



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 741479

10th
4.02.23
Memo. No. 10722/23
[Signature]

DEVELOPMENT AGREEMENT

certified that the Document is A subject to Registration the signature Sheet and the Endorsement Admitted with this Document are the Part of this Document.

A.D.S.R. Durgapur
Bardhaman

QUERY NO. : 2000607685/2023
 DISTRICT : Paschim Bardhaman
 MOUDA : Dhandabag
 P.S. : Durgapur
 AREA OF LAND : 50 (Fifty) Decimal or 30 Katha

17 MAR 2023

[Signature]

Developer has follows:

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 14TH DAY OF MARCH, 2023

BETWEEN

(1) **GOUTAM MAJI [PAN - ARCPM7634F]** S/o. Santosh Kumar Maji, by Faith-Hindu, by Occupation-Business, Resident of 3/3, Dhandabagh, Sukantapally(E) P.O.-Amrai, P.S- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713203 (2) **DAYAMOY DHIBAR [PAN - AFGPD1154H]** S/o. Late Pir Narayan Dhibar, by Faith-Hindu, by Occupation-Business, Resident of 11/5, Annapurna Nagar, P.O.-Benachity, P.S- Durgapur, District-Burdwan presently Paschim Bardhaman, State- West Bengal, India, PIN-713213, hereinafter referred to and called as the "**LANDOWNERS**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**

AND

"**PSP BUILDERS**" [PAN-AAXFP0196K] A Partnership Firm having its office at 3/10, Nivedita Place, P.S- Durgapur, P.O- Benachity, District- Burdwan presently Paschim Bardhaman, PIN-713213, Represented its **Partner's (1) SMT: SNIGDHA CHATTERJEE [PAN-AIGPC4628L]** Wife of Sri. Raju Chatterjee, by faith-Hindu, by occupation-Business, residing at 3/10, Nivedita Place, P.S- Durgapur, P.O.- Benachity, District- Burdwan presently Paschim Bardhaman, State- West Bengal, India, PIN-713203, (2) **SRI. PRADIP MAJUMDER [PAN-AMBPM1357M]** Son of Late Haripada Majumder, by faith-Hindu, by occupation- Business, residing at A/65/A, Natun Pally, P.S- Durgapur, P.O- Benachity, District- Burdwan presently Paschim Bardhaman, State- West Bengal, India, PIN-713203, (3) **SRI. PRAFULLA CHAKRABORTY [PAN-AVUPC5658F]** Son of Late Manik Chakraborty, by faith-Hindu, by occupation- Business, residing at Natun Pally, P.S- Durgapur, P.O- Benachity, District- Burdwan presently Paschim Bardhaman, State- West Bengal, India, PIN-713203, hereinafter referred to and called as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**

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

Subject Matter of Agreement

1. Development and Construction of Building on scheduled Property: Terms and conditions agreed between the Owner and the Developer /Contractor with regard to development and construction of multistoried Building at the scheduled premises in R.S. plot No. 654 (L.R. Plot No. 1116) measuring area 30 Katha or 50 decimal; L.R.Khatian No-3958, 3682, classification- Baid, situated within Dist. Burdwan presently Paschim Bardhaman under Asansol and Durgapur Development Authority, ward No. 15 of Durgapur Municipal Corporation, Police Station- Durgapur, Sub-Registration office of Durgapur, Mouza- Dhandabag; J.L. No- 66, L.R.J.L. No-118 (Scheduled / Said- Property).

2. Representations, Warranties and Background:

2.1. **Owner's Representations:** The Owner's have represented and warranted to the Developer 'as follows:

a) Ownership of Said Property: Schedule mentioned land was R.S. recorded property of Sudhir Singha and said Sudhir Singha died leaving behind his three son namely Sri Asit Baran Singha, Sri Biswajit Singha & Sri Satyajit Singha as his legal heirs and they become owner of the schedule mentioned land as per law of inheritance and said Asit Baran Singha, Sri Biswajit Singha & Sri Satyajit Singha jointly transferred 15 Katha or 25 decimal land by way of sale in favour of Landowner No-1 i.e. Goutam Maji vide deed No- 2461 for the year 2013 of A.D.S.R. Durgapur and after purchasing the land said Goutam Maji mutated his name in L.R.R.O.R. and said Asit Baran Singha, Sri Biswajit Singha & Sri Satyajit Singha jointly transferred 15 Katha or 25 decimal land by way of sale in favour of Landowner No-2 i.e. Dayamoy Dhibar vide deed No- 4118 for the year 2012 of A.D.S.R. Durgapur and after purchasing the land said Goutam Maji mutated his name in L.R.R.O.R.


b) Rights of Owners: The Owners are seized and possessed of and well and sufficiently entitled to the Said Property. Save as mentioned herein, no person other than the Owners has any manner of right, title, interest, claim or demand of any nature whatsoever in the Said Property or any part thereof and there are no outstanding claims or demands between the Owner and any third party and thus the entirety of the Said Property is free from all encumbrances, liens, mortgages, charges, Lis pen dens, trusts, debutors, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments of whatsoever or howsoever nature.

c) No Express or implied Mortgage: Neither the title deeds nor any other documents in respect of the Said Property or any part thereof have been deposited in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise.

d) No Previous Agreement: The Owner has not dealt with the Said Property in any manner nor created any right, title or interest therein in favour of any third party in any manner whatsoever or howsoever and have not entered into been party to any agreement of any nature whatsoever including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Property.

e) No Disputes Relating to Statutory Outgoings: The Said Property is free from any land charge and all statutory outgoings in respect thereof including land revenue have been paid in full by the Owner till the date of this Agreement.

f) No Covenants and Restrictions: The Said Property is not subject to any covenants, restrictions, stipulations, easements, rights of pre-emption, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same.

 **g) Easements Unrestricted:** No right or easement appurtenant to or benefiting the Said Property is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the Said Property.

h) No Boundary Dispute: The entirety of the Said Property is butted and bounded and there is no manner of boundary dispute in respect thereof.

i) No Legal Proceeding: (1) There is no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, initiated, made, existing, pending, threatened or anticipated in respect of the Said Property or the Owner, which may in any manner prejudicially affect the due performance enforceability of this Agreement or any obligation, act, omission or transaction stated hereunder nor is there any threat of any such proceedings (2) there are no unfulfilled or unsatisfied judgment attachments, court orders, debts, notice in respect of the Said Property or the Owner (3) there is no order of any Court or any other statutory authority prohibiting development, sale, transfer and/or alienation of the Said Property and (4) there is no suit, action, litigation, investigation, claim, complaint, grievances or proceedings, appeals or applications for review, which are in process or pending against or relating to the Said Property or the Owner and the Owner is not engaged, whether as plaintiff, or defendant or otherwise, in any litigation, criminal or arbitration proceedings before any court, tribunal, statutory or governmental body, department, board or agency and no litigation, criminal or arbitration proceedings are pending by or against the Owner and there are no facts which are likely to give rise to the same or to proceedings in respect of which the Owner would be liable to indemnify any person concerned.

j) Status of Possession: Save as mentioned herein, the Said Property is and shall continue to be in the khas, vacant, peaceful, physical and absolute possession of the Owner and no third party or parties have or had or has ever claimed or acquired any manner of right, title or interest over or in respect of any part or portion of the Said Property, by way of adverse possession or otherwise.

k) Owner has Marketable Title: The Owner has good, free, clear, marketable, bankable and transferrable right, title and interest in the Said Property, free from all encumbrances of any and every nature whatsoever save as mentioned herein. The Owner shall at its own cost and responsibility keep its title in the Said Property good, free, clear, marketable, bankable and transferrable, till the completion of the Project (defined in Clause 5.3 below).

2.2 Developer's Representations: The Developer has represented and warranted to the Owner as follows:

a) Infrastructure, Expertise and Financial Capacity of Developer: The Developer is carrying on business of civil construction and development of real estate and has necessary infrastructure and expertise in this field and the Developer has the necessary financial capacity to carry out the entire process of development / construction and at no point of time shall take plea that the Project cannot be carried out due to lack of financial capacity.

b) Developer has Authority: The Developer has full authority to enter into this Agreement and appropriate authorizations to that effect exist.

c) Decision to Develop / construct : The Owner decided to have the Said Property developed into multistoried building and pursuant thereto discussions were held with the Developer for taking up the development and construction of multistoried building at the Said Property by constructing a cluster of ready-to-use residential buildings of mutually decided height with car parking spaces, specified areas, amenities and facilities to be enjoyed in common and land (collectively Said Complex) and exploitation of the Said Complex for the benefit of the Parties hereto (such development and

construction of multistoried building collectively Project) by selling the saleable spaces and amenities in the Said Complex (Units) to prospective buyers [collectively Transferees, which expression includes, without limitation or exception all persons who agree to buy Units in the Said Complex and for the purposes contained in Clauses 5(f) and 12(b) below shall include (i) the Owner for the unsold Units comprised in the Owner's Allocation [defined in Clause 8(a) below] and (ii) the Developer for unsold Units comprised in the Developer's Allocation [defined in Clause 8(b) below].

d) Finalization of Terms Based on Representations of Parties: Pursuant to the above and relying on the representations made by the Parties to each other, final terms and conditions for the Project are being recorded by this Agreement.

e) Developer will try to arrange for all the statutory permission within six month from the date of getting handing over of the schedule mentioned land by the landowners to the Developer

3. Basic Understanding

a) Development of Said Property by Construction of multistoried residential building of Said Complex: The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the Said Complex thereon of the Said Complex on principal to principal basis, with (1) specified inputs and responsibility sharing by the Parties as mentioned herein and (2) exchange with each other of their specified inputs as mentioned herein.

b) Building Plans: The Said Complex shall be constructed in accordance with architectural plans (Building Plans) which will be got prepared by the Developer by such Architect be decided by the Developer and after approval of the Building Plans by the Owner, the Developer shall submit the same to DMC and other statutory authorities concerned with sanction (collectively Planning Authorities) and obtain sanction/permission, in the manner mentioned in this Agreement.

c) Costs of Development / construction etc.: The Developers shall bear and pay all costs and expenses of and relating to construction of the Said Complex and shall have absolute right and full authority to appoint sub-contractors, agents, sub-agents etc.

4. Appointment and Commencement

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

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

5. Sanction and Construction

a) Sanction of Building Plans: The Architect shall prepare the Building Plans and the Developer shall have the same approved by the Owner. Thereafter, the Developer shall

submit the Building Plans for sanction. In this regard it is clarified that (1) the Developer shall be responsible for obtaining all approvals needed for the Project and (ii) all costs, charges, expenses, outgoings and fees for sanctions and clearances of the Building Plans shall be borne and paid by the Developer/ contractor. If by any reason the building plan shall not sanctioned by the Durgapur Municipal Corporation then that shall be intimated to the Land Owner within 12 month.

b) Architect and Consultants: The Developer shall pay all costs, charges and expenses of the Architect and other consultants in connection with construction work of the Project including professional fees and supervision charges and the Owner shall have no liability or responsibility therefore. d) Construction of Said Complex: The Developer shall commence the construction work of the Said Complex after receiving all necessary approvals for commencement of construction. The Developer shall, at its own costs and expenses, construct, erect and complete the Said Complex in accordance with the sanctioned Building Plans. Such construction shall be as per specifications described in the 4th Schedule below, common to all Units of the Said Complex (Specifications).

c) Completion Time: With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall construct, erect and complete Said Complex within a period of 36 (Thirty Six) months from the date of sanction of the Building Plans, with a grace period of 6 (six) months, subject to Force Majeure

d) Common Portions: The Developer shall, at its own costs, install and erect in the Said Complex the common areas, amenities and facilities such as stairways, lifts, firefighting apparatus, passages, driveways, common lavatory, electric meter space, pump room, reservoir, overhead water tank, water pump and motor, drainage connection, sewerage connection and other facilities required for establishment, enjoyment, maintenance and management of the Said Complex etc. For permanent electric connection to the Units, the Transferees shall pay the deposits demanded by Durgapur Project Limited and/or other agencies. It is clarified that the expression Transferees includes the Owner and the Developer/ contractor, to the extent of unsold Units comprised in the Owner's Allocation and the Developer's/ contractor's Allocation. It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Transferees (including Transferees of the Owner's Allocation) (i) charges for electric equipment and cabling (ii) charges for generator, water connection and other amenities and facilities and (iii) charges for maintenance.

e) Temporary Connections: The Developer shall be authorized in the name of the Owner to apply for and obtain at the costs of the Developer/ contractor, temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage and other applicable charges.

f) Modification: Any amendment or modification to the Building Plans may be made or caused to be made by the Developer.

g) Co-operation: Neither Party shall indulge in any activities that may be detrimental to the Project and/or may affect the mutual interest of the Parties. The Owner shall provide all cooperation that may be necessary for successful completion the Project.

6. Possession and Title Deeds

a) Possession of Said Property: For the purpose of carrying out the development in terms of this Agreement, the Owner has already inducted the Developer as a licensee in respect of scheduled / said property.

b) Deposit of Title Deeds: The Developer shall be entitled to take delivery of the said original title deeds and all link deeds from the Owners for production thereof before authorities, banks etc. and subject to the provisions of Clause 10(d) below, will have to return the same to the Owners. The said original title deeds and all link deeds will not be mortgaged by the Developer in favour of any banks and/or financial institutions and/or any other persons, save and except as required for the purposes of the Project, in the manner mentioned in Clause 10(d) below. On completion of the Project, the Contractor / or Owner (as the case may be) shall handover the original title deeds and all link deeds to the Association of Transferees of Units.

7. Powers and Authorities

a) Development Power of Attorney: Simultaneously herewith, the Owner shall grant to the Developer and/or its nominees a registered Development Power of Attorney relating to the Said Property for booking and entering into agreements for sale and for the purpose of execution of sale deed of the Units comprised in the Developer's Allocation [defined in Clause 8(b) below].

b) Further Acts: Notwithstanding grant of the General Power Of Attorney, the Owner hereby undertakes that it shall execute, as and when necessary, all papers, documents, plans etc. that may be necessary for enabling the Developer to perform all obligations under this Agreement.

8. Owner's / Developer's Consideration

a) Owner's Allocation: The Developer shall at its own costs and expenses, construct, finish, complete and make available collectively to the Owner, in habitable condition and according to the Building Plans, such number of Units and covered and open car parking spaces which are particularly mentioned and described in Second Schedule hereunder along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property.

b) BENEFIT ARISING OUT OF PROJECT :- Shall mean Rs. 2,30,00,000/- (Rupees Two Core Thirty Lac) only out of which Rs. 20,00,000/- (Rupees Twenty Lac) already paid and mean Rs. 2,10,00,000/- (Rupees Two Core Ten Lac) only within three year from the date of sanction plan as per Third Schedule.

c) Developer's Allocation: The Developer shall be exclusively entitled for all Units/Flats and covered and open car parking spaces along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property save and except the landowner allocation which are particularly mentioned and described in the Second Schedule hereunder.

9. Financials

a) Project Finance: The Developer may arrange for financing of the Project (Project Finance) by a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of the Developer's Allocation and construction work-in-

progress/receivables to the extent pertaining to the Developer's Allocation but collateral security may be created by depositing the original title deeds of the Said Property, in which event the Owners shall handover the original title deeds and link deeds to the Developer. The Owner shall deposit the title deeds of the Said Property with the Banker but on the clear understanding that no corporate or personal guarantee of the Owner is being given and the Banker shall have no right of recovery against the Owner and the Owner's Allocation. For this purpose, the Owner shall execute necessary documents through its delegated authority as contained in the General Power Of Attorney and if required by the Banker, the Owner shall join as consenting party to create a charge in favour of Banker for availing such Project Finance.

10. Dealing with Respective Allocations

a) Sale of Owner's Allocation: The Owner shall sell the Owner's Allocation through its own efforts and cost and appropriate the entire consideration from such sale

b) Sale of Developer's Allocation: The Developer shall sell the Developer's Allocation through its own efforts and cost and appropriate the entire consideration from such sale.

c) Transfer of Developer's Allocation: In consideration of the Developer constructing the Owner's Allocation, the Owner shall execute deeds of conveyance of the undivided share in the land contained in the Said Property and the Building Plans as be attributable to the Developer's Allocation in favour of the Transferees of the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution by the Owner shall be through the delegated authority given to the Developer by the Development Power of Attorney.

d) Transfer of Owner's Allocation: The Developer shall join the deeds of conveyance in favour of the Transferees of the Owner's Allocation and shall execute and register the same in its capacity as the confirming party. Such execution by the Developer shall be through the delegated authority given to the Owner by the Power of Attorney.

e) Cost of Transfer: The costs of such conveyances (both in respect of the Owner's Allocation and the Developer's Allocation) including stamp duty and registration fees and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

f) Possession to Transferees: If at the end of the Project, there are any unsold Units in the Owner's Allocation, then the Developer shall handover the same to the Owner, complete in all respect charges after receiving payment for generator, water connection and other amenities and facilities. In this regard it is clarified that upon completion of the Project, the Developer shall be free to deliver possession and register conveyances of the Developer's Allocation, irrespective of possession being taken by the Owner.

11. Municipal Taxes and Outgoings

a) Relating to Period Prior to Agreement: All municipal taxes, land revenue and outgoings (collectively Rates) on the Said Property relating to the period till the date of this Agreement shall be borne, paid and discharged by the Owner. It is made specifically clear that all Rates outstanding upto such date shall remain the liability of the Owner

and such dues shall be borne and paid by the Owner as and when called upon by any statutory authority.

b) Relating to Period After Agreement: All Rates on the Said Property relating to the period after the date of this Agreement shall be borne, paid and discharged by the Developer. It is made specifically clear that all Rates outstanding after such date shall remain the liability of the Developer and such dues shall be borne and paid by the Developer, till the Project is completed.

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

12. Post Completion Maintenance

a) Maintenance: The Developer shall frame a scheme for the management and administration of the Said Complex and/or Common Portions thereof.

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

13. Common Restrictions

a) **Applicable to Both:** The Owner's Allocation and the Developer's Allocation in the Said Complex shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the Said Complex.

14. Obligations of Developer

a) Completion of Development within Completion Time: The Developer shall complete the entire process of development of the Said Property within the Completion Time unless extended in writing.

b) Meaning of Completion: The word 'completion' and its grammatical variants shall mean habitable and tenable state with adequate water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Units ready-for-use and occupation.

c) Compliance with Laws: The execution of the Project shall be in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure proper compliance.

d) Construction at Developer's Risk and Cost: The Developer shall construct the Said Complex at its own cost, risk and responsibility, by adhering to the Building Plans and all applicable laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and to the third parties and

the public in general and shall alone be liable for any loss, damage or compensation or for any claim arising from or relating to such construction and shall indemnify the Owner fully against any claims, losses and damages for any default, failure, breach, act, omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Developer and/or any employees/agents/representatives thereof.

15. Obligations of Owner

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

b) Marketing of Owner's Allocation: The Developer shall be responsible for marketing of the Owner's Allocation.

16. Indemnity

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

b) By Owner: The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of from and against any and all actions, suits, costs, proceedings and claims that the Developer may suffer due to any defect in title of the Owner to the Said Property and/or any encumbrance or liability whatsoever thereon.

17. Limitation of Liability

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

18. Miscellaneous

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

19. Termination

a) Circumstances of Termination: In the event sanction of the Building Plans and all other permissions, consents, clearances, registrations and no objections required for commencement of construction not being granted for any reason whatsoever, this Agreement shall stand terminated at the option of the Developer without claiming any cost and expenses from landowner.

b) No Termination: Except as mentioned above, none of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered to award specific performance or cancellation of this Agreement and additionally also to award damages and other such reliefs.

20. Force Majeure

a) Meaning of Force Majeure: The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots (9) non availability or reduced availability of building materials and strike by material suppliers, transporters, contractors, workers and employees (10) delay on account of receiving statutory permissions (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations (collectively Force Majeure).

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

21. Amendment/Modification

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

22. Arbitration

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

a) Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below in terms of the Arbitration and Conciliation Act, 1996.

b) Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators:

c) Appointment by Owner: 1 (one) Arbitrator to be appointed by the Owner.

d) Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.

e) Conduct of Arbitration Proceeding: The Parties irrevocably agree that:-

i) Place: The place of arbitration shall be Durgapur

ii) Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and

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

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

23. Declaration :- This is an agreement covered under Indian Contract Act, 1872 therefore by virtue of this agreement no right, title and interest of kind is transferred by landowner in favour of Developer.

FIRST SCHEDULE

[Said Property]

All that piece and parcel of Baid Land measuring 30 (Thirty) Katha or 50 Decimal, more or less situate, lying at and being Mouza- Dhandabag, J.L.No- 66, L.R. J.L. No- 118, R.S. PlotNo-654, comprising in L.R. Plot No.-1116, L.R. Khatian No- 3958, 3682, within Ward No.-15, of the Durgapur Municipal Corporation, Sub-Registration Durgapur, Dist-Burdwan presently Paschim Bardhaman entire land is butted and bounded as follows:-

In the East:- Vacant Land
 In the West:- Vacant Land
 In the South:- Residential House
 In the North:- 30 Ft. Wide Road

Second Schedule (Owners Allocation)

(Description of Landowners Flat)

Area in Sq. Ft.	Floor
More or less 1100 Sq. Feet	1 st
More or less 1100 Sq. Feet	2 nd

SECOND SCHEDULE ABOVE REFERRED TO

(Installment of)

Installment	Period	Amount
1st Installment	Within 6 month from the date of sanctioned plan	Rs. 35,00,000/-
2nd Installment	Within 6 month from the date of First Installment	Rs. 35,00,000/-
3rd Installment	Within 6 month from the date of Second Installment	Rs. 35,00,000/-
4th Installment	Within 6 month from the date of Third Installment	Rs. 35,00,000/-
5th Installment	Within 6 month from the date of Fourth Installment	Rs. 35,00,000/-
6th Installment	Within 6 month from the date of Fifth Installment	Rs. 35,00,000/-

FOURTH SCHEDULE**(Specifications)**

WATER SUPPLY	D.M.C
STRUCTURE	RCC framed construction with infill brick walls
WALLS	Conventional brickwork Internal Walls Cement plastering overlaid with smooth
WALL FINISH	Interior - Wall putty. Exterior - Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining, In Kitchen and Balcony anti skid ceramic Tiles ,
KITCHEN	Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sink
TOILET	Anti skid ceramic Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 5 feet. ISI/ISO branded sanitary and CP fittings (as per supply). Concealed plumbing and pipe work.
DOORS	Door with tough timber frames and solid-core flush shutters, and PVC door in toilet.
WINDOWS	Aluminum frames with fully glazed shutters and quality fittings
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for inside Flats, common areas, services. Lift provided for every floor in the building.

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

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

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

Gulshan Majhi

Dona or Balu

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

WITNESSES:

① Raju Chatterjee
& Hiranmoy Chatterjee
8/10 Nivedita Place
Benachity
Durgapur-13

P.S.P. BUILDERS
Sripatha Chatterjee
Partner

P.S.P. BUILDERS
Pradip Majumder
Partner

② Indrajit Dutta,
Son of Late Ramjit Dutta.
Karamgafara, Durgapur-1.
DIST → PASCHIM BARDHAMAN

P.S.P. BUILDERS
Prasanna Chatterjee
Partner

Drafted and Typed by me & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction











Subrata Mukherjee (SRA)
Design Cont
EM/1 No - NB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation




Prafulla Chakrabarty











(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
				
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little
				

Signature: *Prafulla Chakrabarty*

Signature of the Executants/presentation




Snigdha Chatterjee











(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
				
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little
				

Signature: *Snigdha Chatterjee*

Signature of the Executants/presentation




Pradipto Majumder

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
				
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little
				

Signature: *Pradipto Majumder*

Signature of the Executants/presentation

Signature: _____

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Thumb	Fore	Middle	Ring	Little
				

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Signature of the
Executants/presentation



Signature of the
Executants/presentation

Signature of the
Executants/presentation

		(LEFT HAND)			Fore	Thumb	
Thumb	Fore	Middle	Ring	Little			
Signature:-	<i>Gurtej Singh</i>						
		(LEFT HAND)			Fore	Thumb	
Thumb	Fore	Middle	Ring	Little			
Signature:-	<i>Ranjeet Singh</i>						
		(RIGHT HAND)			Fore	Thumb	
Thumb	Fore	Middle	Ring	Little			
Signature:-	<i>Ranjeet Singh</i>						
		(LEFT HAND)			Fore	Thumb	
Thumb	Fore	Middle	Ring	Little			
Signature:-	<i>Ranjeet Singh</i>						
		(RIGHT HAND)			Fore	Thumb	
Thumb	Fore	Middle	Ring	Little			
Signature:-	<i>Ranjeet Singh</i>						









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue





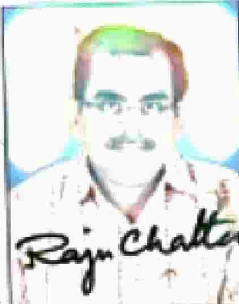

OFFICE OF THE A.D.S.R. DURGAPUR, District Name - Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23062000607685/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs SNIGDHA CHATTERJEE 3/10 Nivedita Place, City - Durgapur, P.O - Benachity, P.S - Durgapur, District - Paschim Bardhaman, West Bengal, India. PIN:- 713213	Representative of Developer [PSP BUILDER S]	 Snigdha C	422 	Snigdha Chatterjee 14/3/2023
2	Mr PRADIP MAJUMDER A/65/A, Natun Pally, City - Durgapur, P.O - BENACHITY, P.S.- Durgapur, District - Paschim Bardhaman, West Bengal, India, PIN - 713213	Representative of Developer [PSP BUILDER S]	 Pradip Majumder	423 	Pradip Majumder 14/3/2023
3	Mr PRAFULLA CHAKRABORTY Natun Pally, City - Durgapur, P.O- Benachity, P.S.- Durgapur, District - Paschim Bardhaman, West Bengal, India, PIN:- 713213	Representative of Developer [PSP BUILDER S]	 Prfulla Chakraborty	424 	Prfulla Chakraborty 14/03/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr GOUTAM MAJI 3/3, Dhandabagh, Sukanta Paly, City - Durgapur, P.O - Amra P.S - Durgapur District - Paschim Bardhaman West Bengal, India, PIN - 713203	Land Lord			<i>Goutam Maji</i> 14/3/2023
5	Mr DAYAMOY DHIBAR 11/5, Annapurna Nagar, City - Durgapur, P.O - Benachity, P.S - Durgapur, District - Paschim Bardhaman, West Bengal, India, PIN - 713213	Land Lord			<i>Dayamoy Dhibar</i> 14/03/2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAJU CHATTERJEE Son of Late HIRANMOY CHATTERJEE 3/10, NIBEDITA PLACE, City:- Durgapur, P.O - BENACHITY, P.S - Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713213	Mrs SNIGDHA CHATTERJEE, Mr PRADIP MAJUMDER, Mr PRAFULLA CHAKRABORTY, Mr GOUTAM MAJI, Mr DAYAMOY DHIBAR			<i>Raju Chatterjee</i> 14/3/2023

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

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



192022230330474641

GRN Details

GRN:	192022230330474641	Payment Mode:	Online Payment
GRN Date:	13/03/2023 19:13:36	Bank/Gateway:	HDFC Bank
BRN :	2080160383	BRN Date:	13/03/2023 19:15:05
GRIPS Payment ID:	130320232033047463	Payment Init. Date:	13/03/2023 19:13:36
Payment Status:	Successful	Payment Ref. No:	2000607685/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	raju chatterjee
Address:	3/10, Nivedita place Benachity, West Bengal, 713213
Mobile:	9332961811
Depositor Status:	Others
Query No:	2000607685
Applicant's Name:	Mr SUBRATA MUKHERJEE
Identification No:	2000607685/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	13/03/2023
Period To (dd/mm/yyyy):	13/03/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000607685/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	2000607685/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	230014
			Total	265025

IN WORDS: TWO LAKH SIXTY FIVE THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed

Deed No. :	I-2306-02394/2023	Date of Registration	17/03/2023
Query No / Year	2306-2000607685/2023	Office where deed is registered	
Query Date	06/03/2023 7:20:20 PM	A. D. S. R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No : 8101891226, 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 : 2,30,00,000/-)		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,68,84,946/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 2,30,014/- (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, JI No: 118, Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1116 (RS :-654)	LR-3958	Bastu	Baid	25 Dec	1/-	84,42,473/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
L2	LR-1116 (RS :-654)	LR-3682	Bastu	Baid	25 Dec	1/-	84,42,473/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
		TOTAL :			50Dec	2 /-	168,84,946 /-	
		Grand Total :			50Dec	2 /-	168,84,946 /-	

Word Details :

Name,Address,Photo,Finger print and Signature

1 Mr GOUTAM MAJI (Presentant)

Son of Mr SANTOSH KUMAR MAJI 3/3, Dhandabagh, Sukanta Pally, City:- Durgapur, P.O:- Amrai, P.S:-Durgapur
 District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation:
 Business, Citizen of: India, PAN No.:: ARxxxxxx4F, Aadhaar No: 53xxxxxxxx1062, Status :Individual, Executed by:
 Self, Date of Execution: 14/03/2023

, Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 14/03/2023

, Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence

2 Mr DAYAMOY DHIBAR

Son of Late PIR NARAYAN DHIBAR 11/5, Annapurna Nagar, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur,
 District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation:
 Business, Citizen of: India, PAN No.:: AFxxxxxx4H, Aadhaar No: 58xxxxxxxx5080, Status :Individual, Executed by:
 Self, Date of Execution: 14/03/2023

, Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 14/03/2023

, Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence

Developer Details :

Si No Name,Address,Photo,Finger print and Signature

1 PSP BUILDERS

3/10, Nivedita Place, Block/Sector: Benachity, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-
 Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided by
 UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Si No Name,Address,Photo,Finger print and Signature

1 Mrs SNIGDHA CHATTERJEE

Wife of Mr RAJU CHATTERJEE 3/10, Nivedita Place, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur,
 District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Female, By Caste: Hindu,
 Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8L, Aadhaar No: 98xxxxxxxx1422 Status :
 Representative, Representative of : PSP BUILDERS (as PARTNER)

2 Mr PRADIP MAJUMDER

Son of Late HARIPADA MAJUMDER A/85/A, Natun Pally, City:- Durgapur, P.O:- BENACHITY, P.S:-
 Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx7M, Aadhaar No: 95xxxxxxxx5592 Status
 Representative, Representative of : PSP BUILDERS (as PARTNER)

3 Mr PRAFULLA CHAKRABORTY

Son of Late MANIK CHAKRABORTY Natun Pally,, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur,
 District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx8F, Aadhaar No: 34xxxxxxxx3527 Status :
 Representative, Representative of : PSP BUILDERS (as PARTNER)

er Details :

	Photo	Finger Print	Signature
RAJU CHATTERJEE Son of Late HIRANMOY CHATTERJEE 5/10, NIBEDITA PLACE, City:- Durgapur, P.O.- BENACHITY, P.S.-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN.- 713213			
Identifier Of Mrs SNIGDHA CHATTERJEE, Mr PRADIP MAJUMDER, Mr PRAFULLA CHAKRABORTY, Mr GOUTAM MAJI, Mr DAYAMOY DHIBAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM MAJI	PSP BUILDERS-25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr DAYAMOY DHIBAR	PSP BUILDERS-25 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),
 Mouza: Dhandabagh, 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:- 1116 & LR Khatian No:- 3958	Owner:বীতম মাজি, Gurdian:সন্তোষ , Address:নিজ , Classification:বাইদ, Area:0.25000000 Acre.	Mr GOUTAM MAJI
L2	LR Plot No:- 1116 & LR Khatian No:- 3682	Owner:দয়াময় ধীবর, Gurdian:বীরনারায়ন , Address:নিজ , Classification:বাইদ, Area:0.25000000 Acre.	Mr DAYAMOY DHIBAR

14-03-2023

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

Presented for registration at 18:40 hrs on 14-03-2023, at the Private residence by Mr GOUTAM MAJI , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,68,84,946/-

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

Execution is admitted on 14/03/2023 by 1. Mr GOUTAM MAJI, Son of Mr SANTOSH KUMAR MAJI, 3/3, Dhandabagh, Sukanta Pally, P.O. Amrai, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business. 2. Mr DAYAMOY DHIBAR, Son of Late PIR NARAYAN DHIBAR, 11/5, Annapurna Nagar, P.O. Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Identified by Mr RAJU CHATTERJEE, , Son of Late HIRANMOY CHATTERJEE, 3/10, NIBEDITA PLACE, P.O: BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Business

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

Execution is admitted on 14-03-2023 by Mrs SNIGDHA CHATTERJEE, PARTNER, PSP BUILDERS (Partnership Firm), 3/10, Nivedita Place, Block/Sector: Benachity, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr RAJU CHATTERJEE, , Son of Late HIRANMOY CHATTERJEE, 3/10, NIBEDITA PLACE, P.O: BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Business

Execution is admitted on 14-03-2023 by Mr PRADIP MAJUMDER, PARTNER, PSP BUILDERS (Partnership Firm), 3/10, Nivedita Place, Block/Sector: Benachity, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr RAJU CHATTERJEE, , Son of Late HIRANMOY CHATTERJEE, 3/10, NIBEDITA PLACE, P.O: BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Business

Execution is admitted on 14-03-2023 by Mr PRAFULLA CHAKRABORTY, PARTNER, PSP BUILDERS (Partnership Firm), 3/10, Nivedita Place, Block/Sector: Benachity, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr RAJU CHATTERJEE, , Son of Late HIRANMOY CHATTERJEE, 3/10, NIBEDITA PLACE, P.O: BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Business

Santanu Pal

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

2023

Receipt of Fees

Certified that required Registration Fees payable for this document is Rs 2,30,014.00/- (B = Rs 2,30,000.00/- , E = Rs 14.00/-) and Registration Fees paid by by online = Rs 2,30,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2023 7:15PM with Govt. Ref. No: 192022230330474641 on 13-03-2023, Amount Rs: 2,30,014/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 2080160383 on 13-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by by online = Rs 35,011/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/03/2023 7:15PM with Govt. Ref. No: 192022230330474641 on 13-03-2023, Amount Rs: 35,011/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 2080160383 on 13-03-2023, Head of Account 0030-02-103-003-02

Santanu Pal

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

On 17-03-2023

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1761, Amount: Rs.5,000.00/-, Date of Purchase: 14/03/2023, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 41128 to 41153

being No 230602394 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.03.20 14:40:36 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/03/20 02:40:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)