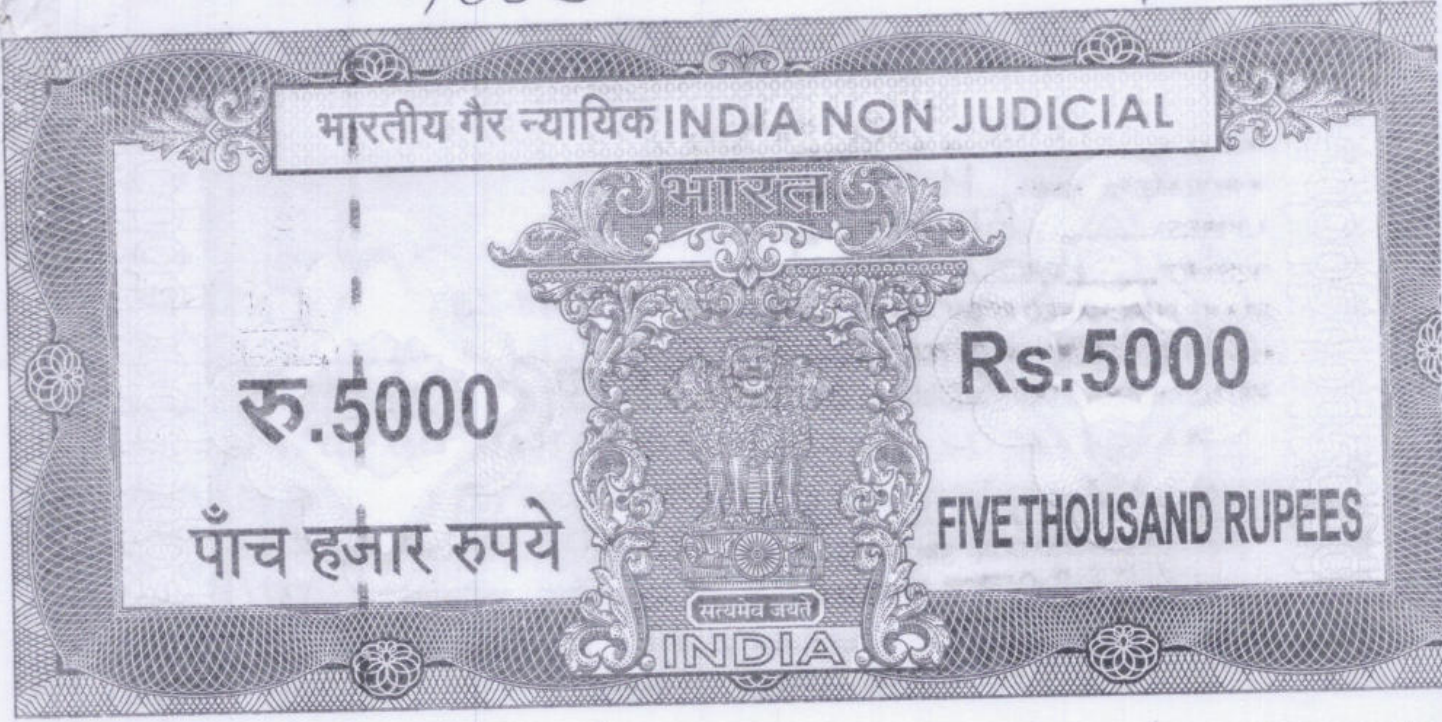


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 718786

12-12 p.m  
03/08/2023

DEVELOPMENT / CONSTRUCTION AGREEMENT

Query No. 2001688297/2023

GRN : 1920232401287403142/

THIS DEED OF AGREEMENT is made on this 31<sup>st</sup> day of July , 2023.


Dist:- Paschim Bardhaman P.S. Raniganj

Mouza:- Raniganj Municipality,

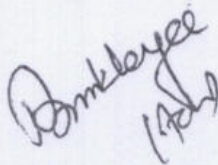
Area:- 30.9012 decimal

Between

Certified that the Endorsement Sheet's and the Signature Sheet attached to this documents are part of the Document

  
Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

03 AUG 2023



1. SAMAR MAJI ( PAN-BBBPM6049J), S/O Late Basudeb Maji,  
2. RABINDRANATH MAJI (PAN-AEWPM5419H), S/O Late Basudeb  
Maji, 3. JITENDRA NATH MAJI (PAN-AECPM7192R), S/O Late Basudeb  
Maji 4. BISHNUPADA MAJI (PAN-ADZPM8436G), S/O Late Basudeb  
Maji all by faith Hindu, by occupation Business and retired persons, resident  
of 20 N.S.B Road, Raniganj, P.O & P.S Raniganj, Dist- Paschim Bardhaman,  
Pin- 713347, hereinafter referred to as "LAND OWNERS"/"FIRST  
PARTY" (which expression shall unless contrary or repugnant to the  
context include their legal representatives heirs, successors,  
assigns) of the FIRST PART.

AND

M.M. BUILDERS ( PAN - ABXFM6714D) a partnership firm,  
incorporated under the provision of the partnership Act, 1932 having  
his office at vill & post - Bhanora, P.S- Barabani, Dist- Paschim  
Bardhaman, Pin- 713334, hereinafter referred to as DEVELOPER,  
represented by some of its partners, (1) MITHU GOPE, D/O- Late Gopal  
Chandra Ghosh, (2) ASHIS GOPE, S/O Late Lalu Gope, both are  
resident of Vill- kankar Danga, P.O. Egara, P.S. -Raniganj, Pin-  
713323, Dist- Paschim Bardhaman (3) AMIT KAPURI, s/o Ramprasad  
Kapuri, (4) MOUMITA KAPURI, D/O Basudev Ghosh, both are  
resident of Vill & Post- Bhanora, P.S.- Barabani, Dist- Paschim  
Bardhaman, Pin-713334, hereinafter referred to as "DEVELOPER"/  
"SECOND PARTY" (which expression shall unless contrary or  
repugnant to the context include their legal representatives heirs,  
successors, assigns) of the SECOND PART.

Whereas the present landowners owing and possessing of a  
land, under Mouza-Raniganj, J.L NO- 24, L.R. Khatian No. 10270,  
10271, 10272, 10273, 30549, 30551, 30556 & 30623 R.S. Plot  
No.- 1860, 1861 & 1862 corresponding to L.R. Plot No.-  
2813, 2814 & 2815 Area of Land is 30.9012 (thirty point nine  
zero one two) Decimal, The property is fully mentioned in the  
schedule 'A' herein below and the name of present land owners duly  
recorded in the L.R records of rights.

Contd P/3

*Bank by*  
*(M)*

**AND WHEREAS**, after acquiring the "A" schedule land the First Party are in peaceful possession of the same being absolute owner thereof.

**AND WHEREAS**, the Owners /First Party is desirous of developing the said property as residential cum commercial complex having several independent self contained apartments, flats, office, room, shops, parking space, garage etc. to be possessed independently on ownership basis.

**AND WHEREAS**, the Developer /Second Party having the necessary experience, expertise and infrastructure in the development of real estate field approached the Owner/First Party with an offer for development of the said property as residential-cum-commercial complex which the Owner/First Party accepted and voluntarily agreed on the terms and conditions mutually agreed upon by and between them.

The Parties hereto have agreed to develop the said property by constructing Multi-storied buildings thereon with the object of exploiting the same commercially for residential-cum-commercial purpose in accordance with a building plan which is to be sanctioned in the name of the Owner/First Party at the cost and expenses of the Developer/Second Party.

**NOW THIS DEED WITNESSETH AS FOLLOWS**  
**ARTICLE "I" DEFINITION**

**THE OWNERS :-** The Owner shall mean 1.SAMAR MAJI( PAN-BBBPM6049J) ,S/O Late Basudeb Maji, 2.RABINDRANATH MAJI (PAN-AEWPM5419H), S/O Late Basudeb Maji, 3. JITENDRA NATH MAJI (PAN-AECPM7192R), S/O Late Basudeb Maji 4. BISHNUPADA MAJI (PAN-ADZPM8436G), S/O Late Basudeb Maji, unless exclude by or repugnant to the subject by context be deemed to mean and include their heirs, successors, administrators, legal representatives and/or assigns.

**THE DEVELOPER :-** The Developer shall mean MM BUILDERS , having its office having his office at vill & post - Bhanora, P.S- Barabani, Dist- Paschim Bardhaman, Pin- 713334 and unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives, permitted assigns and nominees.

*(Handwritten signature)*

**THE PROPERTY :-** The property shall mean land measuring about 30.9012 (thirty point nine zero one two) decimals approx, under Mouza-Raniganj Municipality, J.L NO- 24, L.R. Khatlan No. 10270, 10271, 10272, 10273, 30549, 30551, 30556 & 30623 R.S. Plot No.- 1860, 1861 & 1862 corresponding to L.R. Plot No.- 2813, 2814 & 2815 Area of Land is 30.9012 (thirty point nine zero one two) Decimal, under the jurisdiction of Asansol Municipal Corporation, Dist- Paschim Bardhaman

**THE BUILDING :-** The building shall mean the building or buildings proposed to be constructed on the said "A" schedule property.

**COMMON FACILITIES :-** Common facilities shall mean and include right to use corridors, hallways, stairways, landings, lift machine room, lift wall, staircases room, passages, lift, sewerage, septic tank, underground water tank/s, parking space and other spaces and facilities whatsoever, required for the uses, enjoyment, maintenance and/or management of the building or buildings or part thereof.

**SALEABLE SPACE :-** Saleable space shall mean the space in the building available for independent use and occupation along with the proportionate share of space defined under common areas and facilities.

**OWNER ALLOCATION :-** Owner's allocation shall mean 40% Super Build-up area of the Land owners of the agreement. construction area should be calculated upon the permitted area from the competent authority on and above the land owners area of land.

**DEVELOPER'S ALLOCATION :-** Developer's allocation shall mean the saleable space allocable to the Developer in the building in the manner hereinafter provided excluding the Owners allocation and more specifically mentioned in the schedule "C" below.

**THE ARCHITECT :-** The architect shall mean such person, firm or company as may be appointed by the Developer for designing and planning of the building.

**BUILDING PLAN :-** Building plan would mean such plan or plans to be prepared by the Architect/Engineer and to be sanctioned from AMC for the construction of the building and/or any other plan addition or revised to be sanctioned by the Asansol Municipal Corporation or other appropriate authorities as per Municipal Corporation Law at the cost of the Second Party in the name of the First Party for the construction of the proposed building over the "A" schedule land.

• 5 \*

**TRANSFER** :- Transfer with its grammatical variations shall include a transfer by delivery of possession and by other means adopted for affecting a transfer of space under the law.

**TRANSFeree** :- Transferee shall mean a person or persons to whom any space in the building can be transferred.

## ARTICLE II - OWNERS REPRESENTATIONS

1. The owners have offered total land of 30.9012 (thirty point nine zero one two) decimals approx for development and construction of a housing complex consisting of flat/apartment, commercial shops & parking spaces.
2. That the Owners are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
3. That none other than Owners have any right, title, interest claimand/or demand whatever and in respect of the said property and/or any portion thereof.
4. That entirety of the "A" schedule mentioned property is at present having the owner's buildings and shops allocated to the tenants, so the execution of this Agreement the First Party do hereby have to deliver vacant possession of the said property unto the Second Party i.e. the Developer.
5. The owners hereby declared that:-
  - a. No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b. There is no agreement between the owners and any other party(except MM BUILDERS) either for sale or for development and construction of housing complex .
5. That the owner 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 owners.
6. The said property is free from all mortgages, encumbrances, charges, liens, lis-pendencies, attachments, trusts and acquisitions whatsoever .

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*Banklejee*  
*(H/W)*

### ARTICLE III- DEVELOPER'S REPRESENTATIONS

1. The Owners hereby grants exclusive right to the Developer to construct upon and exploit commercially the said property by constructing Multi- storied building/buildings thereon according to the terms, conditions and considerations herein contained as a residential-cum-commercial complex.
2. Nothing in these presents shall be construed as a demise or assignment or conveyance in law by the Owners of the said property or any part thereof to the Developer or as creating any right, title or interest in respect thereof in favour of the Developer save as herein expressly provided and also an exclusive right and irrevocable authority granted to develop the same in terms hereof and to deal and to transact freely with its own allocation in the building in the manner hereinafter stated.
3. The Developer shall be at liberty to prepare site plan, floor plan, elevation showing road, boundary wall, entry to building gate along with elevation and perspective views of plot of land according to its convenience as permissible under law relevant there from.
4. Section 202 of the act IX of 1872 will be taken into consideration in case of death of the any or all land Owner/First Party.

### ARTICLE IV - ALLOTMENT

It is also agreed that in lieu of the First Party/Owner's "A" schedule land, the First Party/Owners will be provided with the "B" schedule property (Owners' Allocation).

Be it specifically settled between the Parties that the First Party shall get their said allotted "B" schedule property complete in all respect as per schedule "D" mentioned hereunder that Land Owner's allocation shall be 40% Super Build-up area of construction area and the rest 60% super build-up area will be developer's allocation of construction area. Construction area should be calculated upon the permitted area from the competent authority on and above the land owners area of land. Owners and developers will take liabilities in 50 : 50 Ratio of the tenants. If those tenants intend to purchase the said shop room or take rent of the said shop room the money will be divided in between the owners and developers in 50: 50 ratio.

That the Second Party/Developers save and except those are to be allotted to the First Party/Owners as per schedule "B" of this Deed mentioned herein above all other remaining properties are to be the property of the Developers with all right to Sell, Mortgage, Gift, Lease etc. etc. along with common rights, undivided common share or interest in the "A" schedule land.

Contd...P/7

*Ramesh  
A/S*

**ARTICLE V - COMMENCEMENT**

1. The Agreement shall be deemed to have commenced from registration of this Deed.
2. This Agreement shall remain in force for a period of 36 (Thirty Six) months with a grace period of 6(six) months from the date of receiving the duly sanctioned plan from Asansol Municipal Corporation as well as obtaining necessary permissions from other competent authority/authorities whichever is later.

If the Developer/Second Party fails to complete the project within the said period of said 36 (Thirty Six) months subject to force majeure condition then further time of 6 (six) months as agreed between the Parties will be granted by the Owners/First Party before rescinding the Agreement and the period of 36 (Thirty Six) months is subject of the provisions of Force Majeure.

**ARTICLE VI - PROCEDURE**

1. The Developer shall have building plan(s) prepared as required under the law by a competent and recognized architect/engineer.
2. The Owners will in the name of the Owners but at the cost of the Developer submit all building plan to the Corporation and/or any other appropriate/competent authorities for sanction, permission and/or clearance as may be required.
3. The Owners will at the cost of the Developer submit all such applications to any competent authority under any law or statute as may be required for the purpose of developing the said property as provided herein.
4. All applications shall be made in the name of the Owners and the necessary sanctions, permissions and/or clearance(s) shall be obtained in the name of the Owner but shall be retained by the Developer.
5. The Developer shall be responsible to pay all charges towards conversion of the land and also be liable to pay upto date Khajna of the land.
6. The Developer shall bear all expenses whatsoever to obtain sanction, permission and/or clearance of the building plan including the cost of preparation of the same, sanction fees and all other expenses as may be necessary with the right to get refund, if any, and the Owner shall no way be liable for the same.
7. The Owners will render to the Developer all reasonable assistance and co operation necessary to apply for and/or clearances mentioned above and hereby agrees and assures the Developer to sign and execute such plans, applications and other papers as may be required by the Developer from time to time but the Owner shall have no financial obligation whatsoever of the said purpose.

Contd...P/8

*Bankloyee  
(Adm)*

8. That the Owners will execute a General Power of Attorney in favour of the Developer/Second Party for the purpose of the construction and sale of the Developer's Allocation in respect of the building to be constructed.

**ARTICLE VII - POSSESSION**

1. With the execution of this Agreement the Owners will deliver vacant possession of the property more fully mentioned in schedule "A" below to the Developer for the purpose of development of the same.
2. Until the completion of the building, the Developer shall hold possession of the said property on his behalf as well as on behalf of the Owners PROVIDED HOWEVER the Owners and the Developer shall be entitled to deal with their respective allocation as absolute Owner thereof without any interference or disturbance from either side.

**ARTICLE VIII - BUILDING**

1. The Developer shall at its own costs construct/erect and complete in all respect Multi-storied building/buildings to be sanctioned and/or approved by the AMC on the said property within a period of 36 (Thirty Six) months as stated above.
2. The design and the nature of the building and the materials to be used shall be according to the specifications to be specified by the Architect/Engineer to be appointed by the Developer.
3. The building shall be of R.C. construction and shall conform with the specifications more fully described in the schedule "D" hereto annexed.
4. The Developer shall also at its own cost install and provide such facilities that may be required to be provided according to the statutory bye laws and regulations of the Municipality and/or appropriate authorities.
5. The Developer shall be authorized by the Owners to apply for and to obtain temporary and/or permanent water connections, electric connections, telephone, gas connections and for other inputs and facilities as may be necessary for such constructions.
6. All costs, charges and expenses for construction of the building including Architect's fees, Engineer's fees, sanction fees etc. shall be paid and discharged by the Developer and the Owners will have no responsibility whatsoever in this respect.

*Amaloyee*  
*(Signature)*

**ARTICLE IX - ALLOCATIONS**

The common and utility arrears shall be controlled by the Developer.

1. Either party shall be entitled to sell, transfer, lease and/or otherwise deal with or dispose of their respective allocated portions as they may deem fit and proper.
2. That the Developer shall have full right to enter into any or all Agreement with any Third Party or Parties for selling their allocated portion or portions before actual handing over of Owner's allocation.
3. That the Owners' share (Owner's allocations) of the entire constructed area has been described in Schedule 'B' herein below.

**ARTICLE X - RATES & TAXES**

1. On completion of the building, the Parties hereto shall take possession of their respective allocated areas/portions in the building and as from the date shall be responsible to pay and bear the maintenance/service charges for the common facilities in the building.
2. The service charges shall include insurance, utility charges, maintenance of mechanical, electrical, sanitary and other equipment's maintenance and general management of the building.
3. The Developer in consultation with the Owner and other purchaser/ occupier(s) shall frame the scheme for the management, maintenance and administration of the building and all the particulars / occupiers shall abide by all the rules and regulations of such management / administration / maintenance and other schemes.

**ARTICLE XI - COMMON RESTRICTIONS**

1. The occupiers of the building shall not use or permit the user of their allocated portion in the building or any portion thereof for carrying on any obnoxious, illegal, unlawful and immoral trade or activity, nor permit the use thereof for any purpose, which may cause any nuisance or annoyance or disturbance and/or hazard to the other occupiers of the building and/or to the neighbours. None of the occupiers shall demolish or permit demolition of any of the structure in their allocated portion or any part thereof, or make any structural alterations therein excepting minor additions and alterations.
2. The occupiers shall abide by all laws, bye laws, rules and regulations of the Municipality, Government Authorities, local competent authorities, organizations and bodies, as the case be and shall attend to, answer for and be responsible for any deviation, violation, and/or breach of any of the aforesaid mentioned laws, bye laws, rules and regulations in this context.
3. The occupiers shall keep their allocated portion in good condition and repair so as not to cause any damage to the building or any part thereof and shall keep the Owners and the other occupier indemnified from and against the consequence of such breach and/or act or commission.

4. None of the occupiers shall do or cause or permit any action which may render void or voidable the insurance of the building or any part thereof and shall keep the Owners and other occupiers of the building harmless and indemnified from and against the consequences of such actions.
5. No articles and/or other items shall be kept in the areas meant for common use in the building and no hindrance shall be caused in any manner for free movement in the corridors and other common areas of the building.
6. None of the occupiers shall create any hindrance to the Developer and/or his agents' at all reasonable times to enter into any portion of the building for the purpose of maintenance cleaning and keeping in order the common facilities including electrical sanitary heating and other systems.

#### **ARTICLE XII- OWNER'S OBLIGATIONS**

1. The Owners hereby agreed and covenants with the Developer not to cause any interference or hindrance in the construction of the building at the said property by the Developer if the terms of the Agreement are strictly complied with by the Developer.
2. The Owners hereby agrees and covenants with the Developer not to do any act or deed or things whereby the Developer may be prevented from selling, assigning and/or disposing of any of the Developer's allocated portion in the building or at the said property.
3. The Owners hereby agrees and covenants with the Developer not to let out, grant lease, mortgage and/or charge the said property or any portion thereof without consent in writing of the Developer during the period of construction.
4. Upon completion of the said building the Developer and the Owner shall have the right to sell/sale their respective allocation in the said building. In such instances, the other Party will not make any objection to such sale. Besides this the Owner can also sell his allocated share and in such case the Owner shall execute the Deed of Conveyance and the Developer agreed to be stand as Confirming party.
6. The Owners will have to pay income tax or any other taxes for selling of their allocated portion.
7. That if in the future the authority concern will grant permission for further vertical erection of the proposed building, in such situation the owner (his heirs and successors) will create further Construction Agreement and Power of Attorney in favour of the Second Party/Developer necessary if any.

*Amklopp  
(Aby)*

**ARTICLE XIII - DEVELOPER'S OBLIGATION**

1. The Developer hereby agrees and covenants with the Owners to complete the construction of the building within 36 months as stated above from the date of obtaining sanctioned plan from the Asansol Municipal Corporation.
2. In constructing the said building, the Developer will ensure that there is no violation of any rule of environment pollution and/or sanctity of the locality.
3. The Developer will be solely responsible to pay income tax or any other taxes for selling of their allocated "C" schedule property to the third person and the Owners are not liable to pay the same.
4. The Developer hereby agrees and covenants with the Owners not to transfer and/or assign the benefit of this Agreement nor transfer any portion of Owner's allocation.
5. The Developer hereby agrees and covenants with the Owners not to do any act, deed or thing whereby the Owner is prevented from enjoying, selling, assigning and/or disposing of the Owner's allocated property in the building at the said property.
6. That if the First Party/Owners intend to sell and transfer their allotted portion in that case the Second Party shall execute all such deed or deeds as co-sellers with the Owner or Owners as and when required.
7. That the Developer towards construction of building over the "A" schedule property at their own cost will obtain necessary permission from the state of West Bengal under the Provisions of Housing Act and Rules there under.

**ARTICLE XIV - OWNERS' INDEMNITY**

1. The Owners hereby undertakes that the Developer shall be entitled to construct and complete the said building and enjoy his allocated space(s). 2. The Owner hereby agrees to indemnify the Developer against all actions, suits, costs and proceedings and claim that may arise out of the Owner's title in the said property.

2.

**ARTICLE XV - DEVELOPER'S INDEMNITY**

1. The Developer hereby undertakes to keep the Owners indemnified against all Third Party claims and actions arising out of any sort of act of omission or commission of the Developer / his men or agents in or relating to the construction of the said building.
2. The Developer hereby undertakes to keep the Owner indemnified against all actions, suits, costs and proceedings and claims that may arise out of the Developer's actions with regard to the development of the "A" schedule property.

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*Amblayee*  
*(12/11)*

**ARTICLE XVI - TITLE DEEDS**

The original title deeds and other title related papers in respect of the "A" schedule property shall remain with the Developer. The Developer in consultation with the subject, to the approval of the Owners, shall prepare such document as would be required in the context of this project.

**ARTICLE XVII - MISCELLANEOUS**

It is understood that from time to time to facilitate the construction of the building by the Developer, various deeds, matters and things not herein specified, may be required to be done by the Developer and/or which the Developer may need the authority of the Owners and various applications and other documents may be required to be signed or made by the Owners relating to which specific provisions may not have been made herein and the Owners hereby so authorizes so the Developer and the Owners undertakes to execute any such additional power of attorney and/or authorization as may be required by the Developer for the purposes. The Owner also undertake to sign and execute all such additional applications and other documents as the case may be, provided that all such acts, deeds, matters and things do not in any way infringe on the rights of the owners and/or go against the spirit of the Agreement.

Any notice required to be given by the Developer shall, without prejudice to any other mode of service liable, be deemed to have been served on the Owners if delivered by hand or sent by prepaid registered post at the last known address of the owner recorded with the Developer & vice versa.

The Developer is also entitled to get loan from financial institutions for the project in respect of the schedule property.

That it is also agreed between the Parties that the Developer may use any other land adjoining with the "A" schedule mentioned land and is entitled to erect building over the "A" schedule land along with other land as per plan of the A.M.C.

That for enabling the Second Party to raise the said proposed Multi storied building as well as to enter into any Agreement for Sale and/or to make absolute sale/transfer of the flat / flats / shop / godown / office / garage / parking space etc. (save and except the "B" schedule - Owner's allocated property) the First Party doth hereby empowered the Second Party authorizing him to exercise the following powers for and on behalf of the First Party as Constituted Attorney and a separate Deed of Power of Attorney will be executed to that effect.

Contd...P/13.

*Bank byee  
(stamped)*

### ARTICLE XVIII - FORCE MAJEURE CONDITION

Except under the circumstances hereinafter mentioned there will be no extension of the period for completion of construction of the building by the Developer on the said property.

The Parties hereto shall not be considered to be liable for any obligation hereunder to the extent that the performance of the relative obligation is proved by the existence of a force majeure and shall be suspended from the obligation during the duration of the Force Majeure.

Force Majeure condition shall mean and include flood, earthquake, riot, war, pandemic, storm, tempest, civil commotion, strike, lockout/lockdown, stop work notice, court cases, scarcity/non availability of building materials and / or any other act or commission beyond the control of the Parties hereto.

### ARTICLE XIX - JURISDICTION

The court at Asansol alone shall have the jurisdiction to entertain, try and determine all actions, suit and proceedings arising out of these presents between the Parties hereto.

That the Parties are specifically bounded in respect of the covenants made hereinabove.

### SCHEDULE "A" (Description of the entire Land)

Within District **Paschim Bardhaman**, P.S.- **Raniganj** Mouza-  
Raniganj Municipality, Chowki, Sub-Division **Asansol** and A.D.S.R. Office at  
Raniganj, J.L. No.- 24

SL NO	L.R. KHATIAN NO	R.S. DAG NO	L.R. DAG NO	CLASSIFICATION	AREA	LAND OWNER
1.	30556	1860	2813	BASTU	0.5 CHHATAK	No. 1
2.	30623	1860	2813	BASTU	0.4 CHHATAK	No. 2
3.	30549	1860	2813	BASTU	0.4 CHHATAK	No. 3
4.	30551	1860	2813	BASTU	0.4 CHHATAK	No. 4
5.	30556	1861	2814	BASTU	1.3 CHHATAK	No. 1
6.	30623	1861	2814	BASTU	1.3 CHHATAK	No. 2
7.	30549	1861	2814	BASTU	1.3 CHHATAK	No. 3
8.	30551	1861	2814	BASTU	1.2 CHHATAK	No. 4
9.	10270	1862	2815	BASTU	7.6 Decimal	No. 1
10.	10272	1862	2815	BASTU	7.5 Decimal	No. 2
11.	10271	1862	2815	BASTU	7.6 Decimal	No. 3
12.	10273	1862	2815	BASTU	7.5 Decimal	No. 4

In the above mentioned 12 serial and three dag total measuring 30.9012 Decimal of land hereby agreement for development.

On the East - Property of Rungta family.

On the West - Property of ...MANSOROVAR

On the North - Property of ...SITARAM

On the South - NSB...Road, 40 feet.

**SCHEDULE "B" (Owner's Allocation)**

In lieu of the Owners' "A" schedule land, the First Party/Owner will be provided with the following properties :-

THAT Land Owner's allocation shall be 40% Super Build-up area of construction area. construction area should be calculated upon the permitted area from the competent authority on and above the land owners area of land.

**SCHEDULE "C" (Developers allocation)**

All other remaining properties (60% of the super build-up area of the construction) are to be the property of the Developer with all right to Sell, Mortgage, Gift, Lease etc. etc. along with common rights, undivided common share or interest in the "A" schedule land and privileges including the entire roof of the top floor to be constructed over the "A" schedule land.

**SCHEDULE "D" (Above Referred To)**

**STRUCTURE** : Earthquake Resistant Reinforced concrete framed structure with Columns, Beam's and slab have been provided. Bricks Masonry walls of thickness 10", 8" & 5" to be provided with cement Mortar Ratio 1:6 & 1:4 respectively.

**WALL FINISHING** : Finishing of all internal walls and ceiling with Plaster of Paris with Decorative cement paints to all exterior walls of building.

**PAINTS** : All wooden and M.S. Grills, Gates shall have one coat of primer with two coats of synthetic enamel paint.

**DOORS** : All inside doors (Bedrooms, Balcony) will be best quality wood frames fitted flush door with all fitting. Toilets and kitchen with PVC door frames with P.V.C doors will be provided.

**WINDOWS** : Aluminium sliding and M.S Grills.

**FLOORING** : All Bed room, Drawing, Dining, Balcony and Kitchen will be laid Vitrified Floor Tiles and Toilet will be laid with Anti skit floor tiles.

Contd...P/15.

*Amkloyee  
(New)*

**KITCHEN** : Kitchen will have Anti Skit Floor Tiles and working table with polished Green coloured granite marble. Wall will be provided with glazed tiles up to a height of 2.5 feet on the working table side only. Kitchen will also have a stainless steel sink with two C.P. taps one above & one below sink.

**TOILET** : Floor with Anti Skit Tiles, Wall will be provided with glazed tiles up to a height of 6 feet. Both toilets will have European Type commode. Two Wash Basin & Shower will be provided. Sanitary wares will be of white coloured. One geyser point in common bathroom. All pipelines shall be PVC pipes of approved dia. and make.

**ELECTRICAL** : Electricity will be provided by West Bengal State Electricity Board. Individual flats/shop will be provided service line. Electric Meter as per existing rules of the West Bengal State Electricity board on their own responsibility and cost All Electric lines inside the flats will be concealed with copper wires as per specifications. All bed rooms will be provided with two light points, one fan point and one 5 amp plug point. One 15 amp Plug point for one AC Plug point on switch board in master bedroom.

Drawing spaces will be provided with two light points, two fan points and one 5 amp power plug point for TV and one 15 amp plug point for refrigerator, in addition to one 5 amp socket point in each switch board. Kitchen will be provided with one light point, one exhaust fan point and one 15 amp. Plug point for use of Mixture / Grinder. Balcony will be provided with one light point. Toilet will be provided with one light point and one exhaust fan point, and one geyser point in common bathrooms. All flats will have a calling bell point beside entrance door.

A sheet containing the finger prints of both hands of the parties herein along with their self attested photograph is attached with this Deed is to be treated as part of this Deed.

Contd...P/16.

*(Signature)*  
(S)

IN WITNESS WHERE OF both Parties named above signed and executed this **DEED OF DEVELOPMENT AGREEMENT** on this the 31<sup>st</sup> day of July, 2023.

**WITNESSES:**

1. Avijit Kapuri  
S/o - Ramprasad Kapuri  
vill+po - Bhanora,  
P.S. - Barabani  
Pim - 713334  
Paschim Bardhaman  
West Bengal.
2. Prayogit Maji  
S/o - Bishnu pada Maji  
PO+P.S. - Raniganj.  
Pim - 713347.  
Paschim Bardhaman  
West Bengal.

1. Samu Maji
2. Rabin + Ma Maji
3. Iskender Nath Maji
4. Bishnu pada Maji

Signature of the

"OWNERS"/"FIRST PARTY"

1. Mithu G **CON BUILDERS**
2. Ashis Gope
3. Amit Kapuri **Partner**
4. Mounita Kapuri

Signature of the "DEVELOPERS" / 1  
"SECOND PARTY"

Prepared by me as per instruction of the Parties and read over and explained the contents to the Parties & printed in my office

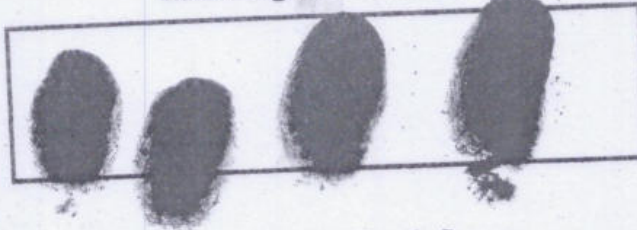
*Pranab Mukherjee*

Advocate, Asansol Court  
Regd. No. WB 1279/2003

Thumb

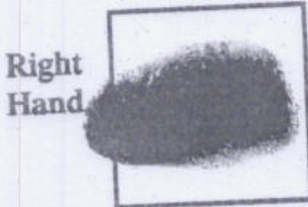


Littlefinger to forefinger

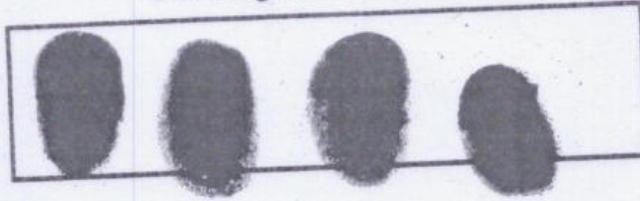


Rabin Mohan Majhi

Thumb



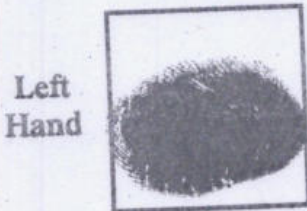
Forefinger to Littlefinger



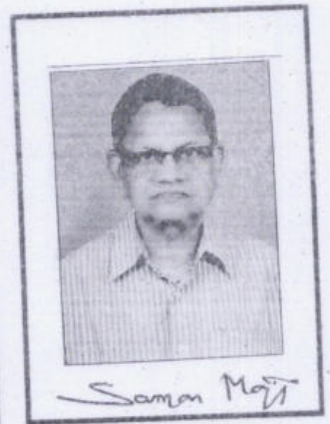
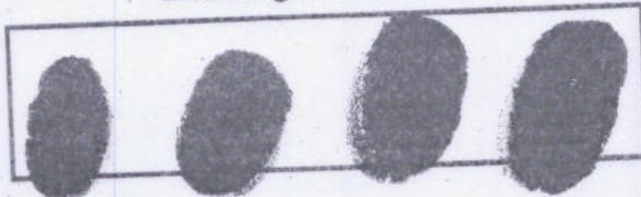
Finger Print attested by me:

Rabin Mohan Majhi

Thumb



Littlefinger to forefinger



Saman Majhi

Thumb



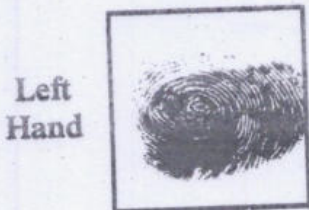
Forefinger to Littlefinger



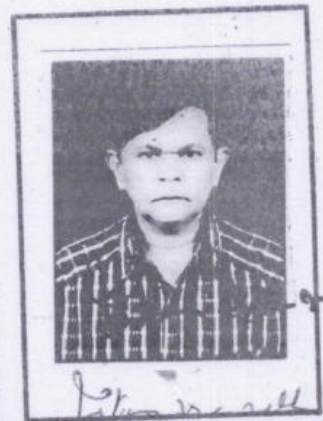
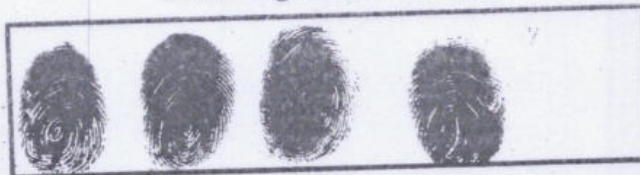
Finger Print attested by me:

Saman Majhi

Thumb

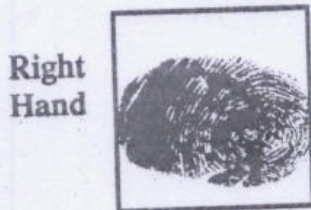


Littlefinger to forefinger



Jitendra Kumar Majhi

Thumb



Forefinger to Littlefinger



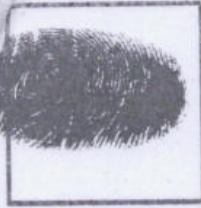
Finger Print attested by me:

Jitendra Kumar Majhi

Thumb

Littlefinger to forefinger

ad



*Bisnu pada maj*

Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me:

*Bisnu pada maj*

✓

Thumb

Littlefinger to forefinger

Left Hand

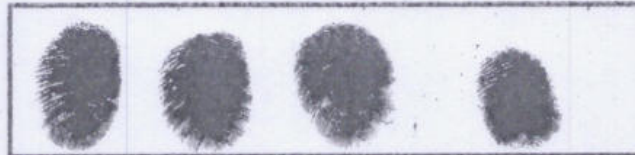


*Moumita Kapuzi*

Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me:

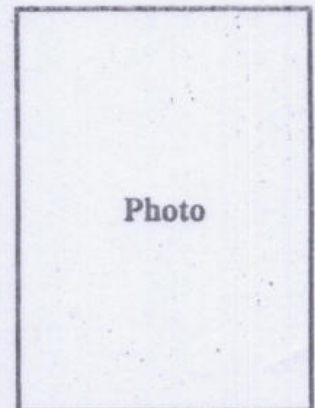
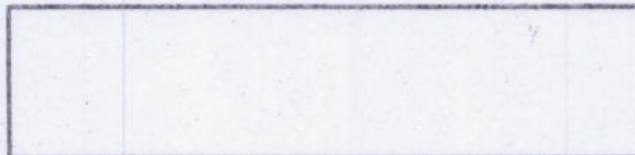
*Moumita Kapuzi*

✓

Thumb

Littlefinger to forefinger

Left Hand

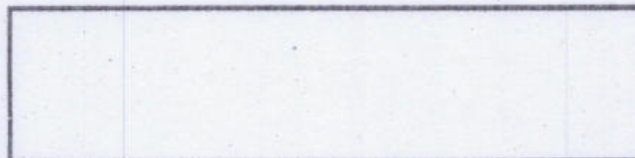
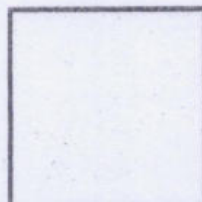


Photo

Thumb

Forefinger to Littlefinger

Right Hand



Finger Print attested by me:

nd  
Thumb



Littlefinger to forefinger



Mithu Gope

Right Hand  
Thumb



Forefinger to Littlefinger



Finger Print attested by me:

Mithu Gope

Left Hand

Thumb



Littlefinger to forefinger



Ashis Gope

Right Hand

Thumb



Forefinger to Littlefinger



Finger Print attested by me:

Ashis Gope

Left Hand

Thumb



Littlefinger to forefinger



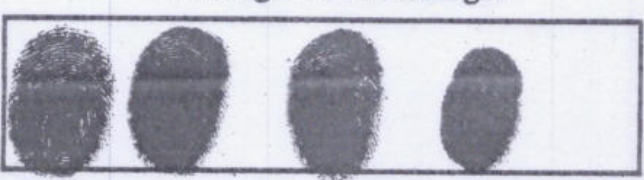
Amit Kapari

Right Hand

Thumb



Forefinger to Littlefinger



Finger Print attested by me:

Amit Kapari

## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) AVIJIT KAPURI ✓
2. FATHER/ HUSBAND NAME RANPRASAD KAPURI ✓  
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) BUSINESS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) BHANORA  
POST OFFICE (পোস্ট অফিস) BHANORA  
POLICE STATION (থানা) BARABANTI PIN 713334  
DISTRICT (জেলা) PASCHIN BARDHAMAN STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH EXECUTANTS \_\_\_\_\_
6. AADHAR NO 5279 6476 8926  
PAN ERTPK1479R  
EPIC NO \_\_\_\_\_

আমি (শনাক্তকারী) Avijit Kapuri অত্র দলিলের (Query No.)  
২০০১৬৪৪২৭৭/২০২৩ executants গনকে শনাক্ত করিলাম।

I, Avijit Kapuri as identifier identifying the executants  
of the concerned deed (Query No.) ২০০১৬৪৪২৭৭/২০২৩

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						 Avijit Kapuri
RIGHT HAND						

Avijit Kapuri

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)



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



192023240128743142

GRN Details

GRN:	192023240128743142	Payment Mode:	Counter Payment
GRN Date:	15/07/2023 06:53:03	Bank/Gateway:	AXIS Bank
BRN :	112115072023SST64622 11595	BRN Date:	15/07/2023 00:00:00
GRIPS Payment ID:	150720232012874313	Payment Init. Date:	15/07/2023 06:53:03
Payment Status:	Successful	Payment Ref. No:	2001688297/2/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr MITHU GOPE
Address:	RANIGANJ
Mobile:	9434547373
Period From (dd/mm/yyyy):	15/07/2023
Period To (dd/mm/yyyy):	15/07/2023
Payment Ref ID:	2001688297/2/2023
Dept Ref ID/DRN:	2001688297/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001688297/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	35010
2	2001688297/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
			<b>Total</b>	<b>35024</b>

IN WORDS: THIRTY FIVE THOUSAND TWENTY FOUR ONLY.



## Major Information of the Deed



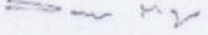






Deed No :	I-2304-04665/2023	Date of Registration	03/08/2023
Query No / Year	2304-2001688297/2023	Office where deed is registered	
Query Date	02/07/2023 9:16:52 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Biswarup Mukherjee School Para, Raniganj, Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL PIN - 713347, Mobile No. : 7547954810, 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. 2,80,73,070/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Tarbangla -- Raniganj Station) , Mouza: Raniganj Municipality, JI No: 24, Pin Code : 713347

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-2813 (RS :-1860 )	LR-30556	Bastu	Bastu	0.5 Chatak		28,968/-	Width of Approach Road: 40 Ft.,
L2	LR-2813 (RS :-1860 )	LR-30623	Bastu	Bastu	0.4 Chatak		23,175/-	Width of Approach Road: 40 Ft.,
L3	LR-2813 (RS :-1860 )	LR-30549	Bastu	Bastu	0.4 Chatak		23,175/-	Width of Approach Road: 40 Ft.,
L4	LR-2813 (RS :-1860 )	LR-30551	Bastu	Bastu	0.4 Chatak		23,175/-	Width of Approach Road: 40 Ft.,
L5	LR-2814 (RS :-1861 )	LR-30556	Bastu	Bastu	1.3 Chatak		1,22,164/-	Width of Approach Road: 40 Ft.,
L6	LR-2814 (RS :-1861 )	LR-30623	Bastu	Bastu	1.3 Chatak		97,732/-	Width of Approach Road: 13 Ft.,
L7	LR-2814 (RS :-1861 )	LR-30549	Bastu	Bastu	1.3 Chatak		1,22,164/-	Width of Approach Road: 40 Ft.,
L8	LR-2814 (RS :-1861 )	LR-30551	Bastu	Bastu	1.2 Chatak		1,12,767/-	Width of Approach Road: 40 Ft.,
L9	LR-2815 (RS :-1862 )	LR-10270	Bastu	Bastu	7.6 Dec		69,25,500/-	Width of Approach Road: 40 Ft.,
L10	LR-2815 (RS :-1862 )	LR-10272	Bastu	Bastu	7.5 Dec		68,34,375/-	Width of Approach Road: 40 Ft.,
L11	LR-2815 (RS :-1862 )	LR-10271	Bastu	Bastu	7.6 Dec		69,25,500/-	Width of Approach Road: 40 Ft.,
L12	LR-2815 (RS :-1862 )	LR-10273	Bastu	Bastu	7.5 Dec		68,34,375/-	Width of Approach Road: 40 Ft.,
		<b>TOTAL :</b>			<b>30.9012Dec</b>	<b>0 /-</b>	<b>280,73,070 /-</b>	
		<b>Grand Total :</b>			<b>30.9012Dec</b>	<b>0 /-</b>	<b>280,73,070 /-</b>	

**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Samar Maji (Presentant )</b> Son of Late Basudeb Maji Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office			
		03/08/2023	LTI 03/08/2023	03/08/2023
	20 N.S.B Road, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBxxxxxx9J, Aadhaar No: 96xxxxxxxx9702, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	<b>Mr Rabindranath Maji</b> Son of Late Basudeb Maji Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office			
		03/08/2023	LTI 03/08/2023	03/08/2023
	20 N.S.B. Road, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx9H, Aadhaar No: 22xxxxxxxx3479, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	<b>Mr Jitendranath Maji</b> Son of Late Basudeb Maji Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office			
		03/08/2023	LTI 03/08/2023	03/08/2023

20 N.S.B. Road, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AExxxxxx2R, Aadhaar No: 94xxxxxxx4031, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023, Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office



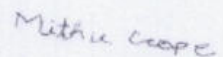


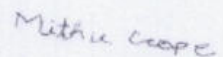


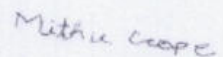
4	Name	Photo	Finger Print	Signature
	<b>Mr Bishnupada Maji</b> Son of Late Basudeb Maji Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office	 03/08/2023	 LTI 03/08/2023	 03/08/2023






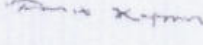


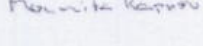
20 N.S.B. Road, City:- Raniganj, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx6G, Aadhaar No: 35xxxxxxx8530, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023, Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Office

**Developer Details :**



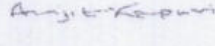
SI No	Name,Address,Photo,Finger print and Signature
1	<b>M M BUILDERS</b> Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334 , PAN No.:: abxxxxx4d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**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> <b>Mr Mithu Gope</b>            Daughter of Late Gopal Chandra Gope            Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 03/08/2023, Place of Admission of Execution: Office         </td> <td>   Aug 3 2023 2:20PM         </td> <td>   LTI 03/08/2023         </td> <td>   03/08/2023         </td> </tr> </tbody> </table> <p>Vill- Kankar Danga, City:- Raniganj, P.O:- Egara, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aqxxxxx7a, Aadhaar No: 22xxxxxxx0312 Status : Representative, Representative of : M M BUILDERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Mr Mithu Gope</b> Daughter of Late Gopal Chandra Gope Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 03/08/2023, Place of Admission of Execution: Office	 Aug 3 2023 2:20PM	 LTI 03/08/2023	 03/08/2023
Name	Photo	Finger Print	Signature						
<b>Mr Mithu Gope</b> Daughter of Late Gopal Chandra Gope Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 03/08/2023, Place of Admission of Execution: Office	 Aug 3 2023 2:20PM	 LTI 03/08/2023	 03/08/2023						

Name	Photo	Finger Print	Signature
<b>Mr Ashis Gope</b> Son of Late Lalu Gope Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 03/08/2023, Place of Admission of Execution: Office	 <small>Aug 3 2023 2:20PM</small>	 <small>LTI 03/08/2023</small>	 <small>03/08/2023</small>
Vill- Kankar Danga, City:- Raniganj, P.O:- Egara, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713323, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , P/ No.:: aqxxxxx1l, Aadhaar No: 30xxxxxxxx9563 Status : Representative, Representative of : M M BUILDERS (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>Mr Amit Kapuri</b> Son of Ramprasad Kapuri Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 03/08/2023, Place of Admission of Execution: Office	 <small>Aug 3 2023 2:21PM</small>	 <small>LTI 03/08/2023</small>	 <small>03/08/2023</small>
Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PA No.:: cfxxxxx3j, Aadhaar No: 56xxxxxxxx3253 Status : Representative, Representative of : M M BUILDERS (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>Mr Moumita Kapuri</b> Daughter of Basudeb Ghosh Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 03/08/2023, Place of Admission of Execution: Office	 <small>Aug 3 2023 2:22PM</small>	 <small>LTI 03/08/2023</small>	 <small>03/08/2023</small>
Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ljxxxxx9c, Aadhaar No: 75xxxxxxxx8820 Status : Representative, Representative of : M M BUILDERS (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Avijit Kapuri</b> Son of Ramprasad Kapuri Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334	 <small>03/08/2023</small>	 <small>03/08/2023</small>	 <small>03/08/2023</small>
Identifier Of Mr Samar Maji, Mr Rabindranath Maji, Mr Jitendranath Maji, Mr Bishnupada Maji, Mr Mithu Gope, Mr Ashis Gope, Mr Amit Kapuri, Mr Moumita Kapuri			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Maji	M M BUILDERS-0.0515625 Dec

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	Mr Rabindranath Maji	M M BUILDERS-7.5 Dec

**Transfer of property for L11**

Sl.No	From	To. with area (Name-Area)
1	Mr Jitendranath Maji	M M BUILDERS-7.6 Dec

**Transfer of property for L12**

Sl.No	From	To. with area (Name-Area)
1	Mr Bishnupada Maji	M M BUILDERS-7.5 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Rabindranath Maji	M M BUILDERS-0.04125 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Jitendranath Maji	M M BUILDERS-0.04125 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Bishnupada Maji	M M BUILDERS-0.4 Chatak

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Maji	M M BUILDERS-0.134062 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Mr Rabindranath Maji	M M BUILDERS-0.134062 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Mr Jitendranath Maji	M M BUILDERS-0.134062 Dec

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	Mr Bishnupada Maji	M M BUILDERS-0.12375 Dec

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	Mr Samar Maji	M M BUILDERS-7.6 Dec

## Details as per Land Record

Location: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road in Tarbanga -- Raniganj Station) , Mouza: Raniganj Municipality, JI No: 24, Pin Code : 713347

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2813, LR Khatian No:- 30556		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 2813, LR Khatian No:- 30623		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 2813, LR Khatian No:- 30549		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 2813, LR Khatian No:- 30551		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 2814, LR Khatian No:- 30556	Owner:সমর মাজি , Gurdian:বাসুদেব মাজি, Address:এন.এস.বি.রোড,রানীগঞ্জ , Classification:বাস্ত, Area:0.00130000 Acre,	Mr Samar Maji
L6	LR Plot No:- 2814, LR Khatian No:- 30623	Owner:রবীন্দ্রনাথ মাজি, Gurdian:বাসুদেব মাজি, Address:রানীগঞ্জ , Classification:বাস্ত, Area:0.00130000 Acre,	Mr Rabindranath Maji
L7	LR Plot No:- 2814, LR Khatian No:- 30549	Owner:জীতেন্দ্রনাথ মাজি, Gurdian:বাসুদেব মাজি, Address:এন.এস.বি রোড , রানীগঞ্জ , Classification:বাস্ত, Area:0.00120000 Acre,	Mr Jitendranath Maji
L8	LR Plot No:- 2814, LR Khatian No:- 30551	Owner:শ্রী বিষ্ণুপদ মাজি, Gurdian:বাসুদেব মাজি, Address:এন.এস.বি. রোড,রানীগঞ্জ , Classification:বাস্ত, Area:0.00130000 Acre,	Mr Bishnupada Maji
L9	LR Plot No:- 2815, LR Khatian No:- 10270	Owner:সমর মাজি, Gurdian:বাসুদেব , Address:নিজ , Classification:বাস্ত, Area:0.07600000 Acre,	Mr Samar Maji
L10	LR Plot No:- 2815, LR Khatian No:- 10272	Owner:রবীন্দ্র নাথ মাজি, Gurdian:বাসুদেব , Address:নিজ , Classification:বাস্ত, Area:0.07500000 Acre,	Mr Rabindranath Maji
L11	LR Plot No:- 2815, LR Khatian No:- 10271	Owner:জীতেন্দ্র নাথ মাজি, Gurdian:বাসুদেব , Address:নিজ , Classification:বাস্ত, Area:0.07600000 Acre,	Mr Jitendranath Maji
L12	LR Plot No:- 2815, LR Khatian No:- 10273	Owner:বিষ্ণুপদ মাজি, Gurdian:বাসুদেব , Address:নিজ , Classification:বাস্ত, Area:0.07500000 Acre,	Mr Bishnupada Maji

Endorsement For Deed Number : I - 230404665 / 2023

03-08-2023

**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 : 46 (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 03-08-2023, at the Office of the A.D.S.R. RANIGANJ by Mr Samar Maji, 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 2,80,73,070/-

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

Execution is admitted on 03/08/2023 by 1. Mr Samar Maji, Son of Late Basudeb Maji, 20 N.S.B Road, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 2. Mr Rabindranath Maji, Son of Late Basudeb Maji, 20 N.S.B. Road, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 3. Mr Jitendranath Maji, Son of Late Basudeb Maji, 20 N.S.B. Road, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 4. Mr Bishnupada Maji, Son of Late Basudeb Maji, 20 N.S.B. Road, P.O: Raniganj, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others

Indetified by Mr Avijit Kapuri, , Son of Ramprasad Kapuri, Bhanora, P.O: Bhanora, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Business

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

Execution is admitted on 03-08-2023 by Mr Mithu Gope, PARTNER, M M BUILDERS (Partnership Firm), Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334

Indetified by Mr Avijit Kapuri, , Son of Ramprasad Kapuri, Bhanora, P.O: Bhanora, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Business

Execution is admitted on 03-08-2023 by Mr Ashis Gope, PARTNER, M M BUILDERS (Partnership Firm), Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334

Indetified by Mr Avijit Kapuri, , Son of Ramprasad Kapuri, Bhanora, P.O: Bhanora, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Business

Execution is admitted on 03-08-2023 by Mr Amit Kapuri, PARTNER, M M BUILDERS (Partnership Firm), Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334

Indetified by Mr Avijit Kapuri, , Son of Ramprasad Kapuri, Bhanora, P.O: Bhanora, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Business

Execution is admitted on 03-08-2023 by Mr Moumita Kapuri, PARTNER, M M BUILDERS (Partnership Firm), Vill- Bhanora, City:- Not Specified, P.O:- Bhanora, P.S:-Barabani, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713334

Indetified by Mr Avijit Kapuri, , Son of Ramprasad Kapuri, Bhanora, P.O: Bhanora, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2023 12:00AM with Govt. Ref. No: 192023240128743142 on 15-07-2023, Amount Rs: 14/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 112115072023SST6462211595 on 15-07-2023, Head of Account 0030-03-104-001-16

**Statement of Stamp Duty**

Verified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs 35,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 1229, Amount: Rs.5,000.00/-, Date of Purchase: 26/06/2023, Vendor name: Ashis Mandal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 15/07/2023 12:00AM with Govt. Ref. No: 192023240128743142 on 15-07-2023, Amount Rs: 35,010/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 112115072023SST6462211595 on 15-07-2023, Head of Account 0030-103-003-02



**Sankha Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RANIGANJ**  
**Paschim Bardhaman, West Bengal**