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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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*Handwritten notes in red ink:*  
 12.04.24  
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**certified that the Document is Admitted to Registration the signature Sheet and the Endorsements attached with the Documents are the Part of the Document.**

**A.D.S.R. Durgapur Bardhaman**

**03 APR 2024**

**DEVELOPMENT AGREEMENT**

Dist. : Paschim Bardhaman  
 Mouza : Dhandabag  
 P.S. : Durgapur  
 Area of Land : 20 Decimal

*Handwritten signature in black ink.*

**THAT HAS ENTERED INTO AMONG:**

(1) **SRI. BARID KUMAR MONDAL** S/o Late Shaktipada Mondal, by faith-Hindu, by nationality Indian, AND; (2) **SRI. SANAT KUMAR MONDAL** Son of Late Shaktipada Mondal, by faith-Hindu, by nationality Indian, Both by occupation- Retired Persons, and the resident of near primary school, Dhandabagh, P.O.- Amrai, P.S- Durgapur, Dist-Paschim Bardhaman, W.B, India, Pin-713203; hereinafter jointly and severally referred to as the **LAND OWNER(s) / VENDOR(s)** (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PARTY**.

**IN FAVOUR OF:**

**M/s. GANGULY REALTY**, a partnership firm having its office at Flat No.4A, Aashray Aparment, Shripally, Arrah, Kanksa, Durgapur - 713212, District:- Paschim Bardhaman, West Bengal, India, represented by its Partner(s) viz., **MRS PRITIKANA GANGULY** W/o Sasanka Sekhar Ganguly; AND, **MR PARTHA GANGULY** S/o Sasanka Sekhar Ganguly, Both by faith: Hindu, by nationality Indian, Occupation: Business, and the R/o Flat No.4-A, 4<sup>th</sup> floor, Aashray Aparment, Shripally, Arrah, Kanksa, Durgapur - 713212, District:- Paschim Bardhaman, West Bengal, India, hereinafter referred to as the **DEVELOPER(s) / SECOND PARTY(s)** (unless repugnant to the context shall mean and include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns).

**WHEREAS** firstly, the schedule mentioned property is/was a recorded property in the name of one Sabitri Bala Dasi Sou in the ROR (in LR Khatian No.: 78). While, Sabitri Bala Dasi Sou in due ownership and possession of all that her property, she transferred the said schedule property admeasuring 40 Decimal to one Barid Kumar Mondal, Nirod Kumar Mondal, Sanat Kumar Mondal, & Prabhat Kumar Mondal vide Deed No.: I-1124 for the year 1976 regd. before the Office of the Joint Sub-Registrar Raniganj at Durgapur.

**WHEREAS** all the aforestated namely Barid Kumar Mondal, Nirod Kumar Mondal, Sanat Kumar Mondal, & Prabhat Kumar Mondal became the absolute owners of the immovable property of their respective share of undivided land, being 10 Decimal each, in RS Plot No.: 792(P) situated at Mouza: Dhandabag, and more-fully described in the Schedule hereunder written and hereinafter called the Schedule property as said Owners are now in actual and physical possession of all that pieces and parcels of the land as below schedule & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable, having indefeasible right, title and interest over the said property citing the said share of land as morefully delineated hereunder and also with transferrable right, title and interest therein.

Meanwhile, the one Nirod Kumar Mondal and Prabhat Kumar Mondal from their share of undivided land being a total of 20 Decimal of land transferred an area admeasuring being 5 Katha of Land to Niranjn Gon, Dilip Gon, Anup Gon and Manu Gon all S/o Tarapada Gon vide Deed of Sale Being No.: I-04618/2002 regd. before the Office of the ADSR Durgapur. NOW again, the said Nirod Kumar Mondal and Prabhat Kumar Mondal transferred an area admeasuring being 5 Katha of Land from their remaining share of land

to one Lalita Devi vide Deed of Sale Being No.: I-04470/2002 regd. before the Office of the ADSR Durgapur.

**AND WHEREAS** the first party(s) is desired to get the remaining said landed property, being their share of land, admeasuring 20 Decimal be the same a little more or less at Mouza: Dhandabag developed into a Multi-storied Building complex constructed thereon through a Sincere, Responsible and Reputed Builder and the Second Party after having come to know of such intentions of the First party; approached the First Party and therefore the First party(s) agreed to the proposal of the Second Party with regard to the development & construction of the proposed Multi-storied Building complex upon the said below schedule landed property.

**NOW THEREFORE** the desire to develop the First schedule property by construction of a multi-storied building complex(s) up to the maximum limit of floor consisting of so many flats, unit(s), complex(s), and parking space(s), space(s), etc. as per plan approved by Durgapur Municipal Corporation (DMC) and/or other competent authority(s) but the owner / vendor, of not having sufficient funds for the development and construction work and for the said reason the First Party(s) is in search of a Developer for the said development and construction work and as such & after prolong discussion between the party(s) assign and appoint the second party(s) as Developer(s) to develop and construct the said property forming into a residential complex(s).

**NOW THIS INDENTURE WITNESSETH AND IS AGREED AMONG THE PARTIES AND THEREFORE REDUCED IN WRITING AS HERETO:**

**I - OWNER(S) / VENDOR(S) / LANDLORD(S) & DEVELOPER(S):** - Shall mean names and details as envisaged above as First and Second Party thereto.

**II - LAND:-** Shall mean an area admeasuring 20 Decimal be the same a little more or less at Mouza: Dhandabag, J.L. No.: 118, R.S. Plot No.: 792(P), L.R. Plot No.: 454, comprised in the undersigned L.R. Khatian No under the jurisdiction of Durgapur Municipal Corporation (DMC), District - Paschim Bardhaman, in the State of West Bengal, more fully described in the Schedule below, being conveyed by the First Party/Owner in favour of Second Party, for its Development into a Multi-storied residential complex, more fully described in Schedule below, is the subject matter of this Development Agreement.

**1.1 BUILDING:** - Building shall mean the building to be constructed at the said premises with the maximum Floor Area Ratio (F.A.R.) available or permissible under the rules and regulations of the Municipal Corporation of Durgapur and/or other concerned authorities for the time being in force as per the plan(s) to be sanctioned by the Municipal Corporation of Durgapur (DMC) and/or by the competent authorities.

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

**1.3 "ADVOCATE"** shall mean MR. RAKESH CHAKRABORTY, Ld. Advocate of Durgapur Court, Dist.: - Paschim Bardhaman, and the



Managing Partner, M/s. AR & ASSOCIATES, (A Regd. Legal Consultancy Firm), [www.arassociates.com], as panelled Advocate / Firm of the Developer for Drafting of all Agreements, Sale-Agreements, Sale-Deeds, and Registration thereof and all Legal Matters relating thereto and also for Legal Advices.

- 1.4 MUNICIPAL CORPORATION:** - Shall mean Durgapur Municipal Corporation (DMC) and shall also include other concerned, competent and appropriate authority(s) either State, public body(s) and/or Central Govt. that may recommend, comment upon, approve, sanction, modify and/or revise such Plans.
- 1.5 PLAN:** - Shall mean the sanctioned and approved Plan of the said building(s) sanctioned by the Durgapur Municipal Corporation (DMC) and shall also include variations / modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 1.6 OWNER'S CONSIDERATION PLUS AREA ALLOCATION:** - In consideration of the Vendor(s) having appointed the Second Party(s) as Developers of the said property and the Vendor(s) agreeing to allow the Developers to appropriate themselves the profits arising from the said development as is hereinafter provided. As acknowledged by the Vendor(s), the Developer agrees to pay to the Vendors a sum of **Rs.30,00,000/- (Rupees Thirty Lakhs) only** lump-sum being the advance amount which shall be made accountable & refundable or adjustable as per the then market value of the said understated share of the vendors in the following manner:
- (a) On execution of these presents the Vendors shall handover the vacant and peaceful possession of the said property to the Developer for the purpose of development. (in receipt/agreement whereof the Vendor(s) doth hereby admit, acknowledge, acquit, release and discharge the Developers forever).
- (b) **Rs.10,00,000/- (Rupees Ten Lakhs) only** at the time of execution of this Development Agreement before the ADSR Durgapur to be paid only to one of the landowner, i.e., **SRI. BARID KUMAR MONDAL.**
- (c) **Rs.5,00,000/- (Rupees Five Lakhs) only** at the time of execution of Regd. Development Power of Attorney to be paid only to one of the landowner, i.e., **SRI. SANAT KUMAR MONDAL.**
- (d) **Rs.15,00,000/- (Rupees Fifteen Lakhs) only** being the final instalment of the said advance money(s) to be delivered by the Developer(s) to both the Vendor(s) equally by the time-frame by 3 (three) months w.e.f. date of execution of Development Agreement & Development Power of Attorney.
- (e) **40% (Forty) percent of such sanction area of the residential Unit(s) from First to the last sanctioned floor of such proposed sanctioned and approved Plan from the DMC or any such competent authority(s); and 50% (Fifty) percent of such sanction area of the parking area at the Ground floor of such proposed sanctioned and approved Plan from the DMC or from such competent authority(s) over the schedule landed property and area of the Vendors as stated hitherto of the proposed**



building together with undivided, impartible and proportionate interest over the said schedule landed property. To mention further is such that from the first floor till the last sanctioned floor from the DMC, the vendors shall be in obligation to choose their respective unit from each and every floor as their area allocation. It is needless to mention further that the aforesaid lump-sum payment as afore-stated being Rs.30,00,000/- shall therefore be made accountable & refundable or adjustable herefore as per the then market value of total sanction area of owner's share. That, if the said amount of Rs.30 Lakhs is not adjusted / refunded against the owner's share, then the owners herein shall refund the said amount of Rs.30,00,000/- vide cheque / banking transfer prior the time of taking possession and handover of such allocated unit(s).

- 1.7 DEVELOPER'S AREA:** 60% (Sixty) percent of such sanction area of the residential Unit(s) from First to the last sanctioned floor of such sanctioned and approved Plan from the DMC or from such competent authority(s); and 50% (Fifty) percent of such sanction area of the parking area at the Ground floor of such sanctioned and approved Plan from the DMC or from such competent authority(s) together with undivided, impartible and proportionate interest unto the said land.
- 1.8 UNIT:** Shall mean any Unit(s) / Flat(s) / Garage(s) / spaces, etc. in the Building(s) lying erected at and upon the premises and the right to common use of the common portions appurtenant thereto & the concerned Unit(s) and wherever and whenever the context so intends or permits, shall include the undivided, proportionate share and/or portion attributable to such Unit/Flat and such other areas.
- 1.9 PROJECT:** Shall mean the work of development or construction, undertake and to be done solely by the aforesaid Developer(s) herein with utmost assistance and assurance from the Owner(s) / Vendor(s) in terms of anything and everything whatsoever in respect of the said premises in pursuance of the Development Agreement and/or any modification / alteration or extension thereof till such development, erection, promotion, construction and building of building(s) at and upon the said premises till completion and handover of the same.
- 1.10 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, Election, lockout, lockdown, pandemic, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, availability of any kind of papers, new and/or changes in any municipal laws or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, and/or any circumstances beyond the control or reasonable estimation of the Developer(s).
- 1.11 PURCHASER(S):** shall mean and include:
- If he / she / they be an individual then his / her / their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;



- ii. If it be a Hindu Undivided Family (HUF) then its members for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
- iii. If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- iv. If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- v. If it be a Trust then its Trustees / members for the time being in force and their successor(s)-in-interest and assigns.

**III - COMMENCEMENT AND EFFECTIVENESS:** - This indenture has commenced and shall be effective on and from and with effect from the date of execution of this indenture.

**IV - DURATION:** - That the Developer(s) shall develop and/or construct the said schedule below landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property; if required then demolishing the existing structures (if any) over the said landed property thereon. The new multi-storied Building Complex comprising of Ground plus such Maximum floors as may be approved by the local municipal concerned authorities consisting of Flats / apartments / units / garages and works-men room, spaces, etc. shall be erected by the Developer unto the Schedule below property of the First Party(s) / Owner(s) / Vendor(s), by 36 Months with a grace period of 06 Months and that shall be calculated from the date of sanction of Plan from the DMC and/or such competent authority(s). However, the said period may get extended by reasons of proven causes beyond the control and authority of the Developer(s) viz. riot, flood, earth quake, Election, political instability / disturbances, Act of God, Pandemic, lockdown, etc. than aforesaid grace period of 06 months or even more as per the then government notification.

**V:- SCOPE OF WORK:-** The Developer(s) shall construct / erect the multi-storied residential building comprising of Ground plus such Maximum floors and shall be according to the sanctioned plan from Durgapur Municipal Corporation followed by such other requisites from the Asansol Durgapur Development Authority (ADDA) and/or other competent authority(s) over the First Schedule Land.

**VI: - OWENER DUTY, OBLIGATION & LIABILITY:-**

1. That the owner has offered the total area of land thereon measuring 20 Decimal / 12.12 Katha (more/less) for development and construction of a multi-storied residential building complex consisting of flats / apartments, parking spaces and such spaces, etc. provided wherein that as and when required, then amalgamating the adjacent schedule plot of land with RS Plot No.: 792(P) or with such other plots nos and other adjacent plots which is also in the name of the same said Owner(s) followed by other owner hereof and thereby giving a Development POA to the stated Developers herein.
2. Subject to the Competent Authority granting permission and/or sanction under the provisions of the said ULC Act, the Owner has good right, full power and absolute authority to grant exclusive rights to develop the said property described in the Schedule hereunder written



to the Developer and the Developer shall be entitled to develop the said property subject to the terms and conditions herein contained; as the Owner(s) hereby confirms that the said property does not fall under the ULC Act.

3. That the Owner / Vendor hereby declares and acknowledges that :-
  - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no such indenture / legal document / any Agreement(s) among the Owner / Vendor and/or any other party(s) / person(s) except **M/s. GANGULY REALTY** either for Sale and otherwise or for development and construction of multi-storied residential building and the said land is free from any and all such encumbrances. And, also confirms vide this indenture that after execution of this deed, if any / all of the owner executes or registers any agreement / deeds / documents in favour of any person(s) then he / she / they shall be prosecuted as per the prevailing laws for the time being in force and in that event the owner shall be liable for any such costs and consequences thereof.
4. That the Owner(s) has agreed that either he/they shall be in-person present before the Registering Authority and/or to such other authority(s) to sign all the agreement for sale and all deeds and agreements of conveyance for selling the Flats to the prospective buyer(s) as Land Owner maintaining all terms & conditions or whatsoever or shall execute a Development Power of Attorney in favour of the Developers for execution of such documents followed by such other works. The Owner / Vendor hereby acknowledge not to interfere on the developer(s) portion / share as mentioned above and as such shall not intrude / anything whatsoever with the amount so received from the prospective buyer(s).
5. That the Vendor shall make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from all reasonable doubts and all such encumbrances and shall at their own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims on or to the said property including all claims by way of sale, exchange, mortgage, gifts, trust, hereditaments, possession or otherwise.
6. That the First party hereby assures the Second party(s) that neither he nor any of the legal heirs and successors shall, due to any reason and/or cause whatsoever; ever cause any interferences or unwanted disturbances in the smooth progress of the intended project. Furthermore, the First Party consents in this indenture that if any of the recorded landowner's execute any further and/or such agreements / deeds / contracts against the said landed property after signing and execution of this Agreement, the aftermath of which the said landowner(s) shall be prosecuted as per law for the time being in force and the Second Party can very well initiate civil and criminal cases against him / them and in that event the landowner shall be solely liable for such costs and consequences thereto.



7. That the Owner has offered the total area of land thereon for development and construction of a multi-storied residential building complex consisting of flats / apartments, parking spaces and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land of the adjacent owners with the schedule below plots. Moreover and most importantly, the Vendor hereby authorizes and grants NOC to the Developer that they can amalgamate the said plot of land into the land of the stated Vendor herein as schedule below for the sake of the proposed project; and declare further that by doing so neither the share of the stated development shall change nor the Vendor shall object and/or shall raise any such objection thereto for such amalgamation.
8. That on and from the time of execution of these presents, the vendor shall deliver or cause to be delivered all such original title deeds, parcha, other requisite documentations / papers, plans, approvals, etc. in relation to the said landed property on the date of execution of regd. development agreement before the ADSR Durgapur which is hereby agreed to be developed by the Builder / Developer against proper receipt by the developer with assurance by the developer that those documents shall not be used to borrow fund. The Owner / Vendor further assures to extend maximum co-operation for obtaining N.O.C. and for giving declarations, affidavits, other requisite documentations / papers, approvals, etc. whatsoever required.
9. That the Vendor hereby declares that no notice from Government or any other body or authority or under the Durgapur Municipal Corporation Act or Land Acquisition Act or The Defence of India Act or under any other legislative enactments, Government Ordinances, Order or Notification (including any notice for acquisition or requisition of plots or any part thereof) has been received by or served upon them or any other person/s interested therein nor is the said plot or any part thereof included in any intended or publishes scheme of improvement of the Municipal, Government body or Public Body or authority.
10. That the Owner / Vendor agrees and acknowledges that he gives his full authority & power to Second Party to do & execute all lawful acts, deeds things for the owner and on his behalf in respect of all activities related to developing and construction of the multi-storied residential building cum complex(s) on the said land i.e., to receive the sanctioned plan and other documents from Durgapur Municipal Corporation, and such other statutory authority / authorities or public body(s).
11. That immediately on the execution of these presents, the Vendors herein has decided to execute one Development Power of Attorney in favour of the Developer or their Nominee(s) as the case may be for the purpose of signing and/or executing all the applications, indenture(s), agreement to sale and deed of sale to such intending purchaser(s), proceedings, plans, other requisite documentations / papers, execute and verify all application and/or objection to appropriate authorities for all and any license permission, NOC or consent etc.; to obtain necessary approval(s) from various authorities in connection with the development and such papers to be submitted by the Developers on behalf of the Vendor to the Competent Authority, Urban Land Ceiling, Municipal Corporation of



Durgapur (DMC), ADDA, or any other Government or Semi-Government authority in connection with the development to facilitate the development of the property hereby agreed to be developed by the Developers on behalf of the Vendor. If any such delay caused because of any title related problem of vendor(s), and/or if any such competent authority being Govt. / semi govt. denied NOC or permission to develop the stated property of the owners and as such the delay is caused in developing the said property hereby agreed to be developed or such other whereabouts, the consequences arising thereof shall be at the costs & consequences on the part of the Vendor alone, and in that the amount so taken by the owner shall be refunded therein.

12. That the Vendor hereby authorize the Developers to sign and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal and Public authorities and to obtain commencement certificate, etc. for obtaining different types of applications and other proformas. It is also agreed that all the costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers.
13. That the Vendor declares that the property in question is the recorded property in the LR.R.O.R at the concerned BL&LRO Dept. However, there is no minor interested in the said property and hence the question of obtaining the sanction from the competent Court / authority(s) relating to minor's interest along and with the said property does not even arise. That the said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
14. To execute necessary documents (if required) and present the same before the appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, Real Estate (Regulation and Development) Act, 2016; aka - WBRERA.
15. That it shall be needless to mention that the Landowners shall pay the required development charges against their area allocation mentioned above to the developer as charged by the developer therein; without paying the development charges the possession of those unit(s) shall not to be given - and in that event the developer shall not to be blamed for the same.
16. That the land by Agreement is not prohibited by Govt. i.e., does not come under Govt. Land, Settled Land, Bhudan Land, Forest Land and the first party satisfied with the contents of this deed, and the first party and his land dose not any reserved cast under C.N.T. Act

#### **VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-**

1. That the Developer confirms and assures the owner that they're acquainted with and aware of the process / formalities related to similar project in Corporation Area or at the Sub-Div. and was prima-facie satisfied with the papers / documentations related to ownership, possessory right, title, interest and suitability of the site and viability of such proposed project thereto.

2. That the developer confirms and assures the owner that they have financial sources and other resources to meet and comply with financial and other obligations required for execution of the project within such time-frame and the owner does not have any liability and/or responsibility of any such financing and execute the project or part thereof except such consideration for each flats as detailed under.
3. That the developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision and security of reputed Architect / Planner, Advocate(s), and such other professionals authorized and licensed by appropriate authority(s). The building plan should comply with the standard norms of the multi-storied building/s including structural design and approval from local sanctioning authority / Corporation / Govt. agencies. Any variation / alteration / modification from the original approved drawing / plan need approval from the owner or his attorney and the architect before submission to the Corporation / appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden / water / drainage will remain intact unless agreed by both the parties.
4. That the Developer shall be asking for help / assistance from the owner / such other person(s) to do all the necessary paper work, etc. for getting necessary approvals in relation to the sanctioning of plan followed by such other legalities or such documents and the owner(s) have acknowledge to deliver their maximum co-operation towards the same.
5. That the Developers shall be at liberty to allot the dwelling units of flats / such other spaces from his share of development in the said buildings to be constructed on the said property or to enter into any package deal agreement for allotment of completed units / building or buildings to be constructed on the said land with such party or parties and at such price and on such terms and conditions as the Developers may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developers at their own costs and expenses and at their own risk, the intention being that the Developers shall alone be liable and responsible to such party or parties, provided, however, that the price and the terms and conditions at or on which the said building or buildings or part thereof are to be allotted shall not in any manner be inconsistent with or in contravention of any law, norms, rules and conditions imposed in N.O.C.
6. That the Developer(s) shall not have any rights of delegation of such right created in its favour by virtue of this Development Agreement and the First party / owner nor shall any person claiming through him have any right, authority or interest in the development of the said property except in relation to the owner's share. Only the Developer(s) above-named shall be entitled to develop the said property by constructing thereon the multi-storied building consisting of dwelling units / flats / apartment, parking space(s) / space(s), etc. and other structures at the sweet will and discretion of the developer(s).



7. The Developers shall be entitled to enter into usual Agreement within the Developers share and allocation for sale of units / flats / apartment, parking space(s) / space(s), etc. with various intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers thinks fit and proper.
8. That the Developer shall be responsible for any acts, deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
9. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. And, notwithstanding anything contained in this agreement can cancel this agreement, until the time both the party(s) execute a cancellation deed. The Owner shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building.
10. That it is agreed that the Vendor and all other necessary parties claiming through him shall execute Deed of Conveyance / Sale document and/or all other writings in favour of such person(s) as the Developers may direct and in the event of Conveyance/s it can also be given in favour of the Nominee/s of the Developers or a proposed Co-op Housing Society. The Developers shall also join as a Confirming Party to the said Conveyance.
11. That the Developer shall complete the Development / Construction work of building/flat at its own cost and expenses in pursuance of the sanctioned plan by stipulated time-frame as stated hitherto and after getting all such relevant papers / documentation.
12. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc. or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility; needless to mention that the Owner(s) shall in every way assist the Developer.
13. That Developer agrees to indemnify the land owner and vice-versa from the obligation and/or such other liabilities of paying Income Tax, GST or any other duties / levies either by the State Government or Central Government or statutory local authorities forming part which are required to pay for the profits which are derived after selling the flats to the prospective buyer(s) / investor(s) / purchaser(s).
14. That in any event, the owner without prejudice to the foregoing declarations, irrevocably and unconditionally agrees and undertakes to remove all the obstacles and clear all outstanding, doubts and/or defects, if any, save as herein-above provided, at its/his own cost so as to ultimately vest the said property unto the Developer or his nominees free from all encumbrances and defects.



15. Wherefore, it is also noted hitherto that the developer shall not acquire any right, title or interest in the said land until the deeds of transfer(s) are executed by the owner and the owner shall agree to ratify all acts and things lawfully done by the developer; **i.e., NO OWNERHIP OF THE SAID SCHEDULE LAND IS HEREBY TRANSFERRED IN FAVOUR OF THE DEVELOPER HEREIN.**

**VIII- CANCELLATION: -**

The Owner(s) / Vendor(s) has every right to cancel and/or rescind this indenture after 36 (thirty-six) months with a grace period of 6 Months from the date of execution of Development Power of Attorney and submission & updation of all such necessary papers / documentations before the competent govt. authority(s) and/or approvals from the DMC, if the developer fails / neglects to construct such initial stage of work over the said property after getting NOC from the competent govt. authority(s), in this regard the owners can warn the developers of cancellation. Also, the time may get extended by mutual understanding. Furthermore, it is expressly mentioned and broached that the Developer(s) has every right to cancel and/or rescind this agreement if the Landowner / First Party fails or neglect to resolve the land related problem and other problem(s) whatsoever, if any, in relation to the said below schedule property.

**IX- MISCELLANEOUS: -**

- a) Indian Law: This agreement / indenture shall be subject to lex-loci and lex-foi to such prevailing laws of the State and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & Non-disclosure: Both parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled / required by Law.
- c) All such disputes if cropped up in nearer future shall be adjudicated before the Ld. Court having jurisdiction to try the suit.
- d) Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, installation of four passenger lift or connection of water, fire & electricity, sewerage disposal etc. with due approval and or any other clearances from competent authority are to be supplied by the developers to the owner time to time and vice-versa.
- e) The owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with site supervisor but shall not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and its architect / advocate for discussion and necessary corrective action.
- f) The Developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along-with all other legal formalities and moral obligations during execution of the project to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- g) The second party or the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal



with the contract and/or agreement and/or agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Development Power of attorney. Also it is noted that in future if there arises any circumstances in relation to the roof right on the said building or building(s); then the same shall be allocated / divided as per the ratio as stated above with all such rights.

- h) A successful project completion certificate from the Architect or any competent technical body with specific observations / comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense after handing over of physical possession of the flats. It is also needless to mention further that the developer is the only authority(s) to deliver possession of the said area allocation and the said allocated area is to be delineated vide the said company pad of M/s. Ganguly Realty.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of-conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The landowner and the developers have entered into the agreement purely and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- k) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

#### **DESCRIPTION OF THE FIRST SCHEDULE LAND**

**ALL THAT** Pieces and Parcels of the Plot of Land under the nature and character as Baid admeasuring an area being **20 Decimal** / 12.12 Katha situated under the jurisdiction of Durgapur Municipal Corporation (D.M.C.), P.S.: Durgapur, within Mouza: Dhandabag, J.L. No.: 118, over R.S. Plot No. 792(P), corresponding to L.R. Plot No-454 (Four hundred Fifty four) recorded in L.R. Khatian No- 78 (Seventy Eight) at Khudiram Nagar, Sukanta Pally, Dhandabag, PO-Amrai, Durgapur - 713203 in Ward No.: 16, at A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal butted and bounded By:-

- On the North-** R.S. Plot -792(P)  
**On the South-** R.S. Plot -792(P)  
**On the East-** R.S. Plot -792(P)  
**On the West-** 40 Feet wide Pucca Road

**(TENTATIVE SCHEDULE MENTIONING TYPE OF CONSTRUCTION AND SPECIFICATION)**

1	Foundation	:	Reinforced cement concrete
2	Super Structure	:	Reinforced cement concrete covert Columns, beams and slabs
3	Plinth	:	Brick Work with sand and cement
4	Walls	:	External Wall 200 mm, thick brick work, internal partition wall 75/125 mm, thick brick work with cement mortar. Painting of outer walls.
5	Finishing walls	:	Finishing internally all walls and ceiling shall plaster cover which shall be finished with plaster of parish.
6	Flooring	:	Marble/Ceramic floor tiles flooring at the bed room, drawing cum dining, balcony, toilet and kitchen.
7	Toilet	:	glazed tiles on the wall
8	Kitchen	:	glazed tiles on the wall over the kitchen slab. Kitchen slab will be made by Black stone, Steel sink will be provided.
9	Doors	:	All Door frames will be made of Sal wood and all door panels are made by got press commercial ply.
10	Window	:	Aluminium window with glass fittings
11	Painting	:	All doors and window shall be finished with painting
12	Electrical Installation	:	I.S.I. standard concealed wiring up to points but without light and fan fittings
	a. Bed room	:	Two light points, one fan point, one plug point (5 amp). AC Point in bedroom.
	b. Dining	:	One light point, one fan point, one 15 amp and one 5 amp plug point
	c. Toilet	:	One light point, one exhaust fan point and one 15 amp plug point.
	d. Kitchen	:	One light point, one exhaust fan point and one 15 amp plug point.
	e. Main Entrance	:	One bell point
13	Water Supply	:	Water will be supplied from Municipal Water Supply Connection of Durgapur Municipal Corporation within the premises.
14	Plumbing Work	:	Commode with L.D.P.V.C. cistern, one basin, and all fittings will be standard made white in colour.
15	Roof	:	Roof of the building to be finished with net cement or otherwise.

[The above specification(s) may change / alter as per the then requirement and as per reliability of such specification(s) as specified; demand and improved / updated quality (better than today) of such materials / substance(s) – and the Vendors assured not to raise any objection regarding the same]

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of Owner(s) / Vendor(s) and Developers are attested in the additional pages in this the Development Agreement being No. 1 (a) and therefore these shall be treated as part of this Legal Document.

**IN WITNESS WHEREOF** the Owner / Vendor and Developers hereto have set their hands on being aware of such legal terminology on this the **3<sup>rd</sup> Day of April, 2024** and as such explained this indenture in vernacular before all parties and thereafter have affixed and formulated their respective signatures after satisfaction with full of mental and physical competencies.

**SIGNED, SEALED & DELIVERED**  
**IN PRESENCE OF: -**

**WITNESS:**

1. *paramb Suman Bauri*  
5/0- Kesamay Bauri  
Durgapur Court  
Durgapur - 713216



*Barid Kumar Mondal*  
*Sonal Kumar Mondal*

2. *Sumita Mondal*  
Durgapur - 713203

স্বাক্ষরিত, মোহিত ও  
সমস্ত প্রকরণের সহিত

SIGNATURE OF FIRST PARTY  
OWNERS / VENDORS

**GANGULY REALTY**  
*Pooja Kama Ganguly*  
Partner

**GANGULY REALTY**

*Partha Ganguly*  
Partner

SIGNATURE(S) OF SECOND PARTY  
DEVELOPER

Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Vendor(s) and Developer(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) in Mother-tongue until unmitigated contentment to this Document.

*Rakesh Chakraborty*  
**RAKESH CHAKRABORTY**

Advocate

Durgapur Court  
Member, Durgapur Bar Assn.  
Reg. No.-WB/1006/2013

Under Rule 44A of the I.R. Act, 1908.

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Baid Kumar Mondal</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Baid Kumar Mondal</i>					
Signature of the Executants	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Jagan Kumar Mondal</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Jagan Kumar Mondal</i>					
Signature of the Executants	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Prilli Kona Ganguly</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Prilli Kona Ganguly</i>					
Signature of the Executants	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Partha Ganguly</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- <i>Partha Ganguly</i>					

## DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : parameswar Bauri
2. FATHER/ HUSBAND NAME : Rasamay Bauri  
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Law clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) : Durgapur  
POST OFFICE (পোস্ট অফিস) : City centre  
POLICE STATION (থানা) : City centre PIN 713216  
DISTRICT (জেলা) : P. B STATE (রাজ্য) : W. B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) \_\_\_\_\_
6. AADHAR NO 465223788482  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

আমি (শনাক্তকারী) parameswar Bauri অএ দলিলের (Query No.) \_\_\_\_\_  
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, \_\_\_\_\_ as identifier identifying the executants  
of the concerned deed (Query No.) \_\_\_\_\_

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						 <u>parameswar Bauri</u>
RIGHT HAND						

parameswar Bauri

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)



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



192024250003276868

GRN Details

GRN: 192024250003276868 Payment Mode: SBI Epay  
GRN Date: 03/04/2024 08:38:59 Bank/Gateway: SBlePay Payment Gateway  
BRN : 5825819959029 BRN Date: 03/04/2024 08:39:40  
Gateway Ref ID: CHP5316293 Method: State Bank of India NB  
GRIPS Payment ID: 030420242000327685 Payment Init. Date: 03/04/2024 08:38:59  
Payment Status: Successful Payment Ref. No: 2000842931/3/2024  
[Query No. Query Year]

Depositor Details

Depositor's Name: Mr GANGULY REALTY  
Address: DURGAPUR  
Mobile: 9474777815  
Period From (dd/mm/yyyy): 03/04/2024  
Period To (dd/mm/yyyy):\* 03/04/2024  
Payment Ref ID: 2000842931/3/2024  
Dept Ref ID/DRN: 2000842931/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000842931/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	2000842931/3/2024	Property Registration- Registration fees	0030-03-104-001-16	30014
<b>Total</b>				<b>35025</b>

IN WORDS: THIRTY FIVE THOUSAND TWENTY FIVE ONLY.

### Major Information of the Deed



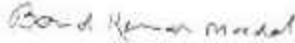



Deed No :	I-2306-03332/2024	Date of Registration	03/04/2024
Query No / Year	2306-2000842931/2024	Office where deed is registered	
Query Date	01/04/2024 4:25:28 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	RAKESH CHAKRABORTY BAR ASSOCIATION AT DURGAPUR, DURGAPUR COURT, CITY CENTRE, DURGAPUR		
	OFFICE : 2/8 SUHATTA MALL, 2ND FLOOR, CITY CENTRE, BESIDE ADSR DURGAPUR		
	MANAGING PARTNER, AR AND ASSOCIATES, A REGD. LEGAL CONSULTANCY FIRM, <a href="http://www.arassociates.com">www.arassociates.com</a> , Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 947477815, Status : Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]	
Set Forth value		Market Value	
		Rs. 78,75,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 10,011/- (Article:48(g))		Rs. 30,014/- (Article:E, E, B)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: Paschim Bardhaman, P.S- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh), Mouza: Dhandabagh, Ward No: 16/Jl No: 118, Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR-454 (RS -792)	LR-78	Vastu	Bad	20 Dec		78,75,000/-	Width of Approach Road: 40 FT., Adjacent to Metal Road.
<b>Grand Total :</b>					<b>20Dec</b>	<b>0/-</b>	<b>78,75,000/-</b>	



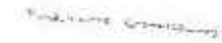



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr Barid Kumar Mondal (Presentant)</b>                      Son of Late Shaktipada Mondal                      Executed by: Self, Date of Execution: 03/04/2024                      , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office</p>	<p><b>Photo</b></p>  <p>03/04/2024</p>	<p><b>Finger Print</b></p>  <p>Captured 03/04/2024</p>	<p><b>Signature</b></p>  <p>03/04/2024</p>
<p>Near Primary School, Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: adxxxxxx9p, Aadhaar No: 27xxxxxxx7105, Status :Individual, Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Mr Sanat Kumar Mondal</b>                      Son of Late Shaktipada Mondal                      Executed by: Self, Date of Execution: 03/04/2024                      , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office</p>	<p><b>Photo</b></p>  <p>03/04/2024</p>	<p><b>Finger Print</b></p>  <p>Captured 03/04/2024</p>	<p><b>Signature</b></p>  <p>03/04/2024</p>
<p>Near Primary School, Dhandabag, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: adxxxxxx8j, Aadhaar No: 90xxxxxxx3612, Status :Individual, Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office</p>				

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Ganguly Realty</b>                      Ashray Apartment, Shripally, Flat No: 4A, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: abxxxxxx4r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Pritikana Ganguly</b> Wife of Sasanka Sekhar Ganguly Date of Execution - 03/04/2024, Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office	<b>Photo</b>  Apr 3 2024 1:18PM	<b>Finger Print</b>  Captured LTI 03/04/2024	<b>Signature</b>  03/04/2024
Aashray Apartment, Shripally, Flat No: 4A, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bdxxxxxx1j, Aadhaar No: 87xxxxxxx4176 Status : Representative, Representative of : Ganguly Realty (as Partner)				
2	<b>Name</b> <b>Mr Partha Ganguly</b> Son of Sasanka Sekhar Ganguly Date of Execution - 03/04/2024, Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office	<b>Photo</b>  Apr 3 2024 1:18PM	<b>Finger Print</b>  Captured LTI 03/04/2024	<b>Signature</b>  03/04/2024
Aashray Apartment, Shripally, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: anxxxxxx9j, Aadhaar No: 87xxxxxxx1108 Status : Representative, Representative of : Ganguly Realty (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Parameswar Bauri</b> Son of Mr. Rasamey Bauri Durgapur Court, City:- Durgapur, P.O:- City Centre, P.S.-Durgapur, District- Paschim Bardhaman, West Bengal, India, PIN:- 713215	 03/04/2024	 Captured 03/04/2024	 03/04/2024
Identifier Of Mr Barid Kumar Mondal, Mr Sanat Kumar Mondal, Mrs Pritikana Ganguly, Mr Partha Ganguly			

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Mr Barid Kumar Mondal	Ganguly Realty-10 Dec
2	Mr Sanat Kumar Mondal	Ganguly Realty-10 Dec

## Land Details as per Land Record

District: Paschim Bardhaman, P.S.- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),  
Mouza: Dhandabagh, Ward No: 16 JI No: 118, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 454, I R Khatian No:- 78	Owner: ১৫৫ ১৫৫৫ ১৫. Guardian: ১৫৫৫৫ Address: ১৫৫৫৫. Classification: ১৫৫৫. Area: 0.20570000 Acre.	Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 230603332 / 2024**

**On 03-04-2024**

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

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

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

Presented for registration at 12:06 hrs on 03-04-2024, at the Office of the A.D.S.R. DURGAPUR by Mr Barid Kumar Mondal, 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 78,75,000/-

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

Execution is admitted on 03/04/2024 by 1. Mr Barid Kumar Mondal, Son of Late Shaktipada Mondal, Near Primary School, Dhandabag, P.O: Amra, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Retired Person, 2. Mr Sanat Kumar Mondal, Son of Late Shaktipada Mondal, Near Primary School, Dhandabag, P.O: Amra, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Retired Person

Identified by Mr Parameswar Bauri, Son of Mr Rasamay Bauri, Durgapur Court, P.O: City Centre, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 03-04-2024 by Mrs Pritkana Ganguly, Partner, Ganguly Realty (Partnership Firm), Aashray Apartment, Shripally, Flat No: 4A, City- Durgapur, P.O:- Arrah, P.S.-Kanksa, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Parameswar Bauri, Son of Mr Rasamay Bauri, Durgapur Court, P.O: City Centre, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 03-04-2024 by Mr Partha Ganguly, Partner, Ganguly Realty (Partnership Firm), Aashray Apartment, Shripally, Flat No: 4A, City- Durgapur, P.O:- Arrah, P.S.-Kanksa, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Parameswar Bauri, Son of Mr Rasamay Bauri, Durgapur Court, P.O: City Centre, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,014.00/- ( B = Rs 30,000.00/- .E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/- by online = Rs 30,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/04/2024 8:39AM with Govt. Ref. No: 192024250003276868 on 03-04-2024, Amount Rs: 30,014/-, Bank: SBI EPay ( SBicPay) Ref. No. 5825819959029 on 03-04-2024, Head of Account 0030-03-104-001-16

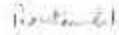
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs. 5,000.00/-, by online = Rs 5,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 111, Amount: Rs.5,000.00/-, Date of Purchase: 01/04/2024, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 03/04/2024 8:39AM with Govt. Ref. No: 192024250003276868 on 03-04-2024, Amount Rs: 5,011/-, Bank: SBI ePay (SBIPay), Ref. No: 5825819959029 on 03-04-2024, Head of Account 0030-02-103-003-02



**Santanu Pal**

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 63460 to 63485

being No 230603332 for the year 2024.



Digitally signed by SANTANU PAL

Digitally signed by SANTANU PAL  
Date: 2024.04.03 15:19:00 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pal) 03/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.