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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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I certify that the Document  
 is Admitted to Register in the  
 Signatures Sheet and the Under-  
 mentioned schedule and this  
 Document is the Part of the  
 Document.

  
 A.D.S.R. Durgapur  
 Bardwan

31 JAN 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made on this 21<sup>st</sup> day  
 Of January 2019 at Durgapur.

BETWEEN

Contd .Page-02

१५/०१/१९

3859 Date 18/01/19

Manishankar Builders Private Limited

D.P. - 12000

value of Stamp 500/-

Date of Purchase of the Stamp

Paper from Treasury 1.5

JAN 2019

Name of Treasury from Where

Purchase: Durgapur

JITENDRANATH MONDAL  
Stamp Vendor  
Durgapur Court, Durgapur-16  
Licence No-1/89

Swapan Roy Choudhury



101

Swapan Roy Choudhury

102



~~Swapan Roy Choudhury~~



103

✓ Sanghamitra Roy

bb

Add. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman



104

✓ Anirudh Ghosh

25 JAN 2019



105

✓ Bhakti Bhawan Mandal



106

✓ Bijay Kr. Bhattacharya

Dated 18/01/19  
by Manishankar Builders Private Limited

- 8
- (1) Sri Swapan Roychowdhury (ADGPR8504F), S/o Late Mahadev Ch. Roy chowdhury, by faith-Hindu, by occupation-Business, residing at 2/13, Nanda Lal Bithi, City Centre, P.S.- City Centre, Durgapur-713216, District: Paschim Bardhaman;
  - (2) Sri Dilip Kumar Barnwal (AIWPB0991M), S/o. Late Shankar Prasad Burnwal, by faith-Hindu, by occupation - Business, residing at Sri Ram Park, Swapna Market, P.S.-NTS, Durgapur-713206, District: Burdwan;
  - (3) Smt. Sanghamitra Roy (AGEPR2068P), W/o Sri Pranab Kumar Roy, by faith- Hindu, by occupation - Business, residing at 2/25, Sarojini Naidu Path, Non-Company, City Centre, P.S.- City Centre, Durgapur -713216, District- Paschim Bardhaman ;
  - (4) Aarif Parwez (ASVPP6541J), S/o Sri Abdul Rasid, by faith-Muslim, by occupation-Business, residing at Plot no. 219(P), Imman Kalyan Sarani, Sec-2C, Bidhannagar, Durgapur -713212, District- Paschim Bardhaman ;
  - (5) Sri Bhakti Bhusan Mondal (AEBPM4643L), S/o-Late Dasurathi Mondal, by faith-Hindu, by occupation - Business, residing at 23/9, Bengal Ambuja, City Centre, P.S.- City Centre, Durgapur -713216, District- Paschim Bardhaman ;
  - (6) Sri Bijay Kumar Bhadani (AHWPB5937A), S/o. Late Bhimsen Bhadani, by faith-Hindu, by occupation - Business, residing at Vidyasagar Pally Benachity, P.S- Durgapur, Durgapur -713213, District- Paschim Bardhaman ;
  - (7) Sri Dhiraj Mondal (AIDPM2141F), S/o Late Dharendra Nath Mondal, by faith- Hindu, by occupation -Business, residing at Chatal, Guskara, P.S.- Ausgram, District- Paschim Bardhaman ;
  - (8) Sri Dilip Chandra Das (AHNPD5247L), S/o Late Prafulla Chandra Das, by faith - Hindu, by occupation - Business, residing at D/292, Eigel Street, Bidhannagar, P.S- Newtownship, Durgapur -713212, District- Paschim Bardhaman ;
  - (9) Kazi Ahammed Hossain (AGCPK8507E), S/o. Late Kazi MD Hossain, by
- AKS



107

Shiraj Mandal



108

Dilip Ch Dey



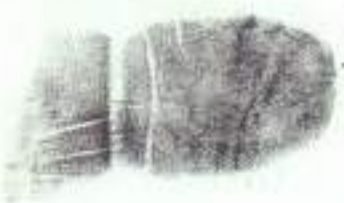
109

Kazi Ahamd Hon.



110

Kazi Johirul Haque



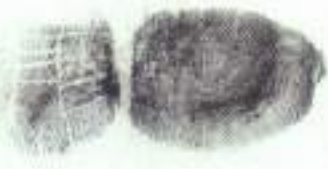
111

Poornab Mr. Ray.



112

Rita Devi Gupta



113

Ritika Rani Gupta.



114

Jaydeb Ghosh.

Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman



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Sanchita Mondal @  
Sanchita Ghosh

25 JAN 2019

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10.. Kazi Kohinoor Begam (AXVPK9915C), W/o. Kazi Ahammed Hossain, by faith-Muslim, by occupation-Business, residing at Village-Jamalpur, P.O.-Jamalpur, P.S.-Jamalpur, Dist.- Paschim Bardhaman ;

11. Sri Pranab Kumar Roy (AGEPR2067C), S/o Late Ramkrishna Roy, by faith-Hindu, by occupation - Business, residing at 37, Baghajatin Path, SAIL Co-Operative, City Centre, P.S.- City Centre, Durgapur-713216, Dist.- Paschim Bardhaman ;

12. Smt. Rita Devi Gupta (AHGPD0500K), W/o, Ram Prasad Gupta, by faith-Hindu, by occupation-Business, residing at East Collage Road, Raniganj, Burdwan, Dist.-Paschim Bardhaman ;

13. Smt. Ritika Rani Gupta (BEYPG4614K), D/o, Ram Prasad Gupta, by faith-Hindu, by occupation - Business, residing at East Collage Road, Raniganj, Dist.- Paschim Bardhaman ;

[ Hereinafter collectively called and referred to as the "LAND OWNERS" (which expression shall unless excluded by and/or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

MANISHANKAR BUILDERS PRIVATE LIMITED [ PAN NO.- AALCM9041R],

Having its regd Office at House No- D-11 Yuri Gagarin Path Bidhannagar P.O-

Durgapur-12 P.S-Newtownship District-Paschim Bardhaman represented by their

DIRECTOR (1) Sri Joydeb Ghosh [Pan no.-AKKPG3973C] son of Madan Ghosh,

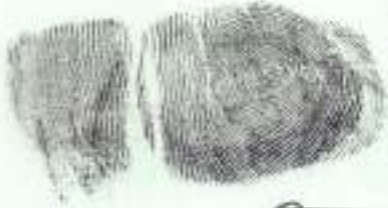
(2) Smt Sanchita Mondal @ Sanchita Ghosh ( Pan No-BOTPM6272C) wife Of Sri

Joydeb Ghosh both are by faith -Hindu, by occupation - business, by nationality-

Indian, residing at RC-103, Gitanjali Park, Bengal Ambuja, City Centre, P.O.-

Durgapur-16, P.S.- Durgapur, Dist.- Paschim Bardhaman , West Bengal.

Registered Length



102

Sibtehar Banerjee



Addl. Dist. Registrar  
Durgam Cheruvu, Hyderabad

25 JAN 2019

D. K. Reddy

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And Whereas after death of all ROR schedule described landed property devolved upon their legal heirs and successors Banshi Dhari Kesh Nirod Baran Kesh Subdoh Baran Kesh & Monojit Kesh , Niranjan Kesh , Debranjn Kesh & Rabindra Nath Kesh ,Manoranjan Kesh Mukti Ranjan Kesh ,Kumud Ranjan Kesh ,Biswanath Kesh,, Dwarika Nath Kesh , Ashim Kesh , Malati Kesh Tapan Kesh Shanti Kesh , Bandana Das Dhananjoy Kesh & Damodar Kesh transferred the schedule described landed property measuring an area of 81.63 decimal by Regd. Deed of Sale being no.-1558 Of 2013 ) in favour of their recorded BARGADAR namely Sk Fatik ,Sk.Babu & Madan Mohan Roy .

And thereafter Sk.Fatik , Sk.Babu and Madan Mohan Roy further transferred an area 81.63 decimals by way of sale being deed no- 1561 Of 2013 in favour Of (1) Bhakti Bhusan Mondal, (2) Sri Dhiraj Mondal, (3) Sri Pranab Kumar Roy (4) Smt. Sanghamitra Roy(5) Sri Snehashis Chattoraj,, (6) Sri Dilip Chandra Das, (7) Sri Tarapada Mondal (8) Sri Swapan Banerjee (9) Sri Dilip Kumar Barnwal (10) Kazi Ahammed Hossain (11) Kazi Kohinoor Begam (12) Sri Swapan Roychowdhury, (13) Smt. Rita Devi Gupta, (14) Smt. Ritika Rani Gupta (15), Pranab Mitra and their names duly mutated in LR Records of Right i.e. present land owners.

AND WHEREAS (1) Sri Tarapada Mondal ((2) Sri Swapan Banerjee ' transferred an area of 10.99 decimal by Regd. Deed of Sale being no. --08087 Of 2014 to (a) Dilip Chandra Das (b) Sri Bijay Kumar Bhadani and (c) Smt. Rita Devi Gupta (d) Sri Snehashis Chattoraj, (e) Sri Pranab Mitra, (f) Sri Dilip Kumar Barnwal, (g) Kazi Ahammed Hossain, (h) Sri Pranab Kumar Roy, (i) Smt. Sanghamitra Roy and (j) Sri Swapan Roy Chowdhury and their names duly mutated in L.R. Records of Right i.e. present landowners.

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WHEREAS the schedule below landed property described in "Schedule below originally belonged (1) Sri Baidyanath Nayak and (2) Sri Ashim Kumar Nayak 0, (3) Sri Goutam Kumar Nayak and (4) Sri Ujjal Kumar Nayak and they transferred an area of 24.75 decimal by Regd. Deed of Sale being no.-3735 Of 2014 of plot no. -R.S.-225, L.R.-768 and khatian No. R.S.-926, 382, 18 & 203 of Mouza Phuljhore, J.L. No. -107 (Old-82) within the limit of Durgapur Municipal Corporation to (1) Sri Swapan Roychowdhury, (2) Sri Dilip Kumar Barnwal, (3) Sri Snehashis Chatteraj, (4) Smt. Sanghamitra Roy, (5) Aarif Parwez, (6) Sri Bhakti Bhusan Mondal, (7) Sri Bijoy Kumar Bhadani, (8) Sri Dhiraj Mondal, (9) Sri Dilip Chandra Das, (10) Kazi Ahammed Hossain, (11) Kazi Kohinoor Begam, (12) Sri Pranab Kumar Roy, (13) Sri Pranab Mitra, (14) Smt. Rita Devi Gupta (15) Smt. Ritika Rani Gupta and their names duly mutated in L.R. Records in of Right i.e. present landowners.

AND WHEREAS the schedule below landed property described in "Schedule below originally belonged (1) Sri Baidyanath Nayak and (2) Sri Ashim Kumar Nayak , and (3) Sri Goutam Kumar Nayak and (4) Sri Ujjal Kumar Nayak and they transferred an area of 24.75 decimal by Regd. Deed of Sale being no. I-3736 of 2014 of plot no. -R.S.-225, L.R.-768 and khatian no.-R.S.-926, 382,18 & 203 of Mouza Pholjhore, in favour Of (1) Sri Swapan Roychowdhury, (2) Sri Dilip Kumar Barnwal, (3) Sri Snehashis Chatteraj, (4) Smt. Sanghamitra Roy, (5) Aarif Parwez, (6) Sri Bhakti Bhusan Mondal, (7) Sri Bijoy Kumar Bhadani, (8) Sri Dhiraj Mondal, (9) Sri Dilip Chandra Das, (10) Kazi Ahammed Hossain, (11) Kazi Kohinoor Begam, (12) Sri Pranab Kumar Roy, (13) Sri Pranab Mitra, (14) Smt. Rita Devi Gupta (15) Smt. Ritika Rani Gupta and their names duly mutated L.R. Record of Right I

AND WHEREAS the schedule below landed property described in "Schedule schedule below originally belonged (1) Sri Baidyanath Nayak (2) Sri Ashim Kumar Nayak (3) Sri Goutam Kumar Nayak (4) Sri Ujjal Kumar Nayak and they transferred an area of 25 decimal by Regd. Deed of Sale being no.-5437 of 2014 of plot no. -R.S.-225, L.R.-768 and Khatian no. -R.S.-926, 382, 18 & 203 of Mouza Phuljhore, in favour Of (1) Sri Swapan Roychowdhury, (2) Sri Snehashis Chatteraj, (3) Smt. Sanghamitra Roy, (4) Aarif Parwez, (5) Sri Bhakti Bhusan Mondal, (6) Sri Bijoy Kumar Bhadani, (7) Sri Dhiraj Mondal, (8) Sri Dilip Chandra Das, (9) Kazi



AND WHEREAS the schedule below landed property described in "Schedule schedule below originally belonged (1) Sri Baidynath Nayak , and (2) Sri Ashim Kumar Nayak (3) Sri Goutam Kumar Nayak (4) Sri Ujjal Kumar Nayak transferred an area of 20.50 decimal by Regd. Deed of Sale being no.-5438 of 2014 of Plot no. -R.S.-225, L.R.-768 and Khatian no. -R.S.-926,382, 18 & 203 of Mouza Pholjhore, J.L. No. 107 (Old-82) in favour Of (1) Sri Swapan Roychowdhury, (2) Sri Snehashis Chatteraj, (3) Smt. Sanghamitra Roy, (4) Aarif Parwez, (5) Sri Bhakti Bhusan Mondal, (6) Sri Bijoy Kumar Bhadani, (7) Sri Dhiraj Mondal, (8) Sri Dilip Chandra Das, (9) Kazi Ahammed Hossain, (10) Kazi Kohinoor Begam, (11) Sri Pranab Kumar Roy, (12) Smt. Rita Devi Gupta, (13) Smt. Ritika Rani Gupta and their names duly mutated in L.R. Records of Right

AND WHEREAS the schedule below landed property described in "Schedule schedule below originally belongs to **Sri Pranab Mitra (2) Sri Snehasish Chatteraj** and their names duly mutated in L.R. Records of Right which acquired by way of purchase vided deed no 1561 Of 2013 , 3735 Of 2014, 3736 Of 2014 , 5437 Of 2014, 5438 Of 2014 & 8087 Of 2014 jointly with present purchasers and they transferred their share as per said deeds as well as LR Records of right vide sale deed No- 432-Of 2019 in favour of present landowners .

AND WHEREAS Sri Swapan Roy Chowdhury own and possess by way of purchase measuring 14.074 decimal of schedule below plot .

AND WHEREAS Sri Dilip Kumar Barnwal own and possess by way of purchase measuring 10.846 decimal of schedule below plots

AND WHEREAS Smt. Sanghamitra Roy own and possess by way of purchase measuring 14.074 decimal Of schedule below plots

AND WHEREAS Aarif Parwez own and possess by way of purchase measuring 8.425 decimal of schedule below plots

AND WHEREAS Sri Bhakti Bhusan Mondal own and possess by way of purchase measuring 13.133 decimal of schedule below plots

AND WHEREAS Bijoy Kumar Bhadani own and possess by way of purchase

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AND WHEREAS Sri Dhiraj Mondal own and possess by way of purchase measuring 13.133 decimal of schedule below plots .

AND WHEREAS Sri Dilip Chandra Das own and possess by way of purchase measuring 14.074 decimal of schedule below plots

AND WHEREAS Kazi Ahammed Hossain own and possess by way of purchase measuring 14.074 decimal of schedule below plots.

AND WHEREAS Kazi Kohinoor Begam own and possess by way of purchase measuring 13.133 decimal of schedule below plots.

AND WHEREAS Sri Pranab Kumar Roy own and possess by way of purchase d measuring 14.081 decimal of schedule below plots

AND WHEREAS Smt. Rita Devi Gupta (own and possess by way of purchase measuring 14.074 decimal of schedule below plots

AND WHEREAS Smt. Ritika Rani Gupta (own and possess by way of purchase measuring 13.133 decimal of schedule below plots.

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

AND WHEREAS the land owner desires to develop the "Said Property" by construction of a multistoried building up to maximum limit of floor consisting of so many flats, garages, etc. by the Durgapur Municipal Corporation and/or any other concerned Authority/Authorities but due to paucity of fund and lack of sufficient times the land owner could not be able to take any steps for the said development and as such the Land owner is searching a Developer for the said development works.

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AND WHEREAS the land owner herein approached to the developer herein to develop the "said Property" by construction of a multi-storied building at Developer's Costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, garages, etc. by the Durgapur Municipal Corporation and/or any other concerned authority/authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

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

1. BUILDING shall mean up to maximum limit of floors consisting of so many flats, garages etc. to be constructed according to the plan including any modification and/or addition thereof sanctioned by the Durgapur Municipal Corporation from time to time and to be constructed on the "said property" more fully and specially and specifically described in the First Schedule written hereunder, and the said building is hereinafter referred to as the "SAID BUILDING"

2. BUILT-UP AREA/COVERED: Shall in relation to the Unit/Flat shall mean the plinth area of the Unit/Flat (including the area of bathrooms, balconies & terrace, if any, appurtenant thereto & also the thickness of the walls (external or internal), the columns & pillars therein provided that if any wall, column or pillar be or pillar shall be included in each such Unit/Flat).

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3. **PARKING SPACE:** Shall mean the space in the Ground Floor of the Building/s as also in the open space surrounding the Building that may be earmarked by the Developer herein for Parking Cars on extra costs if any purchaser desire to purchase.

4. **COMMON EXPENSES:** Shall include all expenses for the management, maintenance and upkeep the Unit/Flat and the buildings, the common portions therein and the premises and the expenses for common purposes of the Unit/Flat and shall be payable proportionately by the Purchaser/s herein periodically as maintenance charges.

5. **COMMON PORTIONS:** Shall mean the common areas and installations in the building and the premises, which are mentioned, described, enumerated, provided and given in the **THIRD SCHEDULE** hereunder written and/or given.

6. **COMMON PURPOSES:** Shall include the purpose of maintaining and managing the Premises, the Building & in particular the common portions, rendition of services in common to the Unit/Flat, Collection and disbursement of the common expenses and dealing with the matters of common interest of the Unit/Flat owner & occupiers relating to their mutual rights and obligations for the beneficial use & enjoyment of their respective Unit/s/Flat/s/exclusively & the common portions in common.

7. **MUNICIPALITY:** 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.

8. **DATE OF POSSESSION :** Shall mean the date on which the Purchaser/s herein take/s actual physical possession of the said Unit/Flat after discharging all his liabilities and obligations.

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9. **SCHEDULE** hereunder written and/or given and to be deposited by the purchaser/s herein with the Developer herein and/or the Owners herein shall also include any other amount that the Developer and/or Owners herein may require the Purchaser/s herein to Deposit.

10. **DEVELOPER** : Shall mean **MANISHANKAR BUILDERS PRIVATE LIMITED** and its successors, successors-in-interest & assigns.

11. **DEVELOPMENT AGREEMENT** : Shall mean the Agreement between the Land owner herein & the Developer herein relating to the development, promotion, construction, erection & building of building/s at & upon the said premises and shall include all modifications, alterations & changes, if any, made therein & all extensions if any, thereof from time to time.

12. **THE UNIT/FLAT**: Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

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

14. **PROJECT** : Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s and others be taken over by the Unit/Flat and occupiers.

15. **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

16. . DEVELOPERS' ADVOCATE : Shall mean Advocate appointed by developer Advocate, of Durgapur Court, City Centre, Durgapur -16, Burdwan, West Bengal, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion & erection & sale, transfer, grant, conveyance, demised, devise & provide of the premises, its parts & parcels and the Building/s & the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof. This agreement shall be deemed to have commenced on and with effect from the date, month and the year first above written.

17. That the land owner shall on the day of signing of this agreement and/or thereafter as and when asked by the developer execute, registry and grant to the developer and/or its nominee or nominees a registered general power of attorney authorizing the developer and/or its nominee/nominees as per direction of the developer in the manner as the developer may thinks fit and proper including to make agreement for sell of unit/units along with undivided proportionate share of land by taking full and/or part of sell price or consideration thereof with power to sign, execute and present before any registering authority all deed of conveyance and/or conveyance and register thereof on behalf of the land owner to the intending purchaser/purchasers, in respect of the developers allocation. However, the land owner declares that he will personally signed all agreements for sell and all deeds of conveyance for selling of the developers allocation as fully stated in the **THIRD SCHEDULE** written herein below.

18. That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purposes to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement the same found the land owner and the land shall sign on the said plan/plans application, papers, documents, etc. as and when the developer asked for the same without

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19 . The name of the proposed multistoried residential building complex shall be fixed later on.

20. That the developer agreed to hand over 30% of the total super-built up area to the land owner in consideration of the cost of land and building in shape undivided share with all right in the said building. For the use and occupation of the Land Owners as absolute Owners the all right and absolute authority and possession over the same with an exclusive right to transfer, convey, sell grant lease or otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper. That the developer will first hand over possession of the constructed owner's area to the owner with all amenities.

21. That similarly, the developer will retain 70% of the total super built-up area. In the shape of Units and car parking spaces in consideration of cost of construction with an absolute right to transfer, convey, sell, grant lease of otherwise alienate their interest to any person or persons, association of person, firm, body corporate etc. on such terms and conditions as they may deem fit and proper.

22. That by virtue of this agreement the developer is hereby empowered to raise the construction of the proposed new building/buildings on the above mentioned property investing is own finance and the developer may take construction loan from any financial institutions or any banks against the developers allocation.

23. That the developer shall be authorized in the name of the land owner, if necessary, to apply for temporary and/or permanent connection for electricity, sewerage, drainage, water and/or other facilities, if needed, for the construction of the building as well as completion of the projects at the costs of the developers.

24. That the developers shall complete the construction of the "Said Building" at their own costs and expenses 60 months from the sanction of plan and others permission which may be extended up to further 6 months, if needed, and both the cases the time shall be computed on and from the date of execution of this agreement according to the seventh schedule mentioned in this agreement,

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25. That the stipulated time for construction is stated in below (shall be extended if the Developer is prevented to continue the Development work of the project by any unforeseen reasons beyond the control of the Developer and/or force majeure and in that case the time so to be expired should be extended further beyond the aforesaid contractual period without raising any objection from the part of the landowner.)

26. That the landowner shall pay all taxes, fees, outgoings and etc. including arrears to the Government, Durgapur Municipality and/or any other authority/authorities before the concerned authority/authorities in respect of said premises till the date of signing of this agreement and thereafter all the taxes, rates fees, outgoings etc. in respect of the said premises shall be borne by the Developer till the date of handing over the allocation to the respective flat owners including landowner without realization the same from the landowner.

27. That if any dispute arises regarding the title and ownership of the said premises of the landowner herein from any person(s) or any other then the landowner at his own costs and expenses to clear the said property having establishing of right and marketable title in the name of landowner with free from all encumbrances. Though the landowner admits that no suits and/or proceedings and/or litigations are pending before any court of law of the said property or any part thereof. If fails, then he will be liable to pay the costs and expenses which the Developer incurred for the said project till that date, to the Developer.

28. That the Landowner shall not claim any other consideration in any manner save and except the landowner's total consideration as written in the **SECOND SCHEDULE** having considered as full and final consideration and/or price of the said premises and the developer shall having exclusive right to sell its allocation of the project by construction of multistoried building up to maximum number of floor consisting of so many flats, garages, etc. so to be sanctioned by the Authorities from time to time to realize the Development costs and expenses including other miscellaneous expenses of the project and in that sale proceedings the Landowner



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29. That respective flat owners of each of the flats bear the costs of preparation, stamping charges, Registration fees, remuneration of Advocate and/or other necessary charges/fees in connection with the registration of Agreement for sale and Deed of conveyance to purchase their respective flat/flats.

30. That the Developer shall choose/fix the name of the building and that will be final.

31. That the Developer shall have exclusive right to amalgamate the "Said property" to any other adjacent plot of land/lands situated around the "said property" without taking any prior permission from the Landowner in the manner whatever the Developer may deem fit and proper. The Landowner shall sign and execute all necessary agreement(s), documents, deed of amalgamation and other paper/papers in whatsoever manner and/or nature to the Developer, without raising any objection and demanding any amount in respect thereof, but the landowner's allocation will remain same as written in this agreement.

32. That the landowner during the continuance of the development work of the project shall not cause any impediment of hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed building and/or project caused by the Developer.

33. That the Developer shall obtain the electric connection on entirety of the building from WBSEDCL or DPL but all the flat owners and/or each of their nominee(s), shall pay the proportionate amount of total costs to the Developer for the said electric connection including all expenses for electric meter and connection in their respective flat or flats.

34. That the Landowner shall not sell, lease, mortgage, let out and/or charge the said premises and/or any part thereof to any third party on and from the date of execution of this Agreement to till date of completion of the project including subsisting of this agreement or until determination or validity of this agreement and also the landowner shall not do any acts, deed or thing whereby the Developer may be prevented from selling, assigning and/or disposing of any portion fallen

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It is further declared by the Landowner that the did not sign and/or execute any agreement in any manner with any Third Party in respect of the first schedule property and subsequently if any short of agreement/agreements is/are found then the same will be treated as cancelled.

35 . That all unit/flat owners shall bear the proportionate municipal taxes, fees and/or other outgoings in respect of the said building and premises including the services charges for common areas proportionately according to each of their occupied area from the date of taking possession of each of their respective unit/flat date of formation of Association/society by all unit owners at their own costs and expenses of the said building.

36 . The Developer hereby undertake to keep the landowner indemnified against any Third Party, claims, suits, costs, proceedings and claims from any Third party including and or statutory authorities and/or adjacent neighbor(s) which may arise out of the Developer's actions with regard to the development and/or construction of the building on the said premises.

37. That the land owners have not entered in the past in any agreement for sale or development of the said property or any part thereof nor have made any arrangement with anyone whatsoever regarding the said property or any part thereof.

38 That only courts of Durgapur shall have the exclusive jurisdiction over all the matters of dispute arising in respect of and from this agreement.

39 That the developer may purchase or enter into development agreement for the land adjacent to the Schedule land for the construction of multistoried building with amalgamation of the adjacent land and schedule land altogether and land owner/s will have no objection regarding the same in future.

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IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES HEREIN AS FOLLOWS:

The landowner including other flat owners will not use or permit to be used the respective allocation in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade and activity nor use thereof for any purpose which may cause any nuisance or hazard to the other occupiers of the building.

(a) The respective owners in each of their respective fields shall abide by all laws, byelaws, rules and regulations of the Government, Durgapur Municipal Corporation, statutory bodies and/or local bodies as the case may be.

(b) The respective owners shall keep the interior walls, sewers, drains, pipes and other fitting and fixtures and appurtenances and floor and ceiling etc. in each of their respective allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or any other space or accommodation therein and shall keep the other or them and/or the occupation of the building indemnified from and against the consequence of any branch.

(c) That the landowner(s) shall have no right or power to terminate this Agreement and any power of Attorney (s) given in favour of the Developer till the completion of the aforesaid development project including to sell/transfer the Developer's Allocation written in the schedule, herein below to all intending purchaser/purchasers without any prior written permission from the Developer if the developers carried their works according to the seventh schedule and other terms and conditions of this agreement. If any termination will be arise before completion of the project in all respect, the Developer has right to claim an amount of Rs. 50 Crores to the Land Owner(s) and Land Owners will be bound to accept and bear the claimable amount.

(c)(i) The developers have no liberty to violate any terms and conditions of this agreement. If any violation has been found pass the part of the developer, thus this agreement will be termination by fifteen days written notice and the landowners have the right to claim an amount of Rs. 50 Crores to the developer and the develop will be bound to accept and bear the claim amount.

That it is agreed by the landowners if any dispute arises regarding the title and ownership of the said premises of the landowner herein from any person (s) or any other then the landowner at his own costs and expenses to clear the said property having establishment of right and marketable title in the name of landowner with free from all encumbrances, and if the landowners fails to established the right and

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(d) That the Developer shall be entitled to make advertisement in all kind of newspapers and/or in other manners which the Developer may deem fit and proper including the fixing of hoarding/signboard on the said premises inviting the intending purchaser/purchasers to purchase the flats/garages/covered spaces fallen under the Developer's allocation till the date of completion of the said development project.

(e) The Landowner 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 the landowners and the Developer in any manner, nor shall the parties hereto be constituted as Association of persons.

(f) That the landowner shall handover to the Developer all the original copy of title Deed and all other relevant documents papers what the possessed simultaneously with the signing of this agreement.

(g) The Developer shall form scheme, rules, regulations and bye laws for the management and the administration of the said building and/or common parts thereof and all the units/flats owners shall abide by the same without raising any objection till the date of frames of any further Rules, regulations etc. by the society/Association/organization to be formed by the Landowner and other flat owners at their own costs and expenses.

(h) That all the flat owners will have no rights in respect of the last Top Floor in the said new multi-storied building.

(i) Any notice required to be given by the Developer to the landowners shall without prejudice to any other mode of service available be deemed to have been served on the Landowner if delivered by hand and duly acknowledgment and shall likewise be deemed to have been served on the Developer by the owner if delivered by hand and acknowledged or otherwise sent by repaid Registered post with Due Acknowledgement by either of the party to the other at the address given herein.

(j) That the Developer shall have right and/or authority to deal with its allocation to negotiate with any person/persons and/or enter into any contract and/or agreement and/or borrow money and/or take advance against its allocation along with acquired right under this agreement from

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(k) That the Developer and Land Owner both will be sign jointly at the time of signing any agreement(s) with the intending purchaser/purchasers for selling and/or booking of the Developer's Allocation.

(l) That all dispute and differences arising out of this agreement shall be referred to Advocate/Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.

(m) The court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

#### OWNER'S OBLIGATIONS:

a. That during the continuance of the agreement the Land Owners shall not in any way cause any impediment or obstruction whatsoever in the construction or development of the said premises by the developer.

b. The Land Owner will grant a general power/s of Attorney in favour of the Developer, to be registered and/or notarized to facilitate the construction of the building according to the sanctioned plan and sell the entire flat, if any, parking space except Owner's allocation empowering them to sell flats, if any, and car parking space covered spaces of the said building and for such purposes authorizing them to enter into agreement with intending purchaser or purchasers, receive all earnest moneys and all payments towards consideration money and to execute sign and register such Deed of Conveyance of proportionate share of land or flats and car parking spaces and covered spaces in the building.

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Be it stated here whatsoever is written in the Power of Attorney the Developer shall be entitled to sell his allocation the flat/ /car parking space and receive the earnest money and consideration money in respect of such sale and they need not have to credit such amount in the account of the Land Owners since the Land Owners have agreed to receive consideration money as described in Second Schedule.

c. The land Owners shall give vacant possession of the premises at the time of execution of the agreement.

d. The Land Owner(s) will take all liabilities or responsibilities towards land owner's allocation, after take over the area (includes flats and common spaces).

e. With the execution of these presents the Developer and/or their representatives shall have free access to the premises for the purposes of soil testing mapping and other works necessary for the development and construction on the said property.

f. The Land Owners shall not be responsible for the nature of construction of the Building by the Developer and the Developer shall be responsible to the ultimate Purchaser/s for the nature and quality of construction and receipt or non-receipt of consideration money by the Developer.

#### DEVELOPER'S OBLIGATIONS

i. The Developer, after demolishing the existing Building, shall construct the said building in terms of this Agreement and in accordance with the plan or plans sanctioned by the said Municipality with consent of other appropriate authority or authorities, if necessary.

ii. The Developer shall complete the building as stated above from the date of sanction plan and another permission or commencement of construction.

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- iii. The Developer shall pay and bear all Municipal taxes and other taxes payable for the said property from the date of their taking possession of the premises till the date of delivery of possession of the flats to the prospective buyers.
- iv. As per Agreement, the Developer can take possession of and to give possession to (Purchaser/Third Party/proposed buyer and also can make conveyance deed of the said proposed building and proportionate share of land of the said premises except owners' allocation.
- v. As soon as the flats of the building on the said Premises are completed and made habitable, the Developer shall deliver possession to the prospective buyer.
- vi. Any matter not specifically mentioned in this Agreement or any difference and dispute arising in between the parties hereof shall be referred to a sole Arbitrator jointly appointed by the parties for arbitration, following provisions of the Arbitration and Conciliation Act, 1996.

#### COMMON RESTRICTIONS:

1. The Developer during construction shall abide by all laws, rules and regulation of Government, Local Bodies and/or other authorities and shall attend to answer and be responsible for any deviation-violation and breach of any of the said laws, Bye-laws, rules and regulations.
2. The Developer or its nominees shall not use or permit to use the flats/, if any/car parking space in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose which may be any nuisance, hazardous to the other occupiers of the new building.
3. That all type of official formalities or discussion regarding projects or any transactions or signing the documents will be executed at Developer's Office, after prior information of the Developer. That the entire aforesaid act will be executed by both of the authorized representative of the Developer's and Land Owner's.

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## TITLE &amp; AMENITIES

1. The land Owners declare that they have a good and marketable title to the said property without any claim, right, title or interest in or of any other persons thereon and that they have a good and marketable right and title to enter into this Agreement with the Developer. The Land Owners hold land within the ceiling limit as prescribed by the Urban Land (C&R) Act, 1976 and or West Bengal Land Reforms Act.
2. The Land owners hereby declare that the said property is free from any manner of lispdens, charges, claims encumbrances or mortgages whatsoever.
3. The Developer shall have under its custody of the original documents/ Deeds of aforesaid land.

## MISCELLANEOUS

1. Upon completion of the building the Developer, by virtue of the Power of Attorney duly registered, shall execute appropriate Sale Deeds/ conveyances of the land or proportionate share of the land or flats/car parking spaces covered spaces in favour of the Developer and/or his nominated transferees. The stamp duty transfer, charge including registration fees payable for the transfer shall be borne by the transferee(s).
2. As and from the date of completion of the building the Developer and/or his nominated transferees or purchasers of flats, car-parking spaces/covered spaces be liable to pay and bear proportionate charges on account of Municipal Tax, Wealth Tax, and other taxes and all charges and impositions as well as common expenses payable in respect of their flats and car parking spaces//covered spaces.
3. Any bona-fide omission or commission in this Agreement shall be corrected modified and rectified by Supplementary Agreement made between the parties.



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**FIRST SCHEDULE ABOVE REFERRED TO  
(DESCRIPTION OF LAND/PREMISES)**

A piece and Parcel of Land Bastu measuring 165.62 decimal lying and situate at Mouza-Fuljhore, J.L. No. - 107 (Old-82), RS Plot No. -217,225

(a) LR Plot No. 597, Area 70.62 decimals Nature BAID

(b) LR Plot No. 768, Area 95 decimals Nature - DANGA

Which now converted as BASTU Corresponding to Khatian no. -L.R. 5992, 5984, 6006, 6009, 6106, 6105, 6010, 5993, 5986, 5985, 6008, 5991, 5990, P.S. NTS PS, A.D.S.R. Durgapur, District-Burdwan, Pin No. 713206 free from all encumbrances. Which is butted and bounded :

North : Drain.

South : Dr. B.C Roy Engineering.

East : Vacant Land.

West : 100 ft wide Fuljhore to Jemuya Road .

**SECOND SCHEDULE ABOVE REFERRED TO  
(LANDOWNERS ALLOCATION)**

The Landowners shall be entitled to Compensation of 30% of the total saleable units or approved sanctioned area as compensation for land offered by them for the proposed residential projects. But land owners will here no right in future over any part of the land or roof area. Entire compensation areas (i.e. 30%), so received by the Land owners, will be assign, transfer by way of transfer deed to the respective individuals, firm, whatsoever, which will be mutually decided by the Land Owner's and for which developer has no liabilities for any further payment or any liabilities taxation under Income Tax Act, 1961. The Central Goods and Services Tax Act, 2017 or any other statutory liabilities the may be arise in future. AND landowners also be labile to meet up all costs towards Electricity connection, Water Connection Charge DG , Maintenance charge of their individual allotted flat

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**THIRD SCHEDULE ABOVE REFERRED TO  
(DEVELOPER'S ALLOCATION)**

DEVELOPER'S ALLOCATION shall mean 70% of the entire land/Super Built up area with statutory constructed flat including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property/premises" absolutely shall be the property of the Developer and together with total sale consideration which will be received from intending purchase/purchasers in any manner.

**THE FOURTH SCHEDULE ABOVE REFERRED TO "COMMON PORTIONS"**

1. Main Entrance and Exit.
2. Boundary walls and main entrance gate and exit gate.
3. Entrance lobby, Staircases and staircase landings on all floor of the said building.
4. Electric service line, electric main line, stair case switch and light and electric machine line box, joint box and Electric meter for electrical common water pump and common points and lights within the building and/or within the premises and electric meter space and other electrical fixtures and fittings excluding only those as are within the exclusive area of any unit/flat exclusively for its use.
5. Electric water pump space and underground water reservoir, overhead water storage tank, water supply line together with all common plumbing installations and fittings for carriage of water excluding only such parts or installations and fittings as are installed within the exclusive area of any unit/flat exclusively for its use.
6. The underground septic tank and all drainage and sewerage line and other drainage and sewerage installations and fittings for smooth outlet of waste water and waste materials excluding only such coats or installations and

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7. Such other common parts, areas equipments, installations, fixtures, fittings spares space and materials in or about the said land and the building as are necessary for passage to and/or user of the flats/units/ in common by the other flats/units/ of the same building.
8. Roof shall be common.

THE FOURTH SCHEDULE ABOVE REFERRED TO  
[GENERAL SPECIFICATION]

1. WATER SUPPLY: Ground water extract trough pump and DMC provide water.
2. LANDSCAPE : Professionally designed and executed landscaping.
3. GENERATOR : 24 hour power backup for all common services up to 300w for 1 bed room flat, 600w for 2 bed room flat, 800w for 3 bed room flat.
4. SECURITY : CCTV CAMERAS, SECURITY PERSONNEL.
5. ELEVATOR : Passenger lifts of OTIS/KONE/HITACHI
6. INTERNAL FINISH : Wall putty
7. WINDOWS : Aluminium sliding windows with clear glass
8. FLOORING : Vitrified tiles in bedroom, living, dining, kitchen
9. STRUCTURE : RCC framed structure with anti termite treatment in foundation cement used ambuja / birla / emami / ultratech.
10. ELEVATION : Modern elevation, conforming to contemporary designs.
11. External Finish : PAINTS/ BERGER APPLICATOR \* AND OTHER EFFECTS AS APPLICABLE.
12. DOORS AND HARWARE : Godrej/hafele/yale\* main door with premium stainless steel handle. Main door lock by Godrej/yale\*

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NOTE : The specified brands are mentioned to give you an indication of the quality we will provide. In case of unavailability of materials/brands or any other circumstances, the developer is not legally liable to provide the same brand and may instead provide material from a brand of similar quality level.

**THE FIFTH SCHEDULE ABOVE REFERRED TO**  
**COMMON EXPENSES**  
**PROPORTIONATE TO THE AREA OF OWNERSHIP:**

1. All costs of maintenance, operating, replacing, white washing, painting, rebuilding, reconstruction, decorating or re-decorating and lighting the common portions and also the outer walls of the said building.
2. All charges and deposits for the supplies of common utilities.
3. Municipal rates and taxes and other outgoing save those as are separately assessed on the respective flats/units/ All expenses referred above shall be borne and paid proportionately by the Land Owners/Purchasers/Co-owner from the date of taking over possession of their respective portions or from the date of transfer by Deed of Conveyance whichever is earlier.

**THE SIXTH SCHEDULE ABOVE REFERRED TO**  
**THE TERMS & CONDITIONS**

1. The Land Owners/co-owner/Purchaser/Purchasers will not be entitled to claim portion of the undivided proportionate share in the land and/or the common parts of the building and/or in respect of the common services & utilities therein.
2. Until separate assessment Land Owners/co-owners/purchaser shall bear and pay proportionate share of said Municipal rates & Taxes and also bear and pay proportionately all common expenses to the respective authorities. Upon mutation of the purchaser name and separate assessment of the purchaser allocated flat the purchaser shall pay and bear such Tax & Rates wholly on imposition in respect of the said flat and proportionately in respect of the common portions of the building to the respective

3. The Land Owners/co-owner/purchaser will be bound to take delivery of the said allocated unit/flat within fifteen days strictly from the date of receiving of the completion notice or intimation of possession letter of the said unit/flat by the Developer, failure of which the responsibilities of the said flat will go to the purchaser's side.
4. Land Owners/co-owner/purchaser will be bound to make Deed of Conveyance in respect of the allocated Unit/Flat within six month from the date of taking delivery of the said flat strictly, failing which the responsibilities of making the Deed of conveyance will go to the purchaser' side only.
5. Land Owners/co-owner/purchaser shall not obstruct or object to the Developer or his men or agents using, allowing others to use, making or transferring the Developer's portion and/or any type of constructional work by the Developer on any part of the building or premises, excepting the Land Owners/co-owner/Purchaser's allocated flat.
6. Land Owners/co-owner/purchaser shall not obstruct or object to the developers selling, granting, transferring rights to pay person/person's Company/Companies, any type of organizations, according to the Developers choice of any part of the land and/or building, excepting the Land Owners/co-owner/purchaser's unit, without effecting the right of the Land Owners/co-owner/Purchaser in respect to the common portions of the building.
7. After getting delivery of the Unit/Flat in the said proposed building the Land Owner/co-owner/purchaser at his own cost or expenses strictly shall do the following:
  - (a) Land Owners co-owner/Purchaser will keep and use the flat and every part thereof and all fixtures and fittings therein which are exclusive parts of the flat properly painted and in a good repairs and neat & clean condition and decent and respectable place of shade

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- (b) Land Owners/co-owner/Purchaser will use the allotted portions and all common portions quietly, peacefully and carefully and only for the purpose for which they are respectively meant/
  - (c) Land Owners/co-owner/Purchaser will co-operate with the Developer and the Association and/or other flat/space owners in the building for upkeep and proper maintenance and protection of the common portions.
  - (d) Land Owners/co-owner/Purchaser will pay all the common expenses and rates & taxes to the Developer/the Association proportionately according to the decision of the developer.
8. After getting the delivery of the flat in the said proposed building the Land Owners co-owner/Purchaser strictly shall not do any of the following Acts deeds or things.
- (a) Without specific consent in writing of the developer demolish any part of the Land Owners/co-owner/Purchaser flat/space and/or do nay constructional addition or alteration work in the Land Owners/co-owner/Purchaser' allocated space or any part of it which may effect the vertical; horizontal and/or lateral support provided by the various parts of the unit to the remaining parts of the building or any constructional work which may effect the other co-purchaser/land Owners/co-owner of the building.
  - (b) Add or alter any portion, elevation or colour scheme of the building.
  - (c) Place or caused to be placed any Articles or objects in the common areas like cycles, motorbikes, household goods, furniture, machines etc. without specific consent in writing from the developer.
  - (d) Place or caused to be placed any flower Tub, shoe stand or shoes or any heavy articles in the common stair cases and stair case landings and use the common portions for purposes other than the purposes for which they are meant.
  - (e) Throw or accumulate or caused to be thrown or accumulated any Dust, Filth, Rubbish, Waste Materials or refuse of any kind in the common areas save at the place therefore indicated.
  - (f) Injure, harm, and damage the common portions of any other flat space in the premises or the building by making any addition or alteration and withdrawing any constructional support or by doing any constructional work.
  - (g) Do or knowingly suffer anything to be done which is likely to cause

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- (h) Use or allow the unit or any part thereof to be used for any club, public meeting, conference hall, nursing home, boarding house, public eating house or other public purposes, without the specific consent in writing from the developer and then from all the related Government Departments.
- (i) Put up or affix any Signboards, Nameplate, Hoarding, banner, or other things or other similar articles in the common portion or on outside walls of the building in writing by the Developer.
9. The Land Owners/co-owner/purchaser will however not be entitled to fix a different name plate on the main entrance door of the unit.
- (a) Carry on or knowingly suffer being carried on any Obnoxious, Injurious, Dangerous and Hazardous, Immoral or Illegal acts in the unit and/or the common portions.
- (b) Keeping or storing any offensive, Obnoxious, Injurious, Dangerous, Hazardous, articles in the unit or the building.
- (c) Keeping any heavy article on the floor or operate any kind of heavy machine other than the usual home appliances.
- (d) Keep or allow any lunatic or any person suffering from any Virulent, dangerous or Infectious disease within the unit or the building.
- (e) Affix or draw any cable T.V. broadcasting wire, Television wire, telephone Wire or any pipeline from and to through any common portion of the building or outside/inside wall of other units of the building.

**THAT THE ENTIRE PROJECT WORK WILL BE COMPLETED WITHIN 60 MONTHS FROM THE DATE OF EXECUTION OF THE AGREEMENT**

**SEVENTH SCHEDULE [ WORK SCHEDULE OF PROJECT ]**

1. TOTAL PROJECT COMPLETED WITHIN 05 YEARS FROM DATE OF SANCTION OF PLAN and after getting all the necessary permission from the authorities.
2. FIRST 30 MONTHS FOR FOUNDATION AND BRICKS WORK.
3. NEXT 06 MONTHS FOR PLASTER WORK.
4. NEXT 09 MONTHS FOR INTERIOR FINISHING WORK.
5. NEXT 03 MONTHS FOR EXTERIOR WALL PAINT.
6. NEXT 6 MONTHS FOR READY AMENITIES.
7. NEXT 6 MONTHS FOR LANDSCAPE AND GARDEN, TREES PLANTATION.

AMENITIES

1. Professionally designed and executed landscaped garden.
2. Children's play ground.
3. STP plant
4. Rain water harvesting

In the witness whereof the Landowners & Developers of the above named put their respective signatures and execute this present in the manner aforesaid on the day month and year as mentioned above.

WITNESS:

Dulal Sen  
Go Lala Manindranath  
Durgapur Cantt  
22/11-16

Ritesh K. Gupta  
S/o - Ram Pr. Gupta  
12 P.M. Mahi Road  
Ranisai

Swapan Roy Chowdhury

1. Sri Swapan Roy Chowdhury

Dilip Kumar Barnwal

2. Sri Dilip Kumar Barnwal

Sanghamitra Roy

3. Smt. Sanghamitra Roy

Aarif Parwez

4. Aarif Parwez

Bhakti Bhusan Mondal

5. Sri Bhakti Bhusan Mondal



*Bijay Kr. Bhadani*

6. Sri Bijay Kumar Bhadani

*Dhiraj Mondal*

7. Sri Dhiraj Mondal

*Dilip Chandra Das*

8. Sri Dilip Chandra Das

*Kazi Ahammed Hossain*

9. Kazi Ahammed Hossain

*কাজী কোহিনূর বেগম*

10. Kazi Kohinoor Begam

*Pranab Kr. Roy*

11. Sri Pranab Kumar Roy

*Rita Devi Gupta*

12. Smt. Rita Devi Gupta

*Ritika Rani Gupta*

13. Smt. Ritika Rani Gupta

SIGNATURE OF THE LANDOWNERS

1. **Manishankar Builders Pvt. Ltd.**

*Jaydeb Ghosh*

**Director**

2.

**Manishankar Builders Pvt. Ltd.**

*Sanchita Mondal @ Sanchita Ghosh*

3.

**Director**

**Manishankar Builders Pvt. Ltd.**

*Rajesh Singh*

4.

**Director**

SIGNATURE OF DEVELOPER

**Manishankar Builders Pvt. Ltd.**

*[Signature]*

**Director**

Drafted, prepared & typed by

*[Signature]*

*[Signature]*

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 Bijay Kr. Bhandari
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Bijay Kr. Bhandari ④




বাম হাত Left Hand						 Bhakti Bhushan Mondal
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Bhakti Bhushan Mondal ⑤

বাম হাত Left Hand						 Rita Devi Gupta
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Rita Devi Gupta ⑫

বাম হাত Left Hand						 Ritika Rani Gupta
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Ritika Rani Gupta ⑬

# হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Pranab Kumar Roy

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Pranab Kumar Roy ①

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Sanghamitra Roy

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Sanghamitra Roy ③

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Dinesh Kumar Banerjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Dinesh Kumar Banerjee ②

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Dilip Kumar

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।  
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature Dilip Kumar ⑤

ঃ হস্তাঙ্গুলীর টিপ ছাপ ও ফটো ঃ

বাম হস্তের টিপ ছাপ-



ডান হস্তের টিপ ছাপ-



কাজী কোহিনূর খাতুন

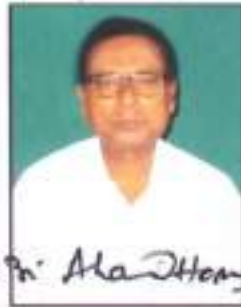
স্বাক্ষর ঃ কাজী কোহিনূর খাতুন

(10)

বাম হস্তের টিপ ছাপ-



ডান হস্তের টিপ ছাপ-



Kazi Ahammed

স্বাক্ষর ঃ

Kazi Ahammed

(9)

বাম হস্তের টিপ ছাপ-



ডান হস্তের টিপ ছাপ-



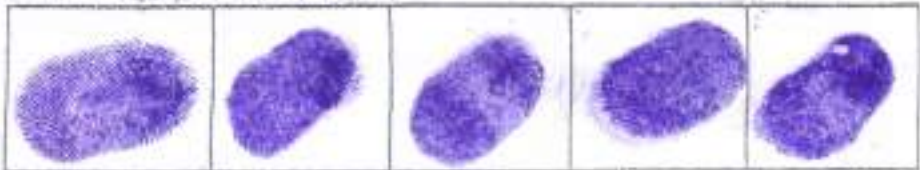
Swapna Roy Chowdhury

স্বাক্ষর ঃ

Swapna Roy Chowdhury

(7)

বাম হস্তের টিপ ছাপ-



ডান হস্তের টিপ ছাপ-



স্বাক্ষর ঃ

Shrijit Mandal

(7)

# হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Amir Faruk

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

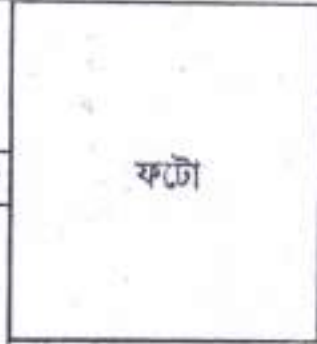
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Amir Faruk

(৬)

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature \_\_\_\_\_

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



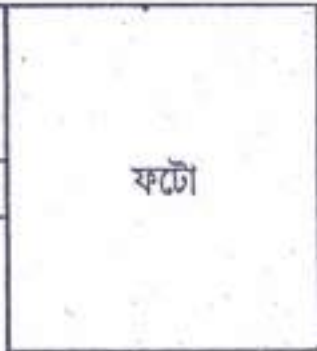
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature \_\_\_\_\_

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature \_\_\_\_\_

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

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



*Joydeb Ghosh*

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					



*Sanchita Mondal @ Sanchita Ghosh*

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					



*Rajesh Singh*

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					



*Sankar Kumar*

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



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 02060000098237/2019

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
1	Swapn Roychowdhury 2/13 Nandalal Bithi, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	Land Lord	 Swapn Roychowdhury	101 	Swapn Roychowdhury 25.02.19
2	Dilip Kumar Barnwal Srirampark, Swapna Market, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206	Land Lord	 Dilip Kumar Barnwal	102 	Dilip Kumar Barnwal 25/01/2019
3	Sanghamitra Roy 2/25, Sarojini Naidu Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	Land Lord	 Sanghamitra Roy	103 	Sanghamitra Roy 05/01/2019

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
4	Aarif Parwez Plot No 219, Imman Kalyan Sarani, Sec 2 C, Bidhan, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713212	Land Lord		 104	 Aarif Parwez 25/01/2019
5	Bhakti Bhushan Mondal 23/9, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	Land Lord		 105	 Bhakti Bhushan Mondal 25/01/2019
6	Bijay Kumar Bhadani Vidyasagar Pally, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713213	Land Lord		 106	 Bijay Kumar Bhadani 25/01/2019
7	Dhiraj Mondal Chatal, Guskara, P.O:- Ausgram, P.S:- Ausgram, District:- Burdwan, West Bengal, India, PIN - 713144	Land Lord		 107	 Dhiraj Mondal 25/01/2019







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
8	Dilip Chandra Das D/292, Eagle Street, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713212	Land Lord	 Dilip Chandra Das	108 	Dilip Chandra Das 25.01.2019
9	Kazi Ahammed Hossain Vill Jamalpur, P.O:- Jamalpur, P.S:- Jamalpur, District:- Burdwan, West Bengal, India, PIN - 713408	Land Lord	 Kazi Ahammed Hossain	109 	Kazi Ahammed Hossain 25.01.2019
10	Kazi Kohinoor Begam Vill Jamalpur, P.O:- Jamalpur, P.S:- Jamalpur, District:- Burdwan, West Bengal, India, PIN - 713108	Land Lord	 Kazi Kohinoor Begam	110 	Kazi Kohinoor Begam 20/01/2019
11	Pranab Kumar Roy 37 , Baghajatin Path, Sail Co Opt., City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	Land Lord	 Pranab Kumar Roy	111 	Pranab Kumar Roy 25/01/2019

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
12	Rita Devi Gupta East College Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, District:- Burdwan, West Bengal, India, PIN - 713347	Land Lord	 Rita Devi Gupta	 112	Rita Devi Gupta 25/01/2019
13	Ritika Rani Gupta East College Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, District:- Burdwan, West Bengal, India, PIN - 713347	Land Lord	 Ritika Rani Gupta	 113	Ritika Rani Gupta 25/01/2019
14	Joydeb Ghosh Rc 103, Gitanjali Park, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	Representative of Developer (Manishankar Builders Private Limited)	 Joydeb Ghosh	 114	Joydeb Ghosh 25/01/19
15	Sanchita Mondal Alias Mr Sanchita Ghosh RC 103, Gitanjali Park, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	Representative of Developer (Manishankar Builders Private Limited)	 Sanchita Mondal Sanchita Ghosh	 115	Sanchita Mondal @ Sanchita Ghosh 25/1/19

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
16	Rajesh Singh Sriram Park, Near A B L Township, P.O:- A B L, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206	Representative of Developer [Manishankar Builders Private Limited]	 116 Rajesh Singh		Rajesh Singh 25/01/2019
17	Dilip Kumar Barnwal Sri Ram Park, Swapna Market, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206	Representative of Developer [Manishankar Builders Private Limited]	 102 Dilip Kumar Barnwal		Dilip Kumar Barnwal 25/01/2019
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216	Swapan Roychowdhury, Dilip Kumar Barnwal, Sanghamitra Roy, Arif Parwez, Bhakti Bhusan Mondal, Bijay Kumar Bhadani, Dhiraj Mondal, Dilip Chandra Das, Kazi Ahammed Hossain, Kazi Kohinoor Begam, Pranab Kumar Roy, Rita Devi Gupta, Ritika Rani Gupta, Joydeb Ghosh, Sanchita Mondal, Rajesh Singh, Dilip Kumar Barnwal		Dulal Sur 25/1/19	

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

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

GRN: 19-201819-033153408-1

Payment Mode Online Payment

GRN Date: 19/01/2019 20:51:25

Bank : State Bank of India

BRN : CKI3360560

BRN Date: 19/01/2019 20:52:35

DEPOSITOR'S DETAILS

Id No. : 02060000098237/2/2019

[Query No./Query Year]

Name : JOYDEB GHOSH

Contact No. :

Mobile No. : +91 9679266792

E-mail :

Address : RC 103 GITANJALI PARK CITY CENTER DURGAPUR 16

Applicant Name : Mr Joydeb Ghosh

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

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	02060000098237/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	70010
2	02060000098237/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	14

Total

70024

In Words : Rupees Seventy Thousand Twenty Four only

### Major Information of the Deed

Deed No :	I-0206-00465/2019	Date of Registration	31/01/2019
Query No / Year	0206-0000098237/2019	Office where deed is registered	
Query Date	19/01/2019 5:21:02 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Joydeb Ghosh Rc 103, Gitanjali Park, Bengal Ambuja , City Centre,Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9679266792, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 26/-	Rs. 8,22,96,813/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
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: Fuljhore Village Road, Mouza: Fuljhore  
Pin Code : 713213

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-597	LR-5992	Vastu	Baid	6.518 Dec	1/-	32,96,135/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Fuljhore Village Road, Mouza: Fuljhore  
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
L2	LR-597	LR-5984	Vastu	Baid	6.518 Dec	1/-	32,96,135/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L3	LR-597	LR-6009	Vastu	Baid	6.518 Dec	1/-	32,96,135/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L4	LR-597	LR-6106	Vastu	Baid	0.869 Dec	1/-	4,39,451/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L5	LR-597	LR-6105	Vastu	Baid	1.81 Dec	1/-	9,15,312/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L6	LR-597	LR-6010	Vastu	Baid	5.577 Dec	1/-	28,20,274/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,

Major Information of the Deed :- I-0206-00465/2019-31/01/2019

	LR-597	LR-5993	Vastu	Baid	6.518 Dec	1/-	32,96,135/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L8	LR-597	LR-5986	Vastu	Baid	6.518 Dec	1/-	32,96,135/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L9	LR-597	LR-5985	Vastu	Baid	5.577 Dec	1/-	28,20,274/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L10	LR-597	LR-6008	Vastu	Baid	6.525 Dec	1/-	32,99,675/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L11	LR-597	LR-5991	Vastu	Baid	6.518 Dec	1/-	32,96,135/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L12	LR-597	LR-5990	Vastu	Baid	5.577 Dec	1/-	28,20,274/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L13	LR-597	LR-6006	Vastu	Baid	5.577 Dec	1/-	28,20,274/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L14	LR-768	LR-5992	Vastu	Danga	7.556 Dec	1/-	38,21,049/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L15	LR-768	LR-5984	Vastu	Danga	4.328 Dec	1/-	21,88,658/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L16	LR-768	LR-6009	Vastu	Danga	7.556 Dec	1/-	38,21,049/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L17	LR-768	LR-6106	Vastu	Danga	7.556 Dec	1/-	38,21,049/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L18	LR-768	LR-6006	Vastu	Danga	7.556 Dec	1/-	38,21,049/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L19	LR-768	LR-6105	Vastu	Danga	7.556 Dec	1/-	38,21,049/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L20	LR-768	LR-6010	Vastu	Danga	7.556 Dec	1/-	38,21,049/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,

Major Information of the Deed :- I-0206-00465/2019-31/01/2019

	LR-768	LR-5993	Vastu	Danga	7.556 Dec	1/-	38,21,049/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L22	LR-768	LR-5986	Vastu	Danga	7.556 Dec	1/-	38,21,049/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L24	LR-768	LR-6008	Vastu	Danga	7.556 Dec	1/-	38,21,049/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L25	LR-768	LR-5991	Vastu	Danga	7.556 Dec	1/-	38,21,049/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
L26	LR-768	LR-5990	Vastu	Danga	7.556 Dec	1/-	38,21,049/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
	<b>TOTAL :</b>				<b>151.546Dec</b>	<b>24 /-</b>	<b>766,36,406 /-</b>	

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Fuljhore), Mouza: Fuljhore Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L23	LR-768	LR-5985	Vastu	Danga	7.556 Dec	1/-	23,64,272/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>165.62Dec</b>	<b>26 /-</b>	<b>822,96,813 /-</b>	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Swapan Roychowdhury (Presentant)</b> Son of Late Mohadev Roychowdhury 2/13 Nandalal Bithi, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADGPR8504F, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence
2	<b>Dilip Kumar Barnwal</b> Son of Late Shankar Prasad Burnwal Srirampark, Swapna Market, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIWPB0991M, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

Major information of the Deed :- I-0206-00465/2019-31/01/2019

**Sanghamitra Roy**

Wife of Pranab Kumar Roy 2/25, Sarojini Naidu Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGEPR2068P, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

**4 Aarif Parwez**

Son of Abdul Rasid Plot No 219, Imman Kalyan Sarani, Sec 2 C, Bidhan, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ASVPP6541J, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

**5 Bhakti Bhusan Mondal**

Son of Late Dasurathi Mondal 23/9, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEBPM4643L, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

**6 Bijay Kumar Bhadani**

Son of Late Bhimsen Bhadani Vidyasagar Pally, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHWPB5937A, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

**7 Dhiraj Mondal**

Son of Late Dharendra Nath Mondal Chatal, Guskara, P.O:- Ausgram, P.S:- Ausgram, District:-Burdwan, West Bengal, India, PIN - 713144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIDPM2141F, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

**8 Dilip Chandra Das**

Son of Late Prafulla Chandra Das D/292, Eagle Street, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHNPD5247L, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

**9 Kazi Ahammed Hossain**

Son of Late Kazi Md Hossain Vill Jamalpur, P.O:- Jamalpur, P.S:- Jamalpur, District:-Burdwan, West Bengal, India, PIN - 713408 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AGCPK8507E, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

**10 Kazi Kohinoor Begam**

Wife of Kazi Ahammad Hossain Vill Jamalpur, P.O:- Jamalpur, P.S:- Jamalpur, District:-Burdwan, West Bengal, India, PIN - 713108 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AXVPK9915C, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019  
, Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

Major Information of the Deed :- I-0206-00465/2019-31/01/2019



**Pranab Kumar Roy**

Son of Late Ramkrishna Roy 37 , Baghajatin Path, Sail Co Opt., City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGEPR2067C, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

**12 Rita Devi Gupta**

Wife of Ram Prasad Gupta East College Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHGPD0500K, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

**13 Ritika Rani Gupta**

Wife of Ram Prasad Gupta East College Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BEYPG4614K, Status :Individual, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 21/01/2019 , Admitted by: Self, Date of Admission: 25/01/2019 ,Place : Pvt. Residence

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Manishankar Builders Private Limited</b> D 11 Yuri Gagarin Path, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AALCM9041R, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Joydeb Ghosh</b> Son of Madan Ghosh Rc 103, Gitanjali Park, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKKPG3973C Status : Representative, Representative of : Manishankar Builders Private Limited (as Director)
2	<b>Sanchita Mondal, (Alias Name: Mr Sanchita Ghosh)</b> Wife of Joydeb Ghosh RC 103, Gitanjali Park, Bengal Ambuja , City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: BOTPM6272C Status : Representative, Representative of : Manishankar Builders Private Limited (as Director)
3	<b>Rajesh Singh</b> Son of Devendra Singh Sriram Park, Near A B L Township, P.O:- A B L, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZBPS9923J Status : Representative, Representative of : Manishankar Builders Private Limited (as director)
4	<b>Dilip Kumar Barnwal</b> Son of Late Shankar Prasad Barnwal Sri Ram Park, Swapna Market, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIWPB0991M Status : Representative, Representative of : Manishankar Builders Private Limited (as Director)

Major Information of the Deed :- I-0206-00465/2019-31/01/2019

**Identifier Details :**

Name & address
Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Swapan Roychowdhury, Dilip Kumar Barnwal, Sanghamitra Roy, Aarif Parwez, Bhakti Bhusan Mondal, Bijay Kumar Bhadani, Dhiraj Mondal, Dilip Chandra Das, Kazi Ahammed Hossain, Kazi Kohinoor Begam, Pranab Kumar Roy, Rita Devi Gupta, Ritika Rani Gupta, Joydeb Ghosh, Sanchita Mondal, Rajesh Singh, Dilip Kumar Barnwal

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Swapan Roychowdhury	Manishankar Builders Private Limited-6.518 Dec

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	Pranab Kumar Roy	Manishankar Builders Private Limited-6.525 Dec

**Transfer of property for L11**

Sl.No	From	To. with area (Name-Area)
1	Rita Devi Gupta	Manishankar Builders Private Limited-6.518 Dec

**Transfer of property for L12**

Sl.No	From	To. with area (Name-Area)
1	Ritika Rani Gupta	Manishankar Builders Private Limited-5.577 Dec

**Transfer of property for L13**

Sl.No	From	To. with area (Name-Area)
1	Bhakti Bhusan Mondal	Manishankar Builders Private Limited-5.577 Dec

**Transfer of property for L14**

Sl.No	From	To. with area (Name-Area)
1	Swapan Roychowdhury	Manishankar Builders Private Limited-7.556 Dec

**Transfer of property for L15**

Sl.No	From	To. with area (Name-Area)
1	Dilip Kumar Barnwal	Manishankar Builders Private Limited-4.328 Dec

**Transfer of property for L16**

Sl.No	From	To. with area (Name-Area)
1	Sanghamitra Roy	Manishankar Builders Private Limited-7.556 Dec

**Transfer of property for L17**

Sl.No	From	To. with area (Name-Area)
1	Aarif Parwez	Manishankar Builders Private Limited-7.556 Dec

**Transfer of property for L18**

Sl.No	From	To. with area (Name-Area)
1	Bhakti Bhusan Mondal	Manishankar Builders Private Limited-7.556 Dec

**Transfer of property for L19**

Sl.No	From	To. with area (Name-Area)
1	Bijay Kumar Bhadani	Manishankar Builders Private Limited-7.556 Dec

Major Information of the Deed :- I-0206-00465/2019-31/01/2019

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
	Dilip Kumar Barnwal	Manishankar Builders Private Limited-6.518 Dec
Transfer of property for L20		
Sl.No	From	To. with area (Name-Area)
1	Dhiraj Mondal	Manishankar Builders Private Limited-7.556 Dec
Transfer of property for L21		
Sl.No	From	To. with area (Name-Area)
1	Dilip Chandra Das	Manishankar Builders Private Limited-7.556 Dec
Transfer of property for L22		
Sl.No	From	To. with area (Name-Area)
1	Kazi Ahammed Hossain	Manishankar Builders Private Limited-7.556 Dec
Transfer of property for L23		
Sl.No	From	To. with area (Name-Area)
1	Kazi Kohinoor Begam	Manishankar Builders Private Limited-7.556 Dec
Transfer of property for L24		
Sl.No	From	To. with area (Name-Area)
1	Pranab Kumar Roy	Manishankar Builders Private Limited-7.556 Dec
Transfer of property for L25		
Sl.No	From	To. with area (Name-Area)
1	Rita Devi Gupta	Manishankar Builders Private Limited-7.556 Dec
Transfer of property for L26		
Sl.No	From	To. with area (Name-Area)
1	Ritika Rani Gupta	Manishankar Builders Private Limited-7.556 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Sanghamitra Roy	Manishankar Builders Private Limited-6.518 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Aarif Parwez	Manishankar Builders Private Limited-0.869 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Bijay Kumar Bhadani	Manishankar Builders Private Limited-1.81 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Dhiraj Mondal	Manishankar Builders Private Limited-5.577 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Dilip Chandra Das	Manishankar Builders Private Limited-6.518 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Kazi Ahammed Hossain	Manishankar Builders Private Limited-6.518 Dec

Major Information of the Deed :- I-0206-00465/2019-31/01/2019

No	From	To. with area (Name-Area)
	Kazi Kohinoor Begam	Manishankar Builders Private Limited-5.577 Dec

**Endorsement For Deed Number : I - 020600465 / 2019****On 24-01-2019****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 8,22,96,813/-



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

**On 25-01-2019****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:50 hrs on 25-01-2019, at the Private residence by Swapan Roychowdhury , one of the Executants.

Major Information of the Deed :- I-0206-00465/2019-31/01/2019

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

Execution is admitted on 25/01/2019 by 1. Swapna Roychowdhury, Son of Late Mohadev Roychowdhury, 2/13 Mandala Bithi, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business, 2. Dilip Kumar Barnwal, Son of Late Shankar Prasad Barnwal, Srirampark, Swapna Market, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business, 3. Sanghamitra Roy, Wife of Pranab Kumar Roy, 2/25, Sarojini Naidu Path, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business, 4. Arif Parwez, Son of Abdul Rasid, Plot No 219, Imman Kalyan Sarani, Sec 2 C, Bidhan, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Muslim, by Profession Business, 5. Bhakti Bhusan Mondal, Son of Late Dasurathi Mondal, 23/9, Bengal Ambuja, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business, 6. Bijay Kumar Bhadani, Son of Late Bhimsen Bhadani, Vidyasagar Pally, Benachity, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 7. Dhiraj Mondal, Son of Late Dharendra Nath Mondal, Chatal, Guskara, P.O: Ausgram, Thana: Ausgram, , Burdwan, WEST BENGAL, India, PIN - 713144, by caste Hindu, by Profession Business, 8. Dilip Chandra Das, Son of Late Prafulla Chandra Das, D/292, Eagle Street, Bidhannagar, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 9. Kazi Ahammed Hossain, Son of Late Kazi Md Hossain, Vill Jamalpur, P.O: Jamalpur, Thana: Jamalpur, , Burdwan, WEST BENGAL, India, PIN - 713408, by caste Muslim, by Profession Business, 10. Kazi Kohinoor Begam, Wife of Kazi Ahammad Hossain, Vill Jamalpur, P.O: Jamalpur, Thana: Jamalpur, , Burdwan, WEST BENGAL, India, PIN - 713108, by caste Muslim, by Profession Business, 11. Pranab Kumar Roy, Son of Late Ramkrishna Roy, 37 , Baghajatin Path, Sail Co Opt., City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business, 12. Rita Devi Gupta, Wife of Ram Prasad Gupta, East College Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business, 13. Ritika Rani Gupta, Wife of Ram Prasad Gupta, East College Road, Raniganj, P.O: Raniganj, Thana: Raniganj, , Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business

Identified by Dulal Sur, , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 25-01-2019 by Joydeb Ghosh, Director, Manishankar Builders Private Limited, D 11 Yuri Gagarin Path, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Dulal Sur, , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-01-2019 by Sanchita Mondal, , Mr Sanchita Ghosh Director, Manishankar Builders Private Limited, D 11 Yuri Gagarin Path, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Dulal Sur, , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-01-2019 by Rajesh Singh, director, Manishankar Builders Private Limited, D 11 Yuri Gagarin Path, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Dulal Sur, , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-01-2019 by Dilip Kumar Barnwal, Director, Manishankar Builders Private Limited, D 11 Yuri Gagarin Path, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Dulal Sur, , Son of Late Manindra Nath Sur, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk



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

Major Information of the Deed :- I-0206-00465/2019-31/01/2019

31-01-2019

**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 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2019 8:52PM with Govt. Ref. No: 192018190331534081 on 19-01-2019, Amount Rs: 14/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI3360560 on 19-01-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 3869, Amount: Rs.5,000/-, Date of Purchase: 18/01/2019, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2019 8:52PM with Govt. Ref. No: 192018190331534081 on 19-01-2019, Amount Rs: 70,010/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI3360560 on 19-01-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0206-00465/2019-31/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 11819 to 11892  
being No 020600465 for the year 2019.



Digitally signed by PARTHA BAIKAGGYA  
Date: 2019.02.01 17:10:30 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 01-02-2019 17:10:03  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)