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P-8310/22



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 734283

10-12-22
 81-82-22
 4212-9452/22
 4212-9452

अभिलेखित है, कि यह दस्तावेज़
 A Development Agreement है
 अर्थात्, कि यह दस्तावेज़ के अंतर्गत
 अर्थात्, कि यह दस्तावेज़ के अंतर्गत
 अर्थात्, कि यह दस्तावेज़ के अंतर्गत
 अर्थात्, कि यह दस्तावेज़ के अंतर्गत

A.D.S.R. Durgam
 Secy

01. AUG 2022

Development Agreement
Query No-2002134232/2022

This Development Agreement is made on 1st day of August 2022
 Dist- Paschim Bardhaman.
 P.S- Kanksa
 Mouza- Bamunara
 Area of Land- 21.2985 Decimals

[Handwritten signature]

Sl. No. 3068 Date 28/07/22
Sold to Bengal India Real Estate
Address D.G.P.-12
Value of Stamp 5000/-
Date of Purchase of the Stamp
Paper from Treasury 28 JUL 2022
Name of the Treasury from where
Purchase:-Durgapur

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-18
Licence No-1/93



2
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

01 AUG 2022

BETWEEN

(1) Mr. PROBODH BHATTACHARJEE, [PAN-AIHPB9018N], [AADHAAR-362567697518], S/O- DURGADAS BHATTACHARJEE, (2) Mr. SHIBU GOPE, [PAN- BCYPG1189H], [AADHAAR- 261998195858], S/O- MANASA GOPE, (3) Mr. AVIJIT BAURI, [PAN-BRAPB6398C], [AADHAAR- 606014831056], S/O- GORA BAURI, (4) Mr. PRAVAT BAURI, [PAN-BGQPB2889H], [AADHAAR-797712543188], S/O- AJIT BAURI, (5) Mr. PRASANTA BAURI, [PAN-BRUPB9179H], [AADHAAR-437444471089], S/O- PRALHAD BAURI, All are by Faith- Hindu, by Nationality- Indian, by occupation- Business, All are Residing at Vill & P.O- Arrah, P.S- Kanksa, Durgapur -713212, District- Paschim Bardhaman, West Bengal, India. Hereinafter referred to and called as the "**FIRST PARTIES/LANDOWNER/S**" (which expression shall includes his/her/their Party heirs, executors, assigns, administrators successors and legal representative unless contrary to and repugnant to the context) of the **FIRST PART**.

AND

BENGAL INDIA REAL ESTATE, Being a Partnership firm, (PAN-AAXFB7387A) having its registered office at -24/146, Chaffe Street, Sec-2B, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhama, Pin No-713212, West Bengal, India. Hereinafter referred to as "**THE DEVELOPERS**" represented by it's partners (1) Mr. REJAUL HAQUE SALAFI, [PAN-BMLPS3037H], S/O. NURUL ISLAM SALAFI, (2) Mr. AAHAMMAD HOSEN SALAFI, [PAN-CETPS6478H], S/O- NURUL ISLAM SALAFI, Both are by faith- Muslim, by Nationality-Indian, by occupation-Business, Resident of- Flat No-1C, Building No-32, Tapoban City, Vill & Post- Bamunara, P.S- Kanksa, Durgapur-713212, District- Paschim Bardhaman, West Bengal, India. Hereinafter referred to and called as the "**SECOND PARTY/ DEVELOPERS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**.

Whereas the present landowner/s owning and possessing the schedule mentioned below lands at Mouza- Bamunara measuring about 21.2985 Decimals under the jurisdiction of Gopalpur Gram Panchayat under Mouza- Bamunara, Dist-Paschim Bardhaman, and the aforesaid land owner/s occupied the same by dint of several Registered Deed of sale vide No-1-9393/2021, 1-5598/2022 & 1-5834/2022 of A.D.S.R.O Durgapur.

AND WHEREAS the First Part occupying Schedule below properties by amalgamating all the schedule lands and they desire to develop the schedule below property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Gopalpur Gram Panchayat or any other competent authority. The owner/s have not sufficient funds for the development work and for this reason First Part could not able to take any steps for the said development and as such the First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part And whereas the Second part after considering various aspects of execution of the project and proposals of the Owner/s, has decided to construct multistoried building there- at, consisting of apartments and flat, car parking space etc. with the object of selling such flats/apartments car parking space etc. to the prospective purchasers and the Second Part has accepted the proposal of First Part.

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

1-Definition

- 1.1 **OWNER/S/LANDLORD:-** Shall mean (1) Mr. PROBODH BHATTACHARJEE , [PAN- AIHPB9018N], [AADHAAR- 362567697518], S/O- DURGADAS BHATTACHARJEE, (2) Mr. SHIBU GOPE, [PAN- BCYPG1189H], [AADHAAR-

261998195858], S/O- MANASA GOPE, (3) Mr. AVIJIT BAURI, [PAN-BRAPB6398C], [AADHAAR- 606014831056], S/O- GORA BAURI, (4) Mr. PRAVAT BAURI, [PAN- BGQPB2889H], [AADHAAR- 797712543188], S/O- AJIT BAURI, (5) Mr. PRASANTA BAURI, [PAN- BRUPB9179H],[AADHAAR- 437444471089], S/O- PRALHAD BAURI, All are by Faith- Hindu, by Nationality- Indian, by occupation- Business, Residing at- Vill & P.O- Arrah, P.S- Kanksa, Durgapur – 713212, District- Paschim Bardhaman, West Bengal, India.

- 1.2 **DEVELOPER:-** Shall mean “**BENGAL INDIA REAL ESTATE**”, Being a Partnership firm, (PAN-AAXFB7387A) having its registered office at – 24/146, Chaffe Street, Sec-2B, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhama, Pin No-713212, West Bengal, India. Hereinafter referred to as “**THE DEVELOPERS**” represented by it’s partners (1)Mr. **REJAUL HAQUE SALAFI**, [PAN-BMLPS3037H], S/O. **NURUL ISLAM SALAFI**, (2) Mr. **AAHAMMAD HOSEN SALAFI**, [PAN- CETPS6478H], S/O- **NURUL ISLAM SALAFI**, Both are by faith- Muslim, by Nationality Indian, by occupation- Business, Resident of- Flat No-1C, Building No-32, Tapoban City, Vill & Post- Bamunara, P.S- Kanksa, Durgapur-713212, District- Paschim Bardhaman, West Bengal, India.
- 1.3 **LAND:-** Shall mean land measuring about 21.2985 Decimals under Mouza- Bamunara, J.L.No-58, L.R. Plot No- 241 & 239 R.S.Plot No-458 & 456, L.R Khatian No-6755, 6756, 6757, 6758, 6759, 6951, 6942, 6941, 6950, 6957, 6759, & 6974, under the jurisdiction of Gopalpur Gram panchayat, Dist- Burdwan at present Paschim Bardhaman.
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner/s herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the lawful Architect(s) of the Building.
- 1.6 **GRAM PANCHYAT MEANS:** - Shall mean the Gopalpur Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Gopalpur Gram panchayat and shall also include variations/modifications, alterations therein that may be made by the Owner/s herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.8 **OWNER/S AREA/ALLOCATION:** - developer shall have to provide 25% Super Built-up area at any floor as per sanctioned building plan which is going to be constructed over and above First & Second Schedule mentioned land, together with the undivided importable proportionate share and/or interest in the said land.
- 1.9 **DEVELOPER’S AREA:** Shall mean entire area of the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions after providing owner/s consideration as mentioned in clause 1.8 written above.
- 1.10 **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.
- 1.11 **PROJECT:** Shall mean the work of development undertake and to be done by the Owner/s herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or

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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/etc. and Others be taken over by the Unit/Flat and occupiers.

1.12 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer

1.13 PURCHASER/S shall mean and include:

A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns

B) If it be a Company then its successor or successors-in-interests and/or permitted assigns;

C) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

D) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

1.14 Masculine gender: Shall include the feminine and neuter gender and vice versa.

1.15 Singular number: Shall include the plural and vice-versa.

II- **COMENCMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement

III- **EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV: - **DURATION:** - This agreement is made for a period of **48 Month from the date of approval of the project by sanctioning authority with a period 6(six) months as grace period.**

V: - **SCOPE OF WORK:** - The Developer shall construct a multistoried building according to sanctioned plan of Gopalpur Gram Panchayat over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owner/s have offered total land of 21.2985 Decimals for development and construction of a housing complex consisting of flats / apartments & parking spaces etc.

2. That the Owner/s shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the Schedule property to the second party

3. **The Owner/s hereby declared that :-**

a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.

- b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
- c) There is no agreement between the Owner/s and any other party (except **"BENGAL INDIA REAL ESTATE"** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- d) That any dispute regarding land shall be met up by the Land Owner/s in their own cost.
4. That the Owner/s have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owner/s.
5. That the Owner/s also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owner/s and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e. receive sanctioned plan from the Gopalpur Gram Panchayat such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner/s in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owner/s of flats/apartments/parking space etc to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owner/s shall agreed to ratify all acts and things lawfully done by the developer but the Owner/s shall not be responsible for any unlawful activities of the Developer.
6. The owner/s/vendor/s shall execute and register a power of Attorney whereby the partners either individually or jointly for and on behalf of the **"BENGAL INDIA REAL ESTATE"** will be nominated, appointed and constituted as lawful attorney of the OWNER/S/VENDOR/S in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and registering agreement for sale in respect of the developer allocated flats more fully described in the scheduled 1.8 hereto signing and registering mortgage deed and mortgaging of the property obtain project loan etc, execution and registration of the deeds of conveyances in favor of the intending purchasers in respect of any flat/unit/covered space/rooms car parking space etc. With proportionate share of the undivided and impetrative land common areas, facilities.

VII- Developer Duty, Liability & responsibility:-

1. The developer **"BENGAL INDIA REAL ESTATE"** Confirm, accepts and assure the owner/s that they are fully acquainted with, aware of the process/formalities related to similar project in Gopalpur Gram Panchayat area or any other area.
2. The developer confirms and assures the owner/s that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner/s do not have any liability and or responsibility to finance and execute the project or part thereof



3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner/s & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owner/s and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owner/s and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary steps to save the property from any kind of encroachment by the adjacent land owner/s.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner/s shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner/s Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within **48 Months along with additional grace period of 6 (six) month** from the date approval of plan by the Gopalpur Gram Panchayat or by any competent authority, the time shall be computed on and from the date of sanctioned of building plan.
8. That Developer shall not claim any extra amount for water and electricity connection from the Land Owner/s for their allocation.
9. That the Developer shall not make the Owner/s responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall have to bear the entire responsibility.

VIII-Developer Allocation:-

Developers Allocations shall mean entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the Land Owner/s allocation as mentioned in this deed.

IX-Miscellaneous:-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice

and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties and their legal advisors.

d) Copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owner/s time to time.

e) The owner/s can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner/s shall not be liable for same in any manner whatsoever whether during construction or after construction.

g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.

h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.

i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne, paid and discharged by the Developer exclusively.

j) The landowner/s and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

k) 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 purpose 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/s without reimbursement of the same and the land owner/s shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

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

n) That no owner/ship has been transferred to the Developer by the Land Owner/s.

Schedule, above referred to**(Description of Land)**

ALL THAT the piece and parcel of land presently owned by the First Parties within Mouza- Bamunara, J.L. No- 58, Sub-Division-Durgapur, P.S-Kanksa, City-Durgapur, Dist-Paschim Bardhaman, Pin-713212, ADSR Durgapur, Under Gopalpur Gram Panchayat.

1) R.S. Plot No- 458, L.R Plot No-241, LR. Khatian No- 6755, 6756, 6757, 6758, & 6759, Baid, at present usable as bastu, Area measuring about 1.09 Kathas or more or less 1.7985 Decimals. The land is butted and bounded by:

North- land of Mita Gope & Mahendra Nath Gope.

South- Land of Purnima Haldar.

East- 20 feet Metal Road.

West- Arrah Mouza Sheet No 2.

2)R.S. Plot No- 456, L.R Plot No-239, LR. Khatian No-6951, 6942, 6941, 6950, 6957, 6759 & 6974, Baid, at present usable as Bastu, Area measuring about 11.8181 Kathas or more or less 19.5Decimals. The Land is Butted and bounded by :

North- - Land of Mitali Mondal.

South- Bamunara Mouza Sheet No 2.

East- 20 feet Metal Road.

West- Arrah Mouza Sheet No 2.

Total area of the two plots is 21.2985 Decimals.

This Project will be used for Residential Housing Purpose.

OWNER/S AREA: -developer shall have to provide 25% Super Built-up area at any floor as per sanctioned building plan which is going to be constructed over and above First & Second Schedule mentioned land, together with the undivided importable proportionate share and/or interest in the said land.

It is hereby declared that the full name, color passport size photograph and finger prints of each finger of both hands of Land Owner/s & Developer(s) are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

WITNESSES:-

1. Asim Sutar
S/o - Subal chandra
Sutar
Durgapur, DGP-08.

Prabodh Bhattacharyya
Shibu Gope
Anujit Bhowmik
Pravat Bhowmik
Prasanto Bhowmik

2. Gangaiah Mukherjee
S/o - Manojoy Mukherjee
Fatepur Rania

SIGNED AND DELIVERED by the OWNER/S/FIRST
PART at DURGAPUR in the presence of:

BENGAL INDIA REAL ESTATE
Rajesh Home Saha
Partner

BENGAL INDIA REAL ESTATE
Abhraman Hosen Saha
Partner


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

Drafted and Typed at my office & I read over & Explained in
Mother languages to all parties to this deed and
All of them admit that the same has been correctly
Written as per their instruction

Pradip Kr. Acharyya
PRADIP KR. ACHARYYA
ADVOCATE, Durgapur court
Enrollment no-WB/512/2000.
(Advocate)

1CA)

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 Rajesh Kumar Saha
	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 Rajesh Kumar Saha

বাম হাত Left Hand						 Ashim Kumar Hossain
	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 Ashim Kumar Hossain

বাম হাত Left Hand						 Prabodh Bhattacharya
	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 Prabodh Bhattacharya

বাম হাত Left Hand						 Shibu Chope
	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 Shibu Chope

1 (B)

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					



Anujit Barui

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

স্বাক্ষর
Signature Anujit Barui

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



Pranab Barui

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

স্বাক্ষর
Signature Pranab Barui

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



Prasant Barui

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

স্বাক্ষর
Signature Prasant Barui

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

ফটো

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

স্বাক্ষর
Signature



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

GRN Details

GRN: 192022230087508581 Payment Mode: Online Payment
GRN Date: 01/08/2022 11:10:55 Bank/Gateway: State Bank of India
BRN : IK0BVARWB5 BRN Date: 01/08/2022 11:11:50
Payment Status: Successful Payment Ref. No: 2002134232/5/2022
[Query No./Query Year]

Depositor Details

Depositor's Name: PRADIP KUMAR ACHARYYA
Address: DURGAPUR COURT PIN- 713216
Mobile: 9434251726
Depositor Status: Advocate
Query No: 2002134232
Applicant's Name: Mr PRADIP KUMAR ACHARYYA
Identification No: 2002134232/5/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002134232/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2002134232/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-2306-08310/2022	Date of Registration	01/08/2022
Query No / Year	2306-2002134232/2022	Office where deed is registered	
Query Date	14/07/2022 1:56:35 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT., Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL., PIN - 713216, Mobile No. : 9434251726, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 12/-	Rs. 43,12,945/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			




Land Details :



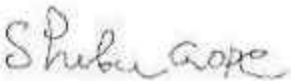


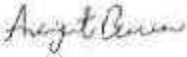


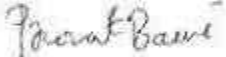



District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

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-241 (RS :458)	LR-6755	Bastu	Baid	0.3597 Dec	1/-	72,839/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-241 (RS :458)	LR-6756	Bastu	Baid	0.3597 Dec	1/-	72,839/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-241 (RS :458)	LR-6757	Bastu	Baid	0.3597 Dec	1/-	72,839/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-241 (RS :458)	LR-6758	Bastu	Baid	0.3597 Dec	1/-	72,839/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-241 (RS :458)	LR-6759	Bastu	Baid	0.3597 Dec	1/-	72,839/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L6	LR-239 (RS :456)	LR-6951	Bastu	Baid	3.9 Dec	1/-	7,89,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L7	LR-239 (RS :456)	LR-6942	Bastu	Baid	3.9 Dec	1/-	7,89,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,

L8	LR-239 (RS -456)	LR-6941	Bastu	Baid	3.9 Dec	1/-	7,89,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L9	LR-239 (RS -456)	LR-6950	Bastu	Baid	0.6 Dec	1/-	1,21,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L10	LR-239 (RS -456)	LR-6957	Bastu	Baid	3.3 Dec	1/-	6,68,250/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L11	LR-239 (RS -456)	LR-6759	Bastu	Baid	0.6 Dec	1/-	1,21,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L12	LR-239 (RS -456)	LR-6974	Bastu	Baid	3.3 Dec	1/-	6,68,250/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			21.2985Dec	12 /-	43,12,945 /-	
Grand Total :					21.2985Dec	12 /-	43,12,945 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PROBODH BHATTACHARJEE (Presentant) Son of DURGADAS BHATTACHARJEE Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office			
		01/08/2022	LTI 01/08/2022	01/08/2022
ARRAH, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIxxxxxx8N, Aadhaar No: 36xxxxxxxx7518, Status :Individual, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office				



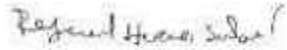


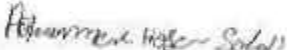
2	Name Mr SHIBU GOPE Son of MANASA GOPE Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office	Photo  01/08/2022	Finger Print  LTI 01/08/2022	Signature  01/08/2022
ARRAH, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx9H, Aadhaar No: 26xxxxxxxx5858, Status :Individual, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office				
3	Name Mr AVIJIT BAURI Son of GORA BAURI Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office	Photo  01/08/2022	Finger Print  LTI 01/08/2022	Signature  01/08/2022
ARRAH, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BRxxxxxx8C, Aadhaar No: 60xxxxxxxx1056, Status :Individual, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office				
4	Name Mr PRAVAT BAURI Son of AJIT BAURI Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office	Photo  01/08/2022	Finger Print  LTI 01/08/2022	Signature  01/08/2022
ARRAH, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx9H, Aadhaar No: 79xxxxxxxx3188, Status :Individual, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office				
5	Name Mr PRASANTA BAURI Son of PRALHAD BAURI Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office	Photo  01/08/2022	Finger Print  LTI 01/08/2022	Signature  01/08/2022

ARRAH, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BRxxxxxx9H, Aadhaar No: 43xxxxxxxx1089, Status :Individual, Executed by: Self, Date of Execution: 01/08/2022
 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office



Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BENGAL INDIA REAL ESTATE 24/146, CHAFFE STREET,, Block/Sector: SEC- 2B, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr REJAUL HAQUE SALAFI Son of Mr NURUL ISLAM SALAFI Date of Execution - 01/08/2022, , Admitted by: Self, Date of Admission: 01/08/2022, Place of Admission of Execution: Office			
		Aug 1 2022 2:06PM	LTI 01/08/2022	01/08/2022
	FLAT NO- 1C, BUILDING NO- 32 , TAPOBAN CITY, BAMUNARA, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx7H, Aadhaar No: 36xxxxxxxx7299 Status : Representative, Representative of : BENGAL INDIA REAL ESTATE			
2	Name	Photo	Finger Print	Signature
	Mr AAHAMMAD HOSEN SALAFI Son of Mr NURUL ISLAM SALAFI Date of Execution - 01/08/2022, , Admitted by: Self, Date of Admission: 01/08/2022, Place of Admission of Execution: Office			
		Aug 1 2022 2:07PM	LTI 01/08/2022	01/08/2022
	FLAT NO-1C, BUILDING NO- 32, TAPOBAN CITY, BAMUNARA,, City:- Durgapur, P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: CExxxxxx8H, Aadhaar No: 93xxxxxxxx9556 Status : Representative, Representative of : BENGAL INDIA REAL ESTATE (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASIM SUTRADHAR Son of Mr SUBAL CHANDRA SUTRADHAR PIYALA, City:- Durgapur, P.O:- PALASDIHA, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713208			
	01/08/2022	01/08/2022	01/08/2022
Identifier Of Mr PROBODH BHATTACHARJEE, Mr SHIBU GOPE, Mr AVIJIT BAURI, Mr PRAVAT BAURI, Mr PRASANTA BAURI, Mr REJAUL HAQUE SALAFI, Mr AAHAMMAD HOSEN SALAFI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr AVIJIT BAURI	BENGAL INDIA REAL ESTATE-0.3597 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr SHIBU GOPE	BENGAL INDIA REAL ESTATE-3.3 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr PRAVAT BAURI	BENGAL INDIA REAL ESTATE-0.6 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mr PRAVAT BAURI	BENGAL INDIA REAL ESTATE-3.3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr PROBODH BHATTACHARJEE	BENGAL INDIA REAL ESTATE-0.3597 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr PRASANTA BAURI	BENGAL INDIA REAL ESTATE-0.3597 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr SHIBU GOPE	BENGAL INDIA REAL ESTATE-0.3597 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr PRAVAT BAURI	BENGAL INDIA REAL ESTATE-0.3597 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr AVIJIT BAURI	BENGAL INDIA REAL ESTATE-3.9 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr PROBODH BHATTACHARJEE	BENGAL INDIA REAL ESTATE-3.9 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr PRASANTA BAURI	BENGAL INDIA REAL ESTATE-3.9 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr SHIBU GOPE	BENGAL INDIA REAL ESTATE-0.6 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code: 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 241, LR Khatian No:- 6755	Owner:অভিজিৎ বাউরী, Gurdian:গোরা , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ, Area:0.01000000 Acre,	Mr AVIJIT BAURI
L2	LR Plot No:- 241, LR Khatian No:- 6756	Owner:প্রবোধ ভট্টাচার্য্য, Gurdian:দুর্গাদাস , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ, Area:0.01000000 Acre,	Mr PROBODH BHATTACHARJEE
L3	LR Plot No:- 241, LR Khatian No:- 6757	Owner:প্রশান্ত বাউরী, Gurdian:প্রহ্লাদ , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ,	Mr PRASANTA BAURI
L4	LR Plot No:- 241, LR Khatian No:- 6758	Owner:শিবু গোস্ব, Gurdian:মনসা , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ,	Mr SHIBU GOPE
L5	LR Plot No:- 241, LR Khatian No:- 6759	Owner:প্রভাত বাউরী, Gurdian:অজিত , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ,	Mr PRAVAT BAURI
L6	LR Plot No:- 239, LR Khatian No:- 6951	Owner:অভিজিত বাউরী , Gurdian:গোরা বাউরী, Address:নিজ , Classification:বাইদ, Area:0.03640000 Acre,	Mr AVIJIT BAURI
L7	LR Plot No:- 239, LR Khatian No:- 6942	Owner:প্রবোধ ভট্টাচার্য্য, Gurdian:দুর্গাদাস , Address:নিজ , Classification:বাইদ, Area:0.03640000 Acre,	Mr PROBODH BHATTACHARJEE
L8	LR Plot No:- 239, LR Khatian No:- 6941	Owner:প্রশান্ত বাউরী, Gurdian:প্রহ্লাদ , Address:নিজ , Classification:বাইদ, Area:0.03640000 Acre,	Mr PRASANTA BAURI
L9	LR Plot No:- 239, LR Khatian No:- 6950	Owner:শিবু গোস্ব , Gurdian:মনসা গোস্ব, Address:নিজ , Classification:বাইদ, Area:0.00640000 Acre,	Mr SHIBU GOPE
L10	LR Plot No:- 239, LR Khatian No:- 6957	Owner:শিবু গোস্ব, Gurdian:মনসা , Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Mr SHIBU GOPE
L11	LR Plot No:- 239, LR Khatian No:- 6759	Owner:প্রভাত বাউরী, Gurdian:অজিত , Address:আড়রা দুর্গাপুর ১২ , Classification:বাইদ,	Mr PRAVAT BAURI
L12	LR Plot No:- 239, LR Khatian No:- 6974	Owner:প্রভাত বাউরী, Gurdian:অজিত , Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Mr PRAVAT BAURI

On 01-08-2022

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 12:12 hrs on 01-08-2022, at the Office of the A.D.S.R. DURGAPUR by Mr PROBODH BHATTACHARJEE , 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 43,12,945/-

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

Execution is admitted on 01/08/2022 by 1. Mr PROBODH BHATTACHARJEE, Son of DURGADAS BHATTACHARJEE, ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr SHIBU GOPE, Son of MANASA GOPE, ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Mr AVIJIT BAURI, Son of GORA BAURI, ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 4. Mr PRAVAT BAURI, Son of AJIT BAURI, ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 5. Mr PRASANTA BAURI, Son of PRALHAD BAURI, ARRAH, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr ASIM SUTRADHAR, , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

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

Execution is admitted on 01-08-2022 by Mr REJAUL HAQUE SALAFI,

Indetified by Mr ASIM SUTRADHAR, , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 01-08-2022 by Mr AAHAMMAD HOSEN SALAFI, PARTNER, BENGAL INDIA REAL ESTATE (Partnership Firm), 24/146, CHAFFE STREET, , Block/Sector: SEC- 2B, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr ASIM SUTRADHAR, , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

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 01/08/2022 11:11AM with Govt. Ref. No: 192022230087508581 on 01-08-2022, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVARWB5 on 01-08-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3068, Amount: Rs.5,000/-, Date of Purchase: 28/07/2022, Vendor name: RAM PRASAD BANERJEE

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/08/2022 11:11AM with Govt. Ref. No: 192022230087508581 on 01-08-2022, Amount Rs: 2,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BVARWB5 on 01-08-2022, 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 201710 to 201732
being No 230608310 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.08.01 17:11:23 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/08/01 05:11:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
