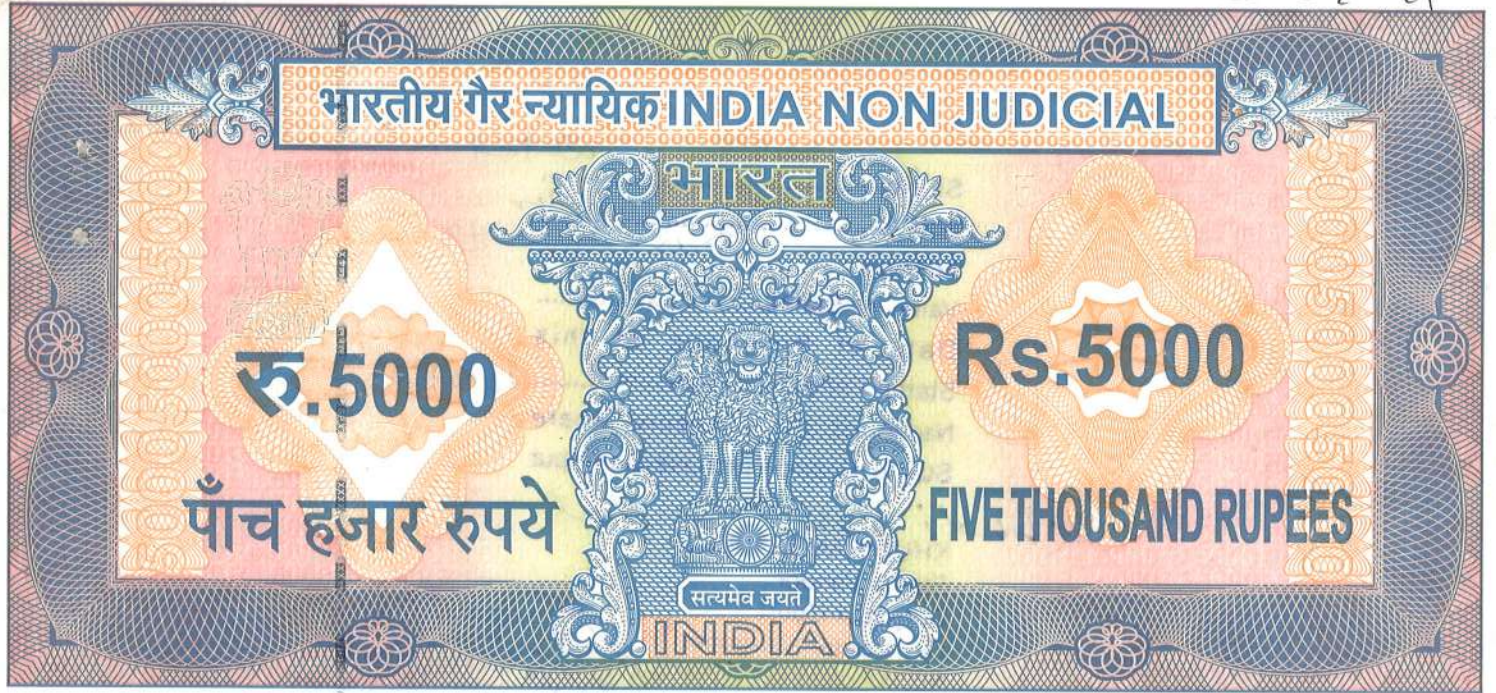


8957

R-8913/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 734187

H 734187

certified that the Documents
 submitted to Registry and the
 Signature Sheet and the End-
 ovements Attached with this
 Documents are the Part of this
 Document.

12-08-2022
 17-08-2022
 Oplu (M) 2484-3181
 = 202 90000/

A.D.S.R. Durgam

17 AUG 2022

Development agreement

2508 2022

Girijayanti Adhikari

0002

1033. dated - 02.08.2022.
 Si. No.
 Sold to S.N.L. Builder
 Address Durgapur - 13
 Value of Stamp..... 5000/-
 Date of Purchase of this
 Stamp Paper from Treasurer 14/07/2022
 Name of the Treasury where
 Stamp Paper Purchase-Durgapur



Khudi ram Mondal
 KHUDIRAM MONDAL
 Stamp Vendor
 Durgapur Court
 City Centre, Durgapur-18
 No. 1

FSMCTH

অসম্পূর্ণ
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Addl. Dist. Sub-Registrar
 Durgapur, Paschim Bardhaman

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THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 17th DAY OF August
, 2022

BETWEEN

1. **Sri. Ranjib Barua** [PAN NO.: AIXPB8013F] S/o Lt. Bibhutanjan Barua, Resident of 44 Uttar, Guruduwara Road, Ramkrishna Pally, Durgapur, District: Paschim Bardhaman, West Bengal, Pin: 713213
 2. **Sri. Sanjib Barua** [PAN NO.: AGHPB3306R] S/o Lt. Bibhutanjan Barua, Resident of 44 Uttar, Guruduwara Road, Ramkrishna Pally, Durgapur, District: Paschim Bardhaman, West Bengal, Pin: 713213
 3. **Sri. Pradip Barua** [PAN NO.: AGHPB3320P] S/o Lt. Bibhutanjan Barua, Resident of 44 Uttar, Guruduwara Road, Ramkrishna Pally, Durgapur, District: Paschim Bardhaman, West Bengal, Pin: 713213
 4. **Smt. Ruma Barua** [PAN NO.: AWEPB5584E] , D/o Bibhuti Bhusan Barua, W/o Lt. Dilip Barua, Resident of 44 Uttar, Guruduwara Road, Ramkrishna Pally, Durgapur, District: Paschim Bardhaman, West Bengal, Pin: 713213
 5. **Sri. Dipankar Barua** [PAN NO.: ARWPB5193Q] , S/o Lt. Dilip Barua, Resident of 44 Uttar, Guruduwara Road, Ramkrishna Pally, Durgapur, District: Paschim Bardhaman, West Bengal, Pin: 713213
- hereinafter referred to and called Jointly "LAND OWNER/ Owner " (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART

AND

SNL BUILDERS [PAN CARD:- ADGFS6309D] A Partnership Firm having its office at A2/13 Netaji colony, P.O: Benachity , P.S: Durgapur, Dist.: Paschim Bardhaman, West Bengal , Pin-713213.

Represented its Partner SRI LOKESH KUMAR MAJUMDAR S/O Lt. ANIL KUMAR MAJUMDAR [PAN NO: ASFPM3890H] by faith Hindu, by occupation Business , resident of 16/2 Sarda pally , 54 feet road, Durgapur-713213 , Dist- Burdwan , P.S- Durgapur, P.O- Benachity , West Bengal

2. SRI SWAPAN KUMAR DAS S/o Surendra Nath Das [PAN NO.: ACQPD6876K] by faith Hindu , by occupation Business resident of A2/13 Netaji Nagar Colony , Benachity , Durgapur , Dist- Burdwan , P.O- Benachity , P.S- Durgapur , Pin- 713213

3. SRI NARESH SIKDAR S/o Priyalal Sikdar [PAN NO: BOHPS8146B] by faith Hindu, by occupation Business resident of B/3/58 Netaji Colony (B Block) , Durgapur, P.S-Durgapur, P.O-Benachity, Dist-Burdwan , West Bengal Collectively known. as the "DEVELOPER" (which terms or expression shall, unless excluded by or repugnant to the context, be deemed to mean and include its successors-in-office, legal representatives, administrators, executors and assigns) of the SECOND PART



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NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

Subject Matter of Agreement

1. Development and Construction of Building. on scheduled Property:

Terms and conditions agreed between the Land Owner and the Developer /Contractor with regard to development and construction of a multistoried Building at the scheduled premises in LR Plot No:- 2880, RS Plot No:- 1425 land measuring area 20 katha situated within District: Paschim Bardhaman under Asansol Durgapur Development Authority, Municipal Corporation, Police Station- Durgapur, Sub-Registration office Durgapur, Mouza: Bhiringi , (Scheduled / Said- Property).

2. Representations, Warranties and Background

2.1. Owner's Representations:

The Owner has represented and warranted to the Developer as follows:

- a) **Ownership of Said Property:** WHEREAS land owners are recorded owner of LR record of rights recorded in LR Khatian No:- 12633,12669,12670, 14526,14527 , With in Mouza- Bhiringi, LR Plot No:- 2880, RS Plot No:- 1425 District Paschim Bardhaman.
- b) **Rights of Owner:** The Owner seized and possessed of and well and sufficiently entitled to the Said Property. Save as mentioned herein, no person other than the Owner has any manner of right, title, interest, claim or demand of any nature whatsoever in the Said Property or any part thereof and there are no outstanding claims or demands between the Owner and any third party and thus the entirety of the Said Property is free from all encumbrances, liens, mortgages, charges, Lis pendens, trusts, debtors, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments whatsoever or howsoever in nature.
- c) **No Express or implied Mortgage:** Neither the title deeds nor any other documents in respect of the Said Property or any part thereof have been deposited in favor of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise.
- d) **No Previous Agreement:** The Owner has not dealt with the Said Property in any manner, nor created any right, title or interest therein in favor of any third party in any manner whatsoever or howsoever and has not entered into, been party to any agreement of any nature whatsoever, including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Property.
- e) **No Disputes Relating to Statutory Outgoings:** The Said Property is free from any land charge and all statutory outgoings in respect thereof including land revenue, have been paid in full by the Owner till the date of this Agreement.
- f) **No Covenants and Restrictions:** The Said Property is not subject to any covenants, restrictions, stipulations, easements, rights of pre-emption, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the



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- a) **Infrastructure, Expertise and Financial Capacity of Developer:** The Developer is carrying on business of civil construction and development of real estate and has necessary infrastructure and expertise in this field and the Developer has the necessary financial capacity to carry out the entire process of development/ construction and at no point of time shall take plea that the Project cannot be carried out due to lack of financial capacity.
- b) **Developer has Authority:** The Developer has full authority to enter into this Agreement and appropriate authorizations to that effect exist.
- c) **Decision to Develop / construct:** The Owner decided to have the Said Property developed into multistoried building and pursuant thereto discussions were held with the Developer for taking up the development and construction of multistoried building at the Said Property by constructing a cluster of ready-to-use residential cum commercial buildings of mutually decided height with car parking spaces, specified areas, amenities and facilities to be enjoyed in common areas and land (collectively Said Complex) and commercial exploitation of the Said Complex for the benefit of the Parties hereto (such development and construction of multistoried building collectively Project) by selling the flats/commercial spaces/parking spaces and amenities in the Said Complex (Units) to prospective buyers.
- d) **Finalization of Terms Based on Reliance of Representations:** Pursuant to the above and relying on the representations made by the Parties to each other, final terms and conditions for the Project are being recorded by this Agreement.

3. Basic Understanding

- a) **Development of Said Property by Construction of multistoried residential building of Said Complex:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the Said Complex on principal to principal basis, with (1) specified inputs and responsibility sharing by the Parties as mentioned herein and (2) exchange with each other of their specified inputs as mentioned herein (3) Merge adjoining land with the said property for development purpose without prejudice the rights of Land owners.
- b) **Building Plans:** The Said Complex shall be constructed in accordance with architectural plans (Building Plans) which will be prepared by the Developer by such Architect as be decided by the Developer the Developer shall submit the same to Durgapur Municipal Corporation and other statutory authorities concerned with sanction (collectively Planning Authorities) and obtain sanction/permission, in the manner mentioned in this Agreement.
- c) **Costs of Development/ construction etc.:** The Developers shall bear and pay all costs and expenses of and relating to construction of the Said Complex and shall have absolute right and full authority to appoint sub-contractors, agents, sub-agents etc.

4. Appointment and Commencement

- a) **Appointment and Acceptance:** The Parties hereby accept the Basic Understanding between them and the conditions precedent as recorded in Clause 3 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the Owner hereby appoints the Developer as the Developer of the Said Property with



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right to execute the Project. The Developer hereby accepts the said appointment by the Owner.

- b) **Commencement and Tenure:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this agreement shall remain valid and in force all till all obligations of the Parties towards each other stand fulfilled and performed.

5. Sanction and Construction:

- a) **Sanction of Building Plans:** Building Plan will sanctioned by Durgapur Municipal Corporation.
- b) **Architect and Consultants:** The Developer shall pay all costs, charges and expenses of the Architect and other consultants in connection with construction work of the Project including professional fees and supervision charges and the Owner shall have no liability or responsibility thereof.
- c) **Construction of Said Complex:** The Developer shall commence the construction work of the Said Complex after receiving all necessary approvals for commencement of construction. The Developer shall, at its own costs and expenses, construct, erect and complete the Said Complex in accordance' with the sanctioned Building Plans. Such construction shall be as per specifications described in the First Schedule below, common to all Units of the Said Complex (Specifications).
- d) **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall construct, erect and complete Said Complex within three years (36 months) from date of approved building plan by concerned authority with a grace period of 6 (six) months, subject to Force Majeure as defined In Clause 21 below (Completion Time). In this regard it is clarified that the Completion Time shall mean, handing over the physical possession. If the project is not completed within 36 month then the landowners shall be entitled to get Rs.2,500/- (Rupees two thousand and five hundred only) only per month as demerge for delayed period.
- e) **Common Portions:** The Developer shall at its own costs, install and erect in the Said Complex the common areas, amenities and facilities such as stairways, solar energy panels(if possible) firefighting apparatus, passages, driveways, common lavatory, electric meter space, pump room, reservoir, overhead water tank, water pump and motor, drainage connection, sewerage connection, soak pit (water recycling plant if possible) and other facilities required for establishment, enjoyment, maintenance and management of the Said Complex etc. For permanent electric connection to the Units, the Transferees shall pay the deposits demanded by West Bengal State Electricity Board and/or other agencies. It is clarified that the expression Transferees includes the Owner and the Developer/ contractor, to the extent of unsold Units comprised in the Owner's Allocation and the Developer's/ contractor's Allocation. It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Transferees (including Transferees of the Owner's Allocation) charges for electric equipment and cabling (i) charges for generator, water connection and other amenities and facilities and (ii) charges for maintenance.



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- f) **Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain at the costs of the Developer/ contractor, temporary Connections of Water. Electricity drainage and sewerage.
- g) **Modification:** Any amendment or modification to the Building Plans may be made or caused to be made by the Developer, without discussion with, and approval of, Owner.
- h) **Name of Said Complex:** The Said Complex shall be named "**Bibhuti Ranjan Swapnamadhuri Apartment -IV**" and such name shall not be changed under any circumstances.
- i) **Co-operation:** Neither Party shall indulge in any activities that may be detrimental to the Project and/or may affect the mutual interest of the Parties. The Owner shall provide all cooperation that may be necessary for successful completion of the Project

6. Possession and Title Deeds:

- a) **Possession of Said Property:** For the purpose of carrying out the development in terms of this Agreement, the Owner has already inducted the Developers a licensee in respect of scheduled / said property.
- b) **Deposit of Title Deeds:** The Developer shall be entitled to take delivery of the original deed of said land an record from the Owner for production thereof before authorities, banks etc. and subject to the provisions of Clause 9(a) below, will have to return the same to the Owners. The said original record will not be mortgaged by the Developer in favor of any banks and/or financial institutions and/or any other persons, save and except as required for the purposes of this "**Bibhuti Ranjan Swapnamadhuri Apartment -IV**" Project, in the manner mentioned in Clause 10 below. On completion of the Project, the Contractor / or Owner (as the case may be) shall handover the original title record and all link deeds to the Association of Transferees of Units.

7. Powers and Authorities

- a) **Development Power of Attorney:** The Owner shall grant to the Developer and/or its nominees a Development Power of Attorney relating to the Said Property for the purposes of (i) getting the Building Plans sanctioned/revalidated/modified/alterd by the Planning Authorities in terms of this Agreement (ii) construction of the Said Complex in terms of this Agreement.(iii) getting/availing water connection/ electricity connection & other necessary arrangement for completion of the project as per terms of Agreement. (iv) bookings and entering into agreements for sale of the Units comprised in the Developer's Allocation and Development Power of Attorney shall be executed by the Owner within one month from this Development Agreement.
- b) **Further Acts:** Notwithstanding grant of the Development Power of Attorney, the Owner hereby undertakes that he shall execute, as and when necessary, all papers, documents, plans etc. that may be necessary for enabling the Developer to perform all obligations under this Agreement.

8. Owner's / Developer's Consideration

Owner's Allocation: 45% of total construction (i.e 30% construction area allotted to landlord No:- 1 to 3 and 15% jointly to Land lord No 4 & 5) and Rs-6,00,000.00 (Rupees six Lakhs only) to paid to **SMT. JUTHIKA RANI BARUA** mother of Landlords by



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developer the said amount shall be fixed in Nationalized Bank in name of said **SMT. JUTHIKA RANI BARUA**. The said amount shall be either reimbursed by the landlords No-1 to 5 in equal proportionate or adjust with their allocated share to Developer. And Land lord paid Water connection fees, DG expenses , electric charges in respect of their allocated share.

- a) in proposed building namely "**Bibhuti Ranjan Swapnamadhuri Apartment -IV**" as per sanctioned plan which is particularly mentioned and described in the Second Schedule.
- b) **Developer's Allocation:** Entire building save and except the area mentioned in Landowners Allocation. Any unsold unit/s shall be retained by the owner or developer, as per allocation outlined above, and dealt with at their discretion respectively.

9. Financials

- a) **Project Finance:** The Developer may arrange for financing of the Project (Project Finance) by a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of the Developer's Allocation and construction work-in-progress/receivables to the extent pertaining to the Developer's Allocation. There will be clear understanding that no corporate or personal guarantee of the Owner is being given and the Banker shall have no right of recovery against the Owner and the Owner's Allocation. For this purpose, the Owner shall execute necessary documents through its delegated authority as contained in the General Power Of Attorney and if required by the Banker, the Owner shall join as consenting party to create a charge in favor of Banker for availing such Project Finance-pertaining, though, only to the extent of the Developer's Allocation.

10. Possession to Transferees:

If at the end of the Project, there are any unsold Units in the Owner's Allocation, then the Developer shall take handover the same, complete in all respect after receiving payment for generator, water connection and other amenities and facilities. In this regard it is clarified that upon completion of the Project, the Developer shall give 15 (fifteen) days' notice to-the Owner for taking possession and thereafter the Developer will be free to deliver possession and register conveyances of the Developer's Allocation, irrespective of possession being taken by the Owner.

11. Municipal Taxes and Outgoings

- a) **Relating to Period Prior to Agreement:** All municipal taxes, land revenue and outgoings (collectively Rates) on the Said Property relating to the period till the date of this Agreement shall be borne, paid and discharged by the Owner. It is made specifically clear that all Rates outstanding upto such date shall remain the liability of the Owner and such dues shall be borne and paid by the Owner as and when called upon by any statutory authority.
- b) **Relating to Period After Agreement:** All Rates on the Said Property relating to the period after the date of this Agreement shall be borne, paid and discharged by the Developer. It is made specifically clear that all Rates outstanding after such date shall remain the liability of the Developer and such dues shall be borne and paid by the Developer, till the Project is completed.



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- c) **Relating to Period After Completion of Project:** After completion of the Project, the Parties shall bear and pay the Rates applicable to the unsold portions of their respective allocations while the 'Transferees shall pay the Rates applicable to their respective Units.

12. Post Completion Maintenance

- a) **Maintenance:** The Developer shall frame a scheme for the management and administration of the Said Complex and/or Common Portions thereof.
- b) **Maintenance Charge:** As and from the date of possession of various phases of the Said Complex is delivered (Possession Date), the concerned Transferees and the Owner and the Developer (in respect of unsold Units allocated to them) shall become responsible for payment of all charges and taxes thereon for maintenance and upkeep of the Common Portions and facilities in the Said Complex (Maintenance Charge). The Maintenance Charge shall be fixed by the Developer and till such maintenance job is handed over to a Society/Association and/or any other organization, the Developer shall collect the Maintenance Charge.

13. Common Restrictions

- a) **Applicable to Both:** The Owner's Allocation and the Developer's Allocation in the Said Complex shall be subject to the same restrictions as are applicable to Ownership/commercial buildings as may be pertinent for respective portions intended for common benefit of all occupiers of the Said Complex.

14. Obligations of Developer

- a) **Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within 36 months (thirty six months) from the date of approval of building plan approved by concerned authority, unless extended in writing by the landowner.
- b) **Meaning of Completion:** The word 'completion' and its grammatical variants shall mean habitable and tenantable state with adequate water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Units ready-for-use and occupation COMPLETION SHOULD MEAN POSSESSION AND RECEIPT OF COMPLETION CERTIFICATE wherein all construction will have to be completed as per details of the sanctioned plan.
- c) **Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure proper compliance.
- d) **Construction at Developer's Risk and Cost:** The Developer shall construct the Said Complex at its own cost, risk and responsibility, by adhering to the Building Plans and all applicable laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and to the third parties and the public in general and shall alone be liable for any loss, damager compensation or for any claim arising from or relating to such construction and shall indemnify the Owner fully against any claims, losses and damages tor any default, failure, breach, act,



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omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Developer and/or any employees/agents/representatives thereof

15. Obligations of Owner

- a) **Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property

16. Marketing of Owner's Allocation: The Owner shall be responsible for marketing of the Owner's Allocation.

17. Indemnity

- a) **By Developer:** The Developer hereby undertakes to indemnify and agrees to keep the Owner saved harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the Project and/or to the development and/or to the construction of the Said Complex and/or defect therein and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.
- b) **By Owner:** The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of, from and against any and all actions, suits, costs, proceedings and claims that the Developer may suffer due to any defect in title of the Owner to the Said Property and/or any encumbrance or liability whatsoever thereon.

18. Limitation of Liability

- a) **No indirect Loss:** Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect loss suffered or incurred.

19. Miscellaneous

- a) **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

20. Termination

- a) **No Termination:** any of the Parties shall not be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered toward specific performance or cancellation of this Agreement and additionally also to award damages and other such reliefs.

21. Force Majeure

- a) **Meaning of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as **(1) acts of God (2) acts of**



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nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots (9) Lock-down

- b) **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.

22. BENEFIT OUT OF THE PROJECT FOR THE LANDOWNER:

23.45% of total construction (i.e 30% construction area paid to landlord No:- 1 to 3 and 15% jointly to Land lord No 4 & 5) and Rs-6,00,000.00 (Rupees six Lakhs only) to paid to **SMT. JUTHIKA RANI BARUA** mother of Landlords by developer the said amount shall be fixed in Nationalized Bank in name of said **SMT. JUTHIKA RANI BARUA** The said amount shall be either reimbursed by the landlords No-1 to 5 in equal proportionate or adjust with their allocated share to Developer. And Land lord shall pay water Charges/Connection, Electric Connection and DG charges for their allocated area.

24. Amendment/Modification

- a) **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

25. Arbitration

Disputes and Pre-referral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation construction, performance, breach or enforceability of this Agreement between the Owner and the Developer (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

- a) **Referral to Arbitration:** If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.
- b) **Arbitration Tribunal:** The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators
- c) **Appointment by Owner:** 1 (one) Arbitrator to be appointed by the Owner.
- d) **Appointment by Developer:** 1 (one) Arbitrator to be appointed by the Developer.
- e) **Conduct of Arbitration Proceeding:** The Parties irrevocably agree that:
- Place: The place of arbitration shall be Durgapur.
 - Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and



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Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

- iii. Binding Nature: The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

FIRST SCHEDULE

(Said Property)

ALL THAT PIECE AND PARCELS of land. within the District of Paschim Bardhaman , P.S.-Durgapur , Sub-Division Durgapur , A.D.S.R. Office- Durgapur

Mouza- Bhiringi , J.L. No: - 119, RS Khatian No:-605 RS Plot No:- 1425
LR Plot No:- 2880 (Two Thousand eight hundred and eighty)

LR Khatian No:- 12633 (Twelve thousand six hundred and thirty three)
Land area:- 0.0720 Acre or 7.2 Decimal (Seven point two decimal)

LR Khatian No:- 12669 (Twelve thousand six hundred and sixty nine)
Land area:- 0.0720 Acre or 7.2 Decimal (Seven point two decimal)

LR Khatian No:- 12670 (Twelve thousand six hundred and seventy) Land
area:- 0.0720 Acre or 7.2 Decimal (Seven point two decimal)

LR Khatian No:- 14526 (Fourteen thousand five hundred and twenty six)
Land area:- 0.0570 Acre or 5.7 Decimal (Five point seven decimal)

LR Khatian No:- 14527 (Fourteen thousand five hundred twenty seven)
Land area:- 0.0570 Acre or 5.7 Decimal (Five point seven)

Omjaya Asha
Total are of land 20 (Twenty Katha) or 33 Decimal land (Thirty three decimal)
more and less

butted and bounded as follows:-

In the North:- Drain
In South:- RS plot No 1425
In the East:- RS plot No 1425
In the West:- 30 feet wide Road













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All the fingerprints of both hands, passport size Colour Photographs and signature of the executants are hereby attested accordingly, individually. (part and parcel of deed)

Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					












Signature Rajib Barua

Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					



Signature Prady Barua

Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					



Signature Sanjib Barua



**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

17 AUG 2022

All the fingerprints of both hands, passport size Colour Photographs and signature of the executants are hereby attested accordingly, individually. (part and parcel of trust deed)



Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					

Signature Runa Barua



Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					

Signature Dipan Das Barua



(Handwritten signature)

**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

17 AUG 2022



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

GRN Details

GRN: 192022230099482061 Payment Mode: Online Payment
GRN Date: 17/08/2022 10:51:00 Bank/Gateway: State Bank of India
BRN : IK0BVPODU9 BRN Date: 17/08/2022 10:53:51
Payment Status: Successful Payment Ref. No: 2002487368/4/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Bijay Prasad Gupta
Address: Durgapur Court
Mobile: 9832157552
Depositor Status: Advocate
Query No: 2002487368
Applicant's Name: Mr Bijay Prasad Gupta
Identification No: 2002487368/4/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002487368/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	2002487368/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	6014
			Total	41025

IN WORDS: FORTY ONE THOUSAND TWENTY FIVE ONLY.



**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

17 AUG 2022

SCREEN READER ACCESS

CHANGE PASSWORD

LOGOUT

Welcome --> BIJAY GUPTA



বাংলারভূমি

ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু ত্রাণ ও পুনর্বাসন Land & Land Reforms and Refugee Relief and Rehabilitation Dep

Mouza Information

Public Grievance

Query Search

Know Your Property

Citizen Services

Khatian & Plot Information

Mouza Identification

Code Wise / Name Wise: * Code Wise Name Wise

District:* [23] PASCHIM BARDHAMAN

Block:* [11] ADDITIONAL FARIDPUR-DURGAPUR

Mouza:* [119] BHIRINGI


Option: **LIVE**

Khatian Type: * Normal Khatian Lease Khatian FHTD Khatian

Search By Khatian

Search By Plot




Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

17 AUG 2022

Plot No. :*

2880 /

Enter Captcha*

BQ 6VMI

(Live Data As On 02/08/2022,18:08:51)

জে.এল নং (J.L No.): 119 থানা (P.S.): দুর্গাপুর

Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ
2880	বাইদ	1.11	

Khatia n No. খতিয়া ন নং	Owner Name রায়তের নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
126	আনন্দময় দত্ত	গঙ্গানারায়ন	0.000 2	0.0000	Nil
181	অবিনাশচন্দ্র দত্ত	গঙ্গানারায়ন	0.001 2	0.0010	Nil
6383	দুর্গারানী দত্ত	মধুসূদন	0.009 0	0.0100	Nil
7026	মিতা দে	গদাধর	0.007 2	0.0080	Nil
7027	ভারক দে	গদাধর	0.007 3	0.0080	Nil
7030	যুথিকা রানী বড়ুয়া	বিভূতী রঞ্জন	0.000 3	0.0000	Nil
7358	মণ্টুকুমার দত্ত	নবদ্বীপ	0.020 2	0.0230	Nil
7359	তমন্য দত্ত	মণ্টুকুমার	0.020 3	0.0220	Nil
8019	অশোক কুমার লোচা	অভয়	0.029 8	0.0330	Nil
8020	রিবুলোচা	অশোক কুমার	0.029 8	0.0330	Nil
9135	শ্রীমতি রম্মা বসাক	দেবী প্রসাদ	0.015 7	0.0170	Nil
9136	দেবীপ্রসাদ বসাক	(মৃত) সতীন্দরনাথ	0.015 8	0.0180	Nil
9209	অবদেশ আগরওয়াল	াধেশ্যাম	0.015 3	0.0170	Nil
9210	গুন্ডি আগরওয়াল	অবদেশ	0.015 3	0.0170	Nil
9263	রম্মা বসাক	দেবীপ্রসাদ	0.072 0	0.0800	Nil
9264	দেবীপ্রসাদ বসাক	সতীন্দর	0.036 0	0.0400	Nil
11374	শ্যামল বনিক	চিত্তরঞ্জন	0.038 0	0.0420	Nil




**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

17 AUG 2022

11464	হাঁসি রানী বনিক রায়	মৃত বলরাম	0.043 6	0.0500	Nil
11465	রামকৃষ্ণ বনিক রায়	মৃত বলরাম	0.003 1	0.0000	Nil
11466	কমল কৃষ্ণ বনিক রায়	বলরাম	0.003 1	0.0000	Nil
11467	কবিতা বনিক রায়	বলরাম	0.003 1	0.0000	Nil
11468	শীলা রানী বনিক রায়	বলরাম	0.003 1	0.0100	Nil
11515	অনিমেষ মুখার্জী	অরুণ	0.040 5	0.0450	Nil
12633	রনজিব বরুয়া	BIBHUTI RANJAN BARUA	0.064 8	0.0720	Nil
12669	প্রদীপ বড়ুয়া	BIBHUTI RANJAN BARUA	0.064 2	0.0720	Nil
12670	সঞ্জীব বড়ুয়া	BIBHUTI RANJAN BARUA	0.064 8	0.0720	Nil
12707	নির্মলচন্দ্র সরকার	রাধানাথ	0.044 3	0.0497	Nil
14301	রাকেশ আগরওয়াল	বাবুলাল	0.022 5	0.0250	Nil
14317	অভিষেক আগরওয়াল	অশোক কুমার	0.000 2	0.0003	Nil
14455	নির্মলা দেবী আগরওয়াল	রাজেশ	0.022 5	0.0250	Nil
14526	রুমা বড়ুয়া	দিলীপ কুমার	0.051 3	0.0570	Nil
14527	দীপঙ্কর বড়ুয়া	দিলীপ কুমার	0.051 3	0.0570	Nil

5 AUG 2022




Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

17 AUG 2022

Subbar Meher

Major Information of the Deed






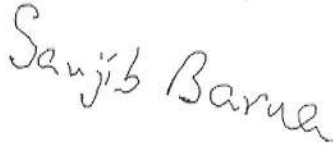


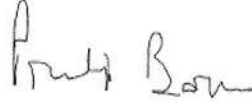
Deed No :	I-2306-08919/2022	Date of Registration	17/08/2022
Query No / Year	2306-2002487368/2022	Office where deed is registered	
Query Date	17/08/2022 8:25:04 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Bijay Prasad Gupta Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8637075393, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 6,00,000/-]		
Set Forth value	Market Value		
	Rs. 2,07,90,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 6,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



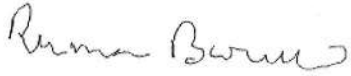


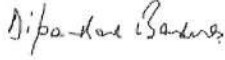
Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: A. G. Mission Road, Mouza: Viringi, JI No: 119, 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	RS-1425	RS-605	Vastu	Baid	33 Dec		2,07,90,000/-	Width of Approach Road: 30 Ft.,
Grand Total :					33Dec	0 /-	207,90,000 /-	

Land Lord Details :



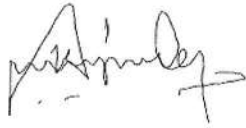


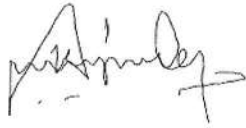


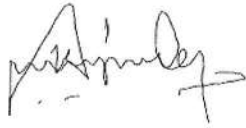
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RANJIB BARUA (Presentant) Son of Mrs BIBHUTI RANJAN BARUA Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office			Signature 
	17/08/2022	LTI 17/08/2022	17/08/2022	
44 Uttar Gurudwara Road, Ramkrishna Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIxxxxxx3F, Aadhaar No: 84xxxxxxxx4750, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				
2	Name Mr SANJIB BARUA Son of Mrs BIBHUTI RANJAN BARUA Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office			Signature 
	17/08/2022	LTI 17/08/2022	17/08/2022	
44 Uttar Gurudwara Road, Ramkrishna Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx6R, Aadhaar No: 98xxxxxxxx5357, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				
3	Name Mr PRADIP BARUA Son of Mrs BIBHUTI RANJAN BARUA Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office			Signature 
	17/08/2022	LTI 17/08/2022	17/08/2022	
44 Uttar Gurudwara Road, Ramkrishna Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				

4	Name RUMA BARUA Wife of Late DILIP BARUA Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	Photo  17/08/2022	Finger Print  LTI 17/08/2022	Signature  17/08/2022
44 Uttar Gurudwara Road, Ramkrishna Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AWxxxxxx4E, Aadhaar No: 63xxxxxxxx1083, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				
5	Name Mr DIPANKAR BARUA Son of Mr DILIP BARUA Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	Photo  17/08/2022	Finger Print  LTI 17/08/2022	Signature  17/08/2022
44 UTTAR GURUDARA ROAD, RAMKRISHNA PALLY, City:- Durgapur, P.O:- BENACHITY, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ARxxxxxx3Q, Aadhaar No: 39xxxxxxxx7968, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SNL BUILDERS A 2/13 Netaji Colony, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: ADxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr LOKESH KUMAR MAJUMDER Son of Late ANIL KUMAR MAJUMDER Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office </td> <td>  Aug 17 2022 1:46PM </td> <td>  LTI 17/08/2022 </td> <td>  17/08/2022 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr LOKESH KUMAR MAJUMDER Son of Late ANIL KUMAR MAJUMDER Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 Aug 17 2022 1:46PM	 LTI 17/08/2022	 17/08/2022
Name	Photo	Finger Print	Signature						
Mr LOKESH KUMAR MAJUMDER Son of Late ANIL KUMAR MAJUMDER Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 Aug 17 2022 1:46PM	 LTI 17/08/2022	 17/08/2022						

16/2 SARADA PALLY, BENACHITY, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx0H, Aadhaar No: 48xxxxxxx4031 Status : Representative, Representative of : SNL BUILDERS (as Partner)




2	Name	Photo	Finger Print	Signature
	Mr SWAPAN KUMAR DAS Son of Mr SURENDRA NATH DAS Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office			
		Aug 17 2022 1:47PM	LTI 17/08/2022	17/08/2022

A 2/13 NETAJI COLONY, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6K, Aadhaar No: 94xxxxxxx0008 Status : Representative, Representative of : SNL BUILDERS (as Partner)

3	Name	Photo	Finger Print	Signature
	Mr NARESH SIKDAR Son of Mr PRIYALAL SIKDAR Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office			
		Aug 17 2022 1:43PM	LTI 17/08/2022	17/08/2022

B/3/58 NETAJI COLONY, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BOxxxxxx6B, Aadhaar No: 50xxxxxxx2993 Status : Representative, Representative of : SNL BUILDERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
PRIYA KARMAKAR Daughter of Mr AMAR KARMAKAR BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213			
	17/08/2022	17/08/2022	17/08/2022

Identifier Of Mr RANJIB BARUA, Mr SANJIB BARUA, Mr PRADIP BARUA, RUMA BARUA, Mr DIPANKAR BARUA, Mr LOKESH KUMAR MAJUMDER, Mr SWAPAN KUMAR DAS, Mr NARESH SIKDAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RANJIB BARUA	SNL BUILDERS-7.2 Dec
2	Mr SANJIB BARUA	SNL BUILDERS-7.2 Dec
3	Mr PRADIP BARUA	SNL BUILDERS-7.2 Dec
4	RUMA BARUA	SNL BUILDERS-5.7 Dec
5	Mr DIPANKAR BARUA	SNL BUILDERS-5.7 Dec

On 17-08-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:08 hrs on 17-08-2022, at the Office of the A.D.S.R. DURGAPUR by Mr RANJIB BARUA , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,07,90,000/-

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

Execution is admitted on 17/08/2022 by 1. Mr RANJIB BARUA, Son of Mrs BIBHUTI RANJAN BARUA, 44 Uttar Gurudwara Road, Ramkrishna Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 2. Mr SANJIB BARUA, Son of Mrs BIBHUTI RANJAN BARUA, 44 Uttar Gurudwara Road, Ramkrishna Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 3. Mr PRADIP BARUA, Son of Mrs BIBHUTI RANJAN BARUA, 44 Uttar Gurudwara Road, Ramkrishna Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 4. RUMA BARUA, Wife of Late DILIP BARUA, 44 Uttar Gurudwara Road, Ramkrishna Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 5. Mr DIPANKAR BARUA, Son of Mr DILIP BARUA, 44 UTTAR GURUDARA ROAD, RAMKRISHNA PALLY, P.O: BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others
Indetified by PRIYA KARMAKAR, , , Daughter of Mr AMAR KARMAKAR, BENACHITY, P.O: BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

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

Execution is admitted on 17-08-2022 by Mr LOKESH KUMAR MAJUMDER, Partner, SNL BUILDERS, A 2/13 Netaji Colony, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by PRIYA KARMAKAR, , , Daughter of Mr AMAR KARMAKAR, BENACHITY, P.O: BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Execution is admitted on 17-08-2022 by Mr SWAPAN KUMAR DAS, Partner, SNL BUILDERS, A 2/13 Netaji Colony, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by PRIYA KARMAKAR, , , Daughter of Mr AMAR KARMAKAR, BENACHITY, P.O: BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Execution is admitted on 17-08-2022 by Mr NARESH SIKDAR, Partner, SNL BUILDERS, A 2/13 Netaji Colony, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by PRIYA KARMAKAR, , , Daughter of Mr AMAR KARMAKAR, BENACHITY, P.O: BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,014/- (B = Rs 6,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2022 10:53AM with Govt. Ref. No: 192022230099482061 on 17-08-2022, Amount Rs: 6,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVPODU9 on 17-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1033, Amount: Rs.5,000/-, Date of Purchase: 02/08/2022, Vendor name: KHUDIRAM MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2022 10:53AM with Govt. Ref. No: 192022230099482061 on 17-08-2022, Amount Rs: 35,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVPODU9 on 17-08-2022, Head of Account 0030-02-103-003-02

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 210680 to 210710
being No 230608919 for the year 2022.



Santanu Pal

Digitally signed by Santanu Pal
Date: 2022.08.23 11:01:52 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 2022/08/23 11:01:52 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
