DA MAISON
L3	LR Plot No:- 3528, LR Khatian No:- 6579	Owner:দা মাইসন ., Gurdian:অংশীদার-ইন্দ্রজি ব্যানার্জ, Address:পিং-বিশ্বজিত ও অন্য c-13, সিস্ট্র 3 সিটিসেন্টার-16, Classification:বাইদ, Area:0.03000000 Acre,	DA MAISON

Endorsement For Deed Number : I - 020603121 / 2019

On 21-05-2019

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 51,08,400/-



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

Major Information of the Deed :- I-0206-03121/2019-27/05/2019

25-05-2019

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

Presented for registration at 19:05 hrs on 25-05-2019, at the Private residence by Mr INDROJIT BANERJEE ..

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

Execution is admitted on 25-05-2019 by Mr INDROJIT BANERJEE, PARTNER, DA MAISON (Partnership Firm), C-13, STREET NO-3, CENTRAL PARK,, P.O:- CITY CENTRE, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216

Identified by Mr SUBOL CHANDRA SUTRADHAR, . . Son of Late BHUBAN SUTRADHAR, PIYALA,, P.O: PALASDIHA, Thana: Coke Oven, . City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 25-05-2019 by Mr ANIRBAN CHATTERJEE, PARTNER, DA MAISON (Partnership Firm), C-13, STREET NO-3, CENTRAL PARK,, P.O:- CITY CENTRE, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216

Identified by Mr SUBOL CHANDRA SUTRADHAR, . . Son of Late BHUBAN SUTRADHAR, PIYALA,, P.O: PALASDIHA, Thana: Coke Oven, . City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 25-05-2019 by Mr KUNTAL BHATTACHARJEE, DIRECTOR, KESHOB REAL ESTATE PRIVATE LIMITED (Private Limited Company), A1/04, SSB SARANI, SECTOR-2A, BIDHANNAGAR,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr SUBOL CHANDRA SUTRADHAR, . . Son of Late BHUBAN SUTRADHAR, PIYALA,, P.O: PALASDIHA, Thana: Coke Oven, . City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 25-05-2019 by Mr SABYASACHI CHATTERJEE, DIRECTOR, KESHOB REAL ESTATE PRIVATE LIMITED (Private Limited Company), A1/04, SSB SARANI, SECTOR-2A, BIDHANNAGAR,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr SUBOL CHANDRA SUTRADHAR, . . Son of Late BHUBAN SUTRADHAR, PIYALA,, P.O: PALASDIHA, Thana: Coke Oven, . City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 25-05-2019 by Mr DIPANKAR DUTTA, DIRECTOR, KESHOB REAL ESTATE PRIVATE LIMITED (Private Limited Company), A1/04, SSB SARANI, SECTOR-2A, BIDHANNAGAR,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr SUBOL CHANDRA SUTRADHAR, . . Son of Late BHUBAN SUTRADHAR, PIYALA,, P.O: PALASDIHA, Thana: Coke Oven, . City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others



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

On 27-05-2019

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 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,014/- (B = Rs 18,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/05/2019 1:42PM with Govt. Ref. No: 192019200017306611 on 24-05-2019, Amount Rs: 18,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 808080819 on 24-05-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0206-03121/2019-27/05/2019

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2375, Amount: Rs.5,000/-, Date of Purchase: 20/05/2019, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/05/2019 1:42PM with Govt. Ref. No: 192019200017306611 on 24-05-2019, Amount Rs: 2,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 808080819 on 24-05-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0206-03121/2019-27/05/2019

ificate of Registration under section 60 and Rule 69.
gistered in Book - I
olume number 0206-2019, Page from 70797 to 70829
eing No 020603121 for the year 2019.



ba

Digitally signed by PARTHA BAIRAGGYA
Date: 2019.05.27 18:17:53 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 27-05-2019 18:17:45
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

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