



पश्चिम बंगाल, पश्चिम बंगाल WEST BENGAL

M-1-11
D-2025/295
23/07/2025

कर्मचारी को यह दस्तावेज़ प्रस्तुत करने पर
निवेदन है कि दस्तावेज़ सही और
संश्लेषण के बिना, अर्थात् यह
निवेदन के बिना प्रस्तुत नहीं किया जा सकता।

23/7/2025

ADDL CHG. SUP. ENGINEER
Kalyani, Hooghly

23 JUL 2025

सहपाठक चन्द्रिका मुखर्जी

4 585764

Indian Railways Project & Construction
4/2025 Kalyani, Hooghly
Sudipto Ghosh
Project Engineer

DEVELOPMENT OF AGREEMENT

THIS DEVELOPMENT OF AGREEMENT is made on this
23rd day of July, Two Thousand Twenty-five (2025).

BETWEEN

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22/07/25

1. Name of the Party
 2. Address
 3. Description of the Property
 4. Amount of the Bid
 5. Name of the Auctioneer

Dinesh Chandra Khaitan
 Kalyani, Nadia.

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Dist. Registrar
 Kalyani, Nadia

23 JUL 2025

SRI DINESH CHANDRA KHATUA (PAN : **AFJPK510M** & **AADHAAR : 7138 4788 6052**), son of Late Jagadish Chandra Khutua, by profession - Retired, by religion Hindu, by nationality Indian, residing at B-7905, Kalyani, Ward No. 10, P.O. & P.S. Kalyani, Dist. Nadia, Pin 741235, W.B. hereinafter called the "**LAND OWNER**" (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

Sri Dinesh Chandra Khutua

AND

TECHNO PLAN PROJECT & CONSTRUCTION having its registered office address at B-523, Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, Pin 741235, W.B. represented by the sole proprietor **SMT. SUVRA BISWAS** (PAN : **DRIPS2592K** & **AADHAAR : 9872 5802 5150**), wife of S. Ratan Biswas by religion Hindu, by occupation Business, by Nationality Indian, residing at B-523, Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, Pin 741235, W.B., hereinafter referred to and called as "**DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART/SECOND PART**.

Smt. Suvara Biswas
(From Pan Project & Aadhaar)

WHEREAS a piece or parcel of land measuring about 5 (five) Cottahas, 0 (zero) chatak & 16 (sixteen) sq. ft. situate and lying at and being Plot No. 305 of Sub-Block 'B-7' of Block 'B' of the Township of Kalyani under P.O. & P.S. Kalyani, Dist. Nadia (hereinafter referred to as the 'said Property') description of which is more fully and particularly mentioned

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Abil. Des. Sur Angasa
Batang, Iloilo

23 JUL 2025

In the schedule below originally belonged to the Government of West Bengal.

WHEREAS an Indenture of Deed made on 23rd day of April, 1907 between the Governor of the State of West Bengal hereinafter referred to as the "Lessor" (which term shall unless excluded by or repugnant to the context be deemed to include his successor in office and assigns) of the ONE PART and Shri Anil Chandra Chakraborty, son of Late Dr. A. N. Chakraborty of No. B-1/282 in the Town of Kalyani in the District of Nadia, P.S. Kalyani hereinafter referred to as the "LESSEE" (which term shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators representatives and assigns) of the OTHER PART.

স্বত্বের চুক্তির মাধ্যমে

WHEREAS the Lessee applied to the Governor for the grant of lease of Plot No. 305 in Sub-Block No. 7 of Block No. B in the Town Kalyani developed by the Government of West Bengal (hereinafter for the sake of brevity referred to as the "Government") more particularly described in the Schedule hereunder written on certain terms and conditions mentioned in the application of the Lessee to the Governor dated the 29th day of August 1951 which was duly accepted by the Governor on the 16th day of November, 1951.

স্বত্বের চুক্তির মাধ্যমে
স্বত্বের চুক্তির মাধ্যমে
স্বত্বের চুক্তির মাধ্যমে

AND WHEREAS the Lessee had paid the sum of Rs.3440.22 (Rupees Three thousand four hundred forty and paise twenty-two) only being the premium or salami payable by the Lessee to the Lessor in respect of the said plot of land intended to be hereby granted and demised.

AND WHEREAS the above Indentures was registered by the Addl. Dist. Sub-Registrar, Kalyani vide being No. 501, Book No. 1, Volume

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Abd. Mu. Sub. Hidayat
Karyak. II/III

23 JUL 2025

No. 11, Pages 106 to 112 for the year 1987 in favour of Sri Anil Chandra Chakraborty, S/o Dr. A.N. Chakraborty.

AND WHEREAS the said Sri Anil Chandra Chakraborty transferred his above leasehold right, title and interest in favour of Sri Danish Chandu Khatua, Son of Sri Jagadish Chandu Khatua, residing at B-7/246, Kalyani, Nadia by a registered instrument of Lease was made and/or executed vide being No. 2764, Book No. 1, Vol. No. 57, Pages 116 to 123 for the year 1987 from the Office of the Asst. District Sub-Registrar, Kalyani, Nadia after taking permission from the Estate Manager, Kalyani, U.D. Department, Govt. of West Bengal and became the Transferee in respect of the said premises described in the schedule below and has been possessing and/or occupying the same peacefully and mutated and recorded his names in the record of the office of the Estate Manager, Urban Development Department, Kalyani, Nadia vide their Memo No. 1155/B-7/305, dated, Kalyani, the 25.03.1989 and also mutated his name in Kalyani Municipality and have been paying tax, revenue and other impositions regularly.

Danish Chandu Khatua

Urban Development Department
Kalyani, Nadia
Memo No. 1155/B-7/305
25.03.1989

AND WHEREAS it was under active consideration of the State Govt. of West Bengal to introduce a scheme for allowing the conversion of leasehold land parcels into freehold for the convenience of leasee on option basis on payment of conversion fees determined on the basis of plot size, type of plot and current market price of the land parcels, from willing lessee/mutated lessee.

AND WHEREAS this State Government of West Bengal, hereby introduced West Bengal Land Conversion (leasehold land to freehold) scheme 2022 and in presence of such scheme the Govt. of West Bengal

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Asst. Dir. Sub Registrar
Kalyani, Natcha

23 JUL 2025

Issued a Gazette Notification vide No. 91-UDMA-22012(11)/2023-ESTT-TCP SEC-DEPT OF UDMA DATED 17th January 2023 read with Notification No. 1902-UDMA-24011(15)/52/2023 GENL SEC dated 17th November, 2023 and Notification No. 946/UDMA-22012(11)/13/2024-ESTT-TCP SEC DEPT OF UDMA dated 11/06/2024, the details of which has been mentioned in the said scheme.

Srinath Chaudhary Khosla

NOW THIS INDENTURE WITNESS THAT in consideration of the sum of Rs.7,53,334/- (Rupees Seven Lakhs Fifty-three Thousand Three Hundred Thirty-four) only paid as conversion fees vide GRN No. 192025260055299778 Dated 08.05.2025 before the execution hereof the receipt where of the Vendor hereby admit and acknowledges and issued a Conversion Certificate subject to the intimation mentioned hereinafter the Vendor both hereby grants, conveys, sells, releases and transfers, assigns and assures into the aforesaid Vendee the permanent, transferable and heritable rights in respect of the demised land situated at Residential Plot No. B-7/305 in Sub-Block No. B-7 of Block No. B (details of land/flat to be incorporated) hereinafter referred to as the said property) more fully described in the schedule hereunder TO HAVE AND TO HOLD the same unto the Vendee with permanent heritable and transferable rights.

Residential Plot Project B Conversion
1-521 Kalyan Nalla

Srinath Chaudhary

AND WHEREAS a deed of conveyance is made on the 11/07/2025 and registered on the 22nd day of July 2025 between the Government of West Bengal and SRI DINESH CHANDRA KHATUA (PAN : AFJPK519J) with deed no. 03550. As a result of this Conveyance Deed, present Vendee from the date mentioned hereinafter will become owner of the said property with permanent, transferable and heritable rights and the Conveyance Deed for lease of the land earlier executed with Vendee on behalf of the Vendor, both here by releases the

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[Signature]
Asst. Dir. Sub Registrar
Kalyani, Kerala

123 JUL 2025

Vendee from all liabilities in respect of the covenants and conditions contained in the said lease deed required to be observed by the Vendee of the said demised property.

AND WHEREAS due to some financial crisis, the first Party are unable to construct the proposed multi-storied building over the schedule mentioned property (B-7/305). He has approached to the above mentioned Developer (TECHNO PLAN PROJECT & CONSTRUCTION), Second Party to develop the property by constructing a G+4 multi-storied building thereon with some terms and conditions as mention herein below as per sanction plan with Building Permit Number SWS-OBPAS/2007/2023/0258 (Details - Annexure). The Second Party (Developer) is also agreed the proposal with some terms and conditions, mention herein below.

AND WHEREAS the Second Party is a proprietorship firm under the name and style as MS. TECHNO PLAN PROJECT AND CONSTRUCTION, represented by the sole proprietor SMT. SUVRA BISWAS (PAN : DRPS2592K & AADILAR : 9872 5802 4150) having its registered office at B-5/23, Kalyani, P.O. & P.S. Kalyani, Dist. Nadia, Pin-741235, W.B. within the jurisdiction of Kalyani Municipality.

AND WHEREAS the Owner/First Party will hand over the peaceful vacant possession to the Developer/Second Party, which is well demarked physical possession of the said land mentioned in the Schedule below. A plan has been sanctioned Building Permit Number SWS-OBPAS/2007/2023/0258 (Details - Annexure) by the Kalyani Municipality to construct a Multi-storied building (G+4) in the schedule mentioned property.

Smt. Suvra Biswas Kalyani

Smt. Suvra Biswas proprietor

B-12



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**Asst. Secy. Registrar
Kanyakumari, India**

23 JUL 2025



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Addl. Dist. Sub Registrar
Kayam, India

23 JUL 2025

- (6) That in consideration of the **DEVELOPER** construction and/or developing the said premises and handing over the possession (with complete construction and the installation as per the Specification of Flat mentioned in Annexure) to the **LAND OWNER** being his allocation as stated in the Second Schedule of this Agreement.
- (7) That the **LAND OWNER** also undertakes to give the **DEVELOPER** a Development Power of Attorney (in favour of **TECHNO PLAN PROJECT & CONSTRUCTION**) in a form and manner required by the **DEVELOPER**, provided however the same not create any financial and any other liability upon the **LAND OWNER** in any manner whatsoever.
- (8) The **DEVELOPER** shall be liable to provide suitable residential accommodation for the **LAND OWNER**, at the **DEVELOPER**'s cost, after vacating his premises and during the period of construction till handover the proposed flat mention in new construction mentioned in second schedule.
- (9) Due to some reasons from the owner of accommodation, in case of changing the initial accommodation, the **DEVELOPER** will be responsible to find new accommodation and shifting.
- (10) The **DEVELOPER** shall have the absolute and exclusive right to hold, own use, occupy, sell, transfer, deal with and dispose of her allocation of the premises or any part thereof including the units in the building to be constructed and to realize and appropriate the sale proceeds thereof except the allocated unit to **LAND OWNER** as per Second Schedule.

Dr. V. S. Chandan Kumar

Techno Plan Project & Construction
B-5/3 Rajpath, Noida

Correct - 6/5/2017



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Asst. Dir. Sub Registrar
Kanyari, Nadia

23 JUL 2025



Asst. Dist. Sub Registrar
Kalyani, Nadia

23 JUL 2025

of the construction of the residential building on the Plot No. B-7/305.

- (17) That after handing over the possession of the allocated Flat to the **LAND OWNER**, he shall be responsible for the payment of all future municipal and property taxes in respect of his allocation.
- (18) **DEVELOPER** will not demand to **LAND OWNER** any money for any kind of installation and any kind of construction related expenses.
- (19) The total eight numbers of flats will be made in this premises and ground floor will be used for four wheeler marked parking for each flat and for commercial purpose.
- (20) That if the **LAND OWNER** is expired before completing the registration of all flats, then the legal heirs of the **LAND OWNER** be bound to execute the registered Power of Attorney in favour of the **DEVELOPER**.

THE DEVELOPER HEREBY AGREES AND COVENANTS WITH THE LAND OWNER AS FOLLOWS :

- (1) The **Developer** will hand over the possession of the **LAND OWNER's** allocation One 3BHK Flat as per Second Schedule and will pay balance amount of Rs.65,00,000/00 (Rupees Sixty-five Thousand) only to the **LAND OWNER**.
- (2) If the **DEVELOPER** fails to complete the building or fails to hand over the **LAND OWNER's** allocation due to war, civil commotion, natural calamities, pandemic etc. then the **DEVELOPER** shall still

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Attn: Chandan Khosla

Attn: Chandan Khosla
S. No. 1/2018



**Distt. Sub Registrar
Kalyani, Nadia**

23 JUL 2025

be liable to complete the LAND OWNER's allocation within the mutually agreed time.

BUILDING NAME:

That the name of the said building is **SAPTAPARNI APARTMENT**.

THE FIRST SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE TOTAL PROPERTY)

ALL THAT part and parcel of free hold and-in revenue free hold land together with building thereon, being Plot No- B-7305 Kalyani, land measuring about 05 (Five) Kathas, 01 (One) Chittaks and 16 (Sixteen) Sq. Fts. with 794 Sq. Ft. Building (Market Value- 10,00,000.00) in the Township of Kalyani, under Kalyani Municipality, Sub-Division- Kalyani, P.O. & P.S. - Kalyani, Dist - Nadia and butted and bounded in the manner following that is to say:

- On the North by : 30'-0" Wide Road
- On the East by : 40'-0" Wide Road
- On the West by : Plot No. B-7304
- On the South by : Plot No- B-7306

THE SECOND SCHEDULE ABOVE REFERRED TO

(LAND OWNER'S ALLOCATION)

The LAND OWNER (SRI DINESH CHANDRA KHATEA, PAN : AFJPK5319J) of this Development Agreement will get One 3BHK flat: Flat No. 2B, Right Front, East facing), measuring 1100 Square feet Super Built up area, measuring 765.09 Square Feet Carpet Area on the Second Floor along with One marked car parking measuring 100 Square feet area on the Ground Floor as Owner's allocation. Other key points mentioned in Details of Flat in Annexure. Complete details of LAND OWNER allocated flat will be provided by DEVELOPER in a signed copy.

Withd. Chandras Khateas

Behind Pusa Road, Kalyani
P.O. Kalyani, Nadia
Dist. Nadia
Pin-741001

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Addl. Dist. Sub Registrar
Kanyakumari, Kerala

23 JUL 2025

THE THIRD SCHEDULE ABOVE REFERRED TO
(PAYMENT SCHEDULE)

As per Notarized Agreement No. 131 dated 14 August 2023 total sale value is Rs.1,20,00,000.00 (Rupees One Crore Twenty Lakh) only and One 3BHK Flat (mentioned in Second Schedule).

<u>Date</u>	<u>Mode of Transaction</u>	<u>Amount</u>
03.07.2023	RTGS	1000000/-
13.08.2023	SBI Transfer	2500000/-
31.05.2024	RTGS	2000000/-
23.07.2025	RTGS	6500000/-
	Total	1,20,00,000/-

THE FOURTH SCHEDULE ABOVE REFERRED TO
(DEVELOPERS ALLOCATION)

The Developer allocation shall mean ALL THAT constructed area of the proposed Ground plus (G+4) multi-storied building, containing residential flats, garage and other spaces having undivided undermarketed impartible proportionate share or interest in the land underneath the said residential flats, and other spaces available with the building and/or common facilities of the (G+4) multi-storied building situated and standing on the land more fully stated in the 1st Schedule with absolute liberty to deal with and / or dispose and/or transfer of the said allocation/area/portion according to the **DEVELOPER's** sole discretion for all times to come thereafter, save and except the **LAND OWNER's** allocation as more fully described in the Second Schedule of this Agreement.

Techno Plan Project & Construction
#573 Kalyani, Noida

S. V. S. D. S. S.

Srinish Chandel on 10/10/25



ADD: Dist. Registrar
Kalyan, Noida

'23 JUL 2025

COMMON AREAS AND FACILITIES

- (i) Main gates of the said premises and common passage;
- (ii) Installation of common services, viz. electricity, water pipes, sewerages, rain water pipes etc.
- (iii) Water pump with motor and pump house.
- (iv) R.C.C. Reservoir on the roof and underground.
- (v) 24 Hours supply of water from overhead tank to the respective flat.
- (vi) Lighting in the common space, passage, stair case.
- (vii) Common electric meter and box.
- (viii) Stair, staircase.
- (ix) Common Areas & Common Amenities (except covered garage for four wheelers).
- (x) Garage facility for two wheelers on the back side of the ground floor.
- (xi) Silence DG set of 15KVA.
- (xii) Open space including roof, other common spaces except covered garage for four wheelers.
- (xiii) Lift.

24 Hour, 24 hours, 24 hours

1000 sqm project & construction
1-5-21 Kalyan, Maharashtra

Surrender Disposal
Inspector

COMMON EXPENSES:-

- (i) All costs of lighting and maintenance of common areas and also outer walls of the Building henceforth.
- (ii) The Salary of Darwan, Sweeper and other maintenance staff.
- (iii) All costs and charges of Establishment for maintenance of the Building.

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23 JUL 2025

SPECIFICATION OF FLAT 2B AT B-7/305, KALYANI

1. Flat comprising of 3 Bedrooms, 1 Drawing-cum-dining Room, 1 Kitchen, 2 Toilets, 2 Balconies.
2. Two Bathrooms – one attached one common.
3. Floor of Kitchen and Bathrooms tiles are of 12" x 12".
4. Floor of other rooms tiles are of 24" x 24".
5. Floors of all units will be furnished with vitrified tiles.
6. One black stone (2' x 8') Gas table and Granite counter top and one steel sink (20") will be provided in the Kitchen.
7. Toilet tiles will be 6 feet high and 2 Commodes.
8. Kitchen platform made with black stone and minimum 3 feet height tiled wall.
9. Kitchen will have stainless sink.
10. One wash basin at drawing room.
11. Flat will have concealed wiring electrical points.
12. 1 AC point, 2 Geezer points, 1 Chimney point, 2, 15 Amp plug points.
13. Lift facility will be available.
14. Garage facility with one marked 4 wheeler parking of 100 Square feet.
15. Backup generator facility will be available.
16. One four wheeler marked car parking at ground floor.

Shresh Chandra School

Feeding Plan Project & Construction
H-5/33 Kalyani, Noida
www.shresh.in

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Asst. Dir. (S) Mysore
Karnataka

23 JUL 2025

IN WITNESS WHEREOF we do hereby set and subscribe our respective hands and execute these presents.

SIGNED AND DELIVERED
BY THE LAND OWNER

Ashish Chandan Khatri

SIGNED, SEALED AND DELIVERED
BY THE DEVELOPER

Tejendra Prasad & Co. Chartered
Engineers, Kolkata
Suman Biswas
-with-

Suman Biswas

IN THE PRESENCE OF

1. KESHAV LAL RAY
Keshav Lal Ray
B-9/250, Kolkata

2. Mouzumi Khatri
B-7/905, Kolkata

Prepared and Drafted by

Ashish
Khatun - Joint Recd
E No WB-1741/33



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Adml. Dist. Sub Registrar
Kalyani, Madia

23 JUL 2025

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Annexure

- 1) Sanctioned Building Plan
- 2) Site Plan
- 3) Building Permit Certificate
- 4) Municipal Tax Receipt of 2025-2026

ಅಧಿಕಾರಿ ಕಛೇರಿ, ಕುಮಟಾ

ಕುಮಟಾ ಮುನ್ಸಿಪಲ್ ಕಾರ್ಪೊರೇಷನ್
ಕುಮಟಾ, ಕರ್ನಾಟಕ
ಸುಬ್ಬರಾಜ್
ಪ್ರಧಾನಿ











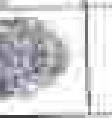
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Advt. Dist. Sub Registrar
Kalyani, West Bengal





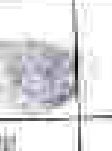




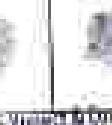

23 JUL 2025

SPECIMEN FOR TEN FINGER PRINTS

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Atmish Chandra Khaleja

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Attended by me :

Surva Basak
B-2/E2 Kalyani, Nadia

Surva Basak
signature

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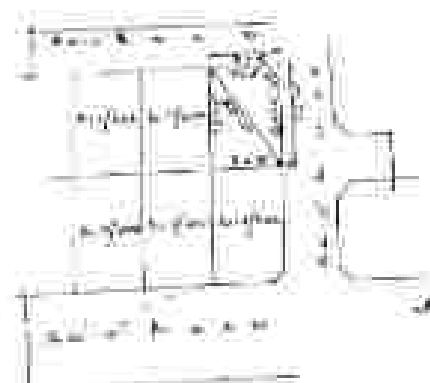
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Addl. Dist. Sub Registrar
Kayamkulam, Kerala

23 JUL 2025

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Arch. Charles [unclear]
By the [unclear]
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ಇಲಾಖಾ ಪತ್ರ

ದಿನ: 14/05/2024

ಇಂದ:

ಶಿಕ್ಷಣ ಇಲಾಖೆ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಪ್ರೌಢಶಾಲೆ, 2ನೇ ಹಂತ, ಕರ್ನಾಟಕ

ಗೆ:

ಶಿಕ್ಷಣ ಇಲಾಖೆ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಬೀದಿ ಹಾಗೂ ಕಟ್ಟಡ ಇಲಾಖೆಯಿಂದ ಬಂದಿರುವ ಕಟ್ಟಡದ ವಿವರಗಳನ್ನು ಕೆಳಕಂಡಂತೆ ತಿಳಿಸಲಾಗಿದೆ.

ಕಟ್ಟಡದ ವಿವರ	ಬೀದಿ	ಕಟ್ಟಡದ ವಿವರ	ಕಟ್ಟಡದ ವಿವರ
ಕಟ್ಟಡದ ವಿವರ	ಬೀದಿ	ಕಟ್ಟಡದ ವಿವರ	ಕಟ್ಟಡದ ವಿವರ
ಕಟ್ಟಡದ ವಿವರ	ಬೀದಿ	ಕಟ್ಟಡದ ವಿವರ	ಕಟ್ಟಡದ ವಿವರ
ಕಟ್ಟಡದ ವಿವರ	ಬೀದಿ	ಕಟ್ಟಡದ ವಿವರ	ಕಟ್ಟಡದ ವಿವರ
ಕಟ್ಟಡದ ವಿವರ	ಬೀದಿ	ಕಟ್ಟಡದ ವಿವರ	ಕಟ್ಟಡದ ವಿವರ

ಇದರಲ್ಲಿ ವಿವರಿಸಿದ ಕಟ್ಟಡದ ವಿವರಗಳನ್ನು ಕೆಳಕಂಡಂತೆ ತಿಳಿಸಲಾಗಿದೆ. ಈ ಕಟ್ಟಡದ ವಿವರಗಳನ್ನು ಕೆಳಕಂಡಂತೆ ತಿಳಿಸಲಾಗಿದೆ.

- 1. ಈ ಕಟ್ಟಡದ ವಿವರಗಳನ್ನು 14/05/2024 ರಂದು ತಿಳಿಸಲಾಗಿದೆ.
- 2. ಈ ಕಟ್ಟಡದ ವಿವರಗಳನ್ನು 14/05/2024 ರಂದು ತಿಳಿಸಲಾಗಿದೆ.
- 3. ಈ ಕಟ್ಟಡದ ವಿವರಗಳನ್ನು 14/05/2024 ರಂದು ತಿಳಿಸಲಾಗಿದೆ.

ಇದರಲ್ಲಿ ವಿವರಿಸಿದ ಕಟ್ಟಡದ ವಿವರಗಳನ್ನು ಕೆಳಕಂಡಂತೆ ತಿಳಿಸಲಾಗಿದೆ.



ಶಿಕ್ಷಣ ಇಲಾಖೆ

ಶಿಕ್ಷಣ ಇಲಾಖೆ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಶಿಕ್ಷಣ ಇಲಾಖೆ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

OFFICE OF THE
COMMISSIONER



Office of the Auditor General of India

AG/11/10

AG/11/10/10



Subject: AG/11/10/10 (AG/11/10/10) (AG/11/10/10) (AG/11/10/10) (AG/11/10/10)

Reference: AG/11/10/10

Date: 10/10/10

Place: AG/11/10/10

To: AG/11/10/10

AG/11/10/10

AG/11/10/10

Particulars	Year ended 31st March 2010					Year ended 31st March 2009				
	Actual	Estimated	Actual	Estimated	Actual	Actual	Estimated	Actual	Estimated	Actual
Revenue	100	100	100	100	100	100	100	100	100	100
Capital Receipts	100	100	100	100	100	100	100	100	100	100
Capital Expenditure	100	100	100	100	100	100	100	100	100	100
Revenue Expenditure	100	100	100	100	100	100	100	100	100	100
Surplus	100	100	100	100	100	100	100	100	100	100

AG/11/10/10

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TECHNO PLAN PROJECT & CONSTRUCTION

8.500, Kalyan, Maharashtra

Year: 2000

Project description: This project is a multi-story building with a total area of 8.500 sq. m. The building is a modern structure with a glass facade and a central atrium. It is located in Kalyan, Maharashtra. The project is a joint venture between the client and the contractor.




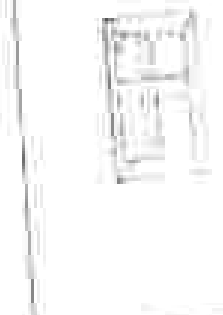
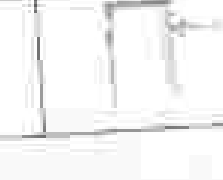
The project is divided into two phases. Phase 1 is the construction of the ground floor and the first floor. Phase 2 is the construction of the remaining floors. The project is completed in 2000.

- 1. Ground floor
- 2. First floor
- 3. Second floor
- 4. Third floor
- 5. Fourth floor
- 6. Fifth floor
- 7. Sixth floor

The project is completed in 2000. The building is a modern structure with a glass facade and a central atrium. It is located in Kalyan, Maharashtra. The project is a joint venture between the client and the contractor.

Project Manager
Name: [Name]
Date: [Date]





(10)

<p>4. Details work :- All outer wall will be 10" thick brick wall and all inside walls will be 5" thick brick wall Main door → 3'-6" x 6'-6" and other door → 3' x 6'-6" Windows → 6' x 4' Parape: wall will be 10" brick wall up to 7' height and above this wall 3" x 10" cement coating with 4 Nos. Iron will be done. In the kitchen One Arch by brick work will be provided.</p>	
<p>5. Plastering :- 1) This plastering to outer and inside wall with 1:5 (mortar) will be done. Design by plastering of inside wall would be treated as extra work amounting to Rs. 1000/sq.ft. (optional)</p>	
<p>6. Slab :- All slab by iron rod @ 6" c/c along with balcony slab 10" upto 10' x 10'. Roof slab Iron @ 6" c/c. Top of the roof will be finished by net cement with ratio of 1:2:4 mortar by 1/2" stone chip along with 6" skirting of the outer wall. 1.0ft / Slab would be treated as extra work amounting to Rs. 500/sq.ft. (optional)</p>	
<p>7. Door :- Main door → 3'-6" x 6'-6" made by German wood with wooden colour panel complete with 2 handle, 2 chikani and 1 haspold. Other door → 3' x 6'-6" made by Good quality Ply wood (Design glossy type) with 4/5 panel patta Extra :- Collapsible Gate @ Rs. 500/- sq.ft.</p>	
<p>8. Frame :- Frame will be made 4" x 2 1/2" x 6 1/2" by Sal wood with wooden colour paint and back side of this frame will be painted by Alkati (one coat)</p>	

Sal wood character khali

Handwritten notes and signatures on the right margin.

Handwritten notes at the top right corner.

<p>11. Windows : All windows will be 5' or 6' wide, which is suitable for the room with sliding type of glass (mirror one way glass) & fitted or 2 glass.</p>	
<p>12. Grill : All grill will be in simple design made of iron or cast iron and painted black colour will be fitted to all the windows.</p>	
<p>13. Flooring - Tiles : All inside floor of each flat will be covered with 2' x 2' ivory colour tiles. Floor tile will be made by marble (white) colour and common space at Ground floor will be cast cement. All bathroom floor tiles 4' x 4' (white) rough tiles and all wall 15' x 12" (flower/river pattern) tiles up to 6' - 6" height and kitchen floor 2' x 2' white matt glossy tiles and wall tiles up to 3' above kitchen slab with 12' x 12" (egg-shell-spoon) (single tiles preferably). Extra Work by Tiles : the rate will be charged @ Rs. 15/- per sq. ft. extra, labour charge only. Tiles will be supplied by the Purchaser. Extra Work by Marble : the rate will be charged @ Rs. 25/- per sq. ft. extra, labour charge only. Marble will be supplied by the Purchaser. N.B. : Rs. 25,000/- will be provided to the mason/purchaser at a total cost of floor tiles if any purchaser wants to supply the floor/marble as per his/her own choice.</p>	
<p>14. Underground Reservoir : 6' x 6' x 12' will be made to the back side of the premises, wherein it will be suitable. Reservoir on Top of the Roof : 6' x 6' x 12' will be made to the top of the roof where is suitable. Security (Pump) Office Room : At back of the building in ground floor one room measuring 6' x 6' x 10' will be made.</p>	

11.11.2019

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Details Specification Materials for MHHK Flat

Area / Room	Floor	Electrical	Plumbing	Others
Living Room	2x2 tile work color by flooring with grouting	Light point - 3 Fan point - 2 AC point - 1 10 Amp plug point - 1 5 Amp plug point - 2		Tile - mosaic / Ceils @ 25' sq ft Electric wire Furniture handle V-guard Switch - Modular type (white) Philips/Anchor
Living Room	2x2 tile work color by flooring with grouting	Light point - 4 Fan point - 2 TV point - 1 Fridge point - 1 10 Amp plug point - 2 5 Amp plug point - 4 Washing point - 1 Fridge point - 1 Extra - @ 300/- per point Extra AC point @ 1000/- per point	Washing Point - 1 Bath point - 1 (Shower) Extra : @ 1000/- per point	Tile - mosaic / Ceils @ 25' sq ft Electric wire Furniture handle V-guard Switch - Modular type (white) Philips/Anchor
Kitchen	2x2 tile color by flooring with grouting Wall 12x15" design tiles upto 4 feet, the slab	Light point - 1 10 Amp plug point - 2 5 Amp plug point - 2 Greaser point - 1 Water Purifying point - 1 Chimney point - 1	Water Purifying point - 1 Greaser point - 1 Sink point - 1 Mixer tap - 1	Tile - mosaic / Ceils @ 25' sq ft Electric wire Furniture handle V-guard Switch - Modular type (white) Philips/Anchor 10 Modular type kitchen will be provided Extra : @ Rs. 5000/- sq ft
Bed Room	Fiber 3x4" rough tiles @ 25' sq ft, (white color mirror design) Wall 12x15" design tiles upto 4 feet from floor Extra @ 15/- sqft (dry layout)	Light point - 1 Greaser point - 1 Exhaust Fan - 1 Extra : @ 300/- per point	Mixer Tap - 1 Shower - 1 Cold water point - 1 Commode - 1 (bath) Extra : @ 1000/- per point	Tile - mosaic / Ceils @ 25' sq ft Electric wire Furniture handle V-guard Switch - Modular type (white) Philips/Anchor



(10)

<p>1. Floor (2x2 @ 20' each) with colour enamel paint</p> <p>2. Wall (2x2 @ 10' x 10')</p> <p>3. Extra @ 10' x 10' each</p>	<p>Light point - 1</p> <p>LP - 2</p> <p>Wires - 2 No. Cable</p> <p>DIFFERENTIAL</p> <p>Extra @ 10' x 10' each</p>	<p>Tap point - 1</p>	<p>Plank - 2x4x8 @ 20' x 10'</p> <p>Electric wire</p> <p>Forced layed</p> <p>Vapour</p> <p>Water - 10' x 10' (under)</p> <p>Water</p>
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21. Name of the company of supplied material :

- Brick : 1st Class (special)
- Roof : TATA / Egan / Sigum
- Cement : PSC / Ambuja / ACC / Alkatech / Kamark
- Wire : Fiber grade
- Roofing sheet : Standard PVC ISI mark
- Plumbing pipe : PVC/GI ISI mark
- Water tap : Jaquard / Dhan under
- Door : Jahriam / Qada / Bengal / Koyala
- Electric wire : Havela / Havela / V-Guard
- Machine Bolts : Britam / Anchor (wolic)
- Paint : Berger / Asian
- Plaster : Berger / LR
- Sanitary : TD / Bharat / other standard company

22. Covered Area :

1. Floors of all units will be furnished with verified tiles.
2. One Black stone (2' x 3') Gas table and Granite counter top and one steel sink (20") will be provided to the Kitchen and wall tiled up to 3 feet height over counter top.

23. Electrification (Total points 50) :

- i) Fittings for units, the specification will be concealed type.
- ii) Electrical wiring (Detailed/Single/V-Board) throughout in concealed conduit with provision for light points, Fan points, TV, print etc.
- iii) Modular white Switch will be Anchor / Pitara make.
- iv) TV Cable point will be concealing type.

2017/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

24. Common area specification and accessories features :

- i) Stair case totally will be finished with Marble (Rough finish) and railing of stair case will be made by Stainless Steel (normal design).
- ii) Pump will be connected with overhead water reservoir.
- iii) The entire outside portion i.e. wall will be finished with Ivory/yellow/green/white and yellow deep (Border).
- iv) Classic type elevation all around the building according to the sanctioned building plan.
- v) Outside passage will be bound by plain cement finish only.

2017/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

25. Extra facilities :

- i) Attractive facing of the building
- ii) Lift
- iii) Water supply for 24 hours
- iv) Kitchen up to 10 feet (Modular)
- v) Water Purify
- vi) 4 Nos. Tube Light
- vii) 2 Nos. LED light for Balcony and 4 Nos. LED Light for Dining room Drawing
- viii) Tiles for Balcony Wall (2'-0" x 10')
- ix) Top of the last roof will be neat cement finishing (12-5)
- x) Center point to the all toilets & kitchen

20. Extra charge for extra Work (Optional):

- (i) Cost of the Foundation (Total cost ÷ No. of members)
- (ii) Work including / excluding - Rs. 2000/- per Aach
- (iii) Work design by planting to, Bedroom or Dining / Drawing Room - Rs. 1000/- per sq.ft.
- (iv) Balcony railing by steel and glass work - Rs. 500/- per sq.ft. for 234 steel and Rs. 400/- per sq.ft. for 203 steel.
- (v) Lash and Glass window - Rs. 500/- per sq.ft.
- (vi) Composite Gate - Rs. 500/- per sq.ft.
- (vii) Paint - Rs. 100/- per sq.ft. (Budget / Asian)
- (viii) Tiles - Rs. 15/- per sq.ft. (only labour charge). Tiles will be supplied by the Purchaser.
- (ix) Marble - Rs. 25/- per sq.ft. (only labour charge). Marble will be supplied by the Purchaser.
- (x) Electric point - Rs. 500/- per point, A/C point - Rs. 1000/- per point.
- (xi) Plumbing - Rs. 1000/- per point.
- (xii) Sinks - 150/- per sq.ft. (Metal make)

Items not included of the cost of Flat:

- (i) Slab on Top of the last Roof
- (ii) Generator
- (iii) Trenching
- (iv) Reproduction & Mutation charge for individual Flat
- (v) GST or any other Govt. Taxes
- (vi) Transformer & individual Electrical connection

20. Extra charge for extra Work (Optional)

Items not included of the cost of Flat
Generator
Trenching
Reproduction - Mutation charge
GST or any other Govt. Taxes
Transformer & individual Electrical connection

GRIPS eChallan



GRN Details

GRN:	1920242601735109928	Payment Mode:	Bill Pay
GRN Date:	23/07/2025 11:40:06	Bank/Gateway:	BillPay Payment Gateway
BRN:	1400024668610	BRN Date:	23/07/2025 11:40:06
Gateway Ref ID:	352042908310	Method:	DDFC Bank - Bank 508
GRIPS Payment ID:	230720252017351099	Payment Init. Date:	23/07/2025 11:40:06
Payment Status:	Successful	Payment Ref. No:	2002089895/2/2025 (One Lakh Thirty Five Thousand Eight)

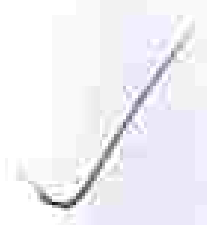
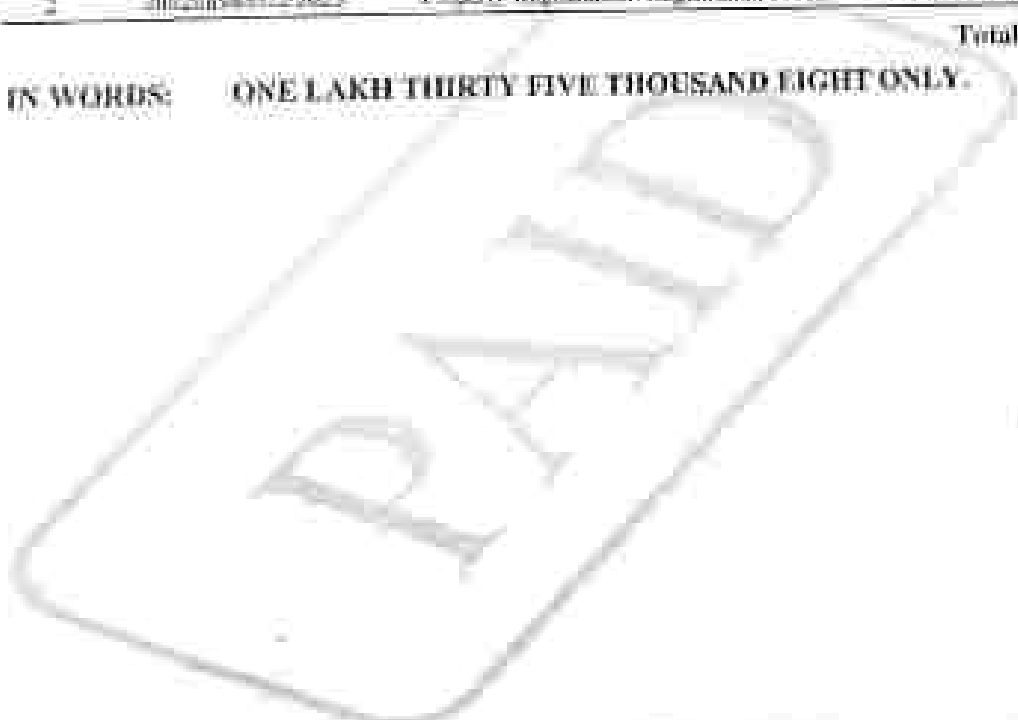
Depositor Details

Depositor's Name:	Ms Techno Plan Project And Construction
Address:	Kalyani
Mobile:	7003327699
Period From (dd/mm/yyyy):	23/07/2025
Period To (dd/mm/yyyy):	23/07/2025
Payment Ref ID:	2002089895/2/2025
Dept Ref ID/DRN:	2002089895/2/2025

Payment Details

Sl. No.	Payment Ref No.	Head of AM Description	Head of AC	Amount (₹)
1	2002089895/2/2025	Property Registration-Stamp duty	4010-03-101-001-02	13000
2	2002089895/2/2025	Property Registration-Registration Fees	0010-03-104-001-10	12000
Total				135000

IN WORDS: ONE LAKH THIRTY FIVE THOUSAND EIGHT ONLY.



REGISTRATION
PROPERTY
REGISTRATION

Major Information of the Deed

Deed No :	L1103-2004-2021	Date of Registration :	20072008
Query No / Year	1303-20000609502025	Office where deed is registered	REG. OFF. NO. 2/1981, 11th Floor
Query Date	25/07/2025 11:56:13 AM		
Applicant Name, Address & Office Details	KADAVATHA HILL (P) LTD CHANNARA, THIRU. Chennara, District. Madhavaram, Chennai-600025 7000279953 (Mobile Number)		
Transaction	Additional Transaction		
(D) Sale, Development Agreement or Construction Agreement	(D) Other (as per available Property Record No. 1/2007/2008)		
Self Form value	Market Value		
Rs. 1,00,00,000/-	Rs. 1,00,00,000/-		
Stamp Duty Paid (Rs.)	Registration Fee Paid		
Rs. 20,00,000/- (20,00,000/100)	Rs. 1,00,00,000/- (100/100)		
Remarks:	Approved Rs. 50/- (100% only) from the registration fee (Using the common area for car area)		

Land Details :




Owner Name: P.B. Kalyani, Municipality, RAJYAM, Road No. 27/2, near Road, Madhavaram, Chennai
Pst Code: 741231

Sch No	Plot Number	Kharan Number	Land Use	Area of Land	Self Form Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	NS-002		Residential (Private)	8 Acres 16 Sq Ft	1,00,00,000	1,00,00,000	Type of Agreement: ROAD, 10 FT, Agreement is Free Hold.
Grand Total:					8,166,706	1,00,00,000	1,00,00,000

Structure Details :

Sch No	Structure Details	Area of Structure	Self Form Value (In Rs.)	Market value (In Rs.)	Other Details
B1	On Land 17	794 Sq Ft	10,00,000	13,00,000	Structure Type: Ground
On Floor: Area of Floor: 794 Sq Ft, Residential Use, Cemented Floor, Age of Structure: Other, Roof Type: Flat, Extent of Completion: Complete					
Total		794 Sq Ft	10,00,000	13,00,000	

Land Lord Details :

Sr. No.	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr DINESH CHANDRA KHATUA (Presentant) Son of Late JAGANNATH CHANDRA KHATUA (Deceased by Self, Date of Admission: 23/07/2023) (Admitted by Self, Date of Admission: 23/07/2023, Place: Office)			
B-1/205 KALYANI, City - P.O. - KALYANI, P.S. - Kalyani, District: Nadia, West Bengal, India, PIN- 741225, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth XX-XX-XXXX, PAN No. - XXXXXXXX9, Aadhar No- XXXXXXXXXX100, Status: Individual, Evicted by Self, Date of Eviction: 23/07/2023, (Admitted by: Self, Date of Admission: 23/07/2023, Place: Office)				

Developer Details :

Sr. No.	Name,Address,Photo,Finger print and Signature			
1	TECHNO PLAN PROJECT & CONSTRUCTION B-2/25 KALYANI, City - P.O. - KALYANI, P.S. - Kalyani, District: Nadia, West Bengal, India, PIN- 741225, Sex of Proprietor: XX-XX-XXXX, PAN No. - XXXXXXXXK, Aadhar No. Not Provided by UIDAI, Status: Proprietor, Evicted by: Self/Representative			

Representative Details :

Sr. No.	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs SUVRA DUSWAS Wife of Mr. RAJAN DUSWAS (Date of Eviction: 23/07/2023, (Admitted by Self, Date of Admission: 23/07/2023, Place of Admission of Eviction: Office)			
B-2/25 KALYANI, City - P.O. - KALYANI, P.S. - Kalyani, District: Nadia, West Bengal, India, PIN- 741225, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth XX-XX-XXXX, PAN No. - XXXXXXXXK, Aadhar No- XXXXXXXXXX150, Status: Representative, Representative of: TECHNO PLAN PROJECT & CONSTRUCTION (as PROPRIETOR)				

Entirement for Deed Number 1 - 15500064 (2025)

On 23-07-2025

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1992)

Admissible under rule 21 of West Bengal Registration Rules, 1992 duly stamped from schedule 'A', Form number 14 (2) of Indian Stamp Act, 1899.

Presentation (Under Section 52 & Rule 22A(5) 46(1) W.B. Registration Rules, 1992)

Presented for registration at 12:28 PM on 23/07/2025 at the Office of the A.D.J.R. KOLYANI by Mr. CHANDRA KHATUA, Plaintiff.

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 1,20,00,000/-.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1992)

Execution is admitted on 23/07/2025 by Mr. CHANDRA KHATUA (Plaintiff), Son of Late JADABISH CHANDRA KHATUA, B-7000 KALYANI, P.O. KALYANI, Thana: Kalyani, Nadia, WEST BENGAL, India, PIN- 741226, by state India, by Profession Retired Farmer.

Initiated by Mr. RATAN BISWAS, Late RAMANUJ BISWAS B-503 KALYANI, P.O. KALYANI Thana: Kalyani, Nadia, WEST BENGAL, India, PIN- 741226, by state India, by Profession Lawyer.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1992) (Representation)

Execution is admitted on 23-07-2025 by Mrs. RASHA BISWAS, (PROPRIETOR, TECHNICAL PROJECT & CONSTRUCTION) (Sole Proprietorship F-503 KALYANI, C/O - P.O. KALYANI, P.O. Kalyani, Thana: Nadia, West Bengal, India, PIN- 741226.

Initiated by Mr. RATAN BISWAS, Late RASHA BISWAS B-503 KALYANI, P.O. KALYANI, Thana: Kalyani, Nadia, WEST BENGAL, India, PIN- 741226, by state India, by Profession Lawyer.

Payment of Fees

Certified that required Registration Fee payable for this document is Rs. 1,20,000.00/- (B + Rs. 1,20,000.00/- + Rs. 2,000/-) and Registration Fee paid by Mr. Cash Rs. 2,000/- by online - Rs. 1,20,000/- Description of Online Payment using Government Payment Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/07/2025, 11:40AM with Govt. Ref. No. 15500064(25)19599 on 23-07-2025, Amount Rs. 1,22,000/- Bank: SBI EPay (EBiChes), Ref. No. 1433034900015 on 23-07-2025, Head of Account 0020-07-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by Mr. by Stamp Rs. 5,000.00/-, by online - Rs. 15,000/-

Description of Stamp

1. Stamp Type: Court Fee, Amount: Rs. 10,000/-
2. Stamp Type: Impressed, Serial no: 3542, Amount: Rs. 5,000.00/-, Date of Purchase: 22/07/2025, Vendor name: A. Ghosh

Description of Online Payment using Government Payment Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/07/2025, 11:40AM with Govt. Ref. No. 15500064(25)19599 on 23-07-2025, Amount: Rs. 15,000/- Bank: SBI EPay (EBiChes), Ref. No. 1433034659618 on 23-07-2025, Head of Account 0020-07-104-001-02

Anjita Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.J.R. KALYANI
Nadia, West Bengal

Certificate of Registration under section 69 and Rule 69
Registered in Book of
Volume number 1303-2025, Page from 01786 to 01822
being No 130302504 for the year 2025.



Certified signed by Adhikari Charanjeev
(Date: 20/07/2025, 12:46:08 PM)
Bharatwaj Prasad, Member of Council

(Adhikari Charanjeev) 20/07/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KALYANI
West Bengal.