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P-3278/21



अन्तिमवर्ण पश्चिम बंगाल WEST BENGAL

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certified that the Document  
is Admitted to Registration, the  
Signature Sheet and the End-  
orsements furnished with this  
Document are the Part of this  
Document.

A. D. S. R. Dargun  
Bardwan

DEVELOPMENT AGREEMENT

26 NOV 2021

This Development Agreement made on the day, month and  
year as written below,

Contd. Page-02

*[Handwritten signature]*  
-M.V.

Sl No. 7885 Date 23/11/21  
Serial EDIFY INFRASTRUCTURE PROJECTS PVKST  
Address DGP-12  
Value of Stamp 5000  
Date of Payment of the stamp  
Paper Size 75x125  
Name of the Treasury from  
which stamp

01 NOV 2021



*Chatterjee*

Deputy Commissioner  
Stamp Section  
A.D.S.R. Office, Durgapur-16  
Circular No.-16016-17

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4  
Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

28 NOV 2021

**Mrs. KAKALI BHANDARI** [ Pan No-BEXPB3613J ] wife of Siddhartha Bhandari, by occupation: Housewife, by Nationality: Indian, by faith: Hindu, residing at Vill-Digmala, P.O-P.S-Andal, District: Paschim Bardhaman, Pin-713321, West Bengal. [Hereinafter referred to and called as "LANDOWNER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, representatives and assigns) of the ONE PART.

AND

**EDIFY INFRASTRUCTURE PROJECTS PVT. LTD.** [ Pan No-AADCE4034A ] Having its place of business at 4/1, Totikhola, Kaliganj, P.O- Arrah, Durgapur-12, Dist- Paschim Bardhaman, West Bengal represented by its Directors [1] **Mr. SUBRATA GHOSH** [Pan No-AJPPG2986D] son of Late Sunath Chandra Ghosh by faith: Hindu, by occupation: Business, by nationality: Indian residing at DN-69, Chaffe Street, Bidhanagar, P.O-Durgapur-12, P.S-Newtownship, Dist- Paschim Bardhaman, West Bengal. [2] **Mr. GORACHAND RAY** [Pan No-AOMPR2234K ] son of Sri Magaram Ray, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Vill-Dandashwar, P.O-Gourbazar, District- Paschim Bardhaman, West Bengal, Pin-713377. [Hereinafter Called 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 OTHER PART.

WHEREAS schedule below property originally belongs to the landowner which she acquired by way of regd deed of sale being no-1260 of 2019, 1261 of 2019, 1262 of 2019, 1263 of 2019 and 904 of 2020 and her name duly recorded in under Khatian no-LR-2015 and from the date of purchase she is owning, possessing and seizing the schedule below property without any encumbrances from any persons.

AND WHEREAS the LANDOWNER desires to develop the "A" Schedule Property" by construction of multistoried building or as per sanction of Panchayat or Zilla Parishad up to maximum limit of floor as per sanction plan of the Jemua Gram Panchayat, and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the LANDOWNER could not be able to take any steps for the said development and as such the LANDOWNER are searching a Developer for the said development works.

AND WHEREAS the LANDOWNER herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, garages etc. as per sanction plan of Jemua Gram Panchayat and/or any other concerned authority / authorities from time to time off taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:**

**1-DEFINITION**

- **OWNERS/LANDLORDS:** - OWNERS shall mean **Mrs. Kakali Bhandari [ Pan No-BENPB3613J ]** wife of Siddhartha Bhandari, by occupation: Housewife, by Nationality: Indian, by faith: Hindu, residing at Vill-Dignala, P.O+P.S-Andal, District: Paschim Bardhaman, Pin-713321, West Bengal.
- **DEVELOPER:** - Shall mean **EDIFY INFRASTRUCTURE PROJECTS PVT. LTD. [ Pan No-AADCE4034A ]** Having its place of business at 4/1, Tetikhola, Kaliganj, P.O- Arrah, Durgapur-12, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal.
- **LAND:-** Shall mean **Danga Land area of 17.3 Decimal** within the Mouja of Tetikhola, J.L No-111, Plot No-RS-62,43/64, Plot No-LR-70,62 under Khatian no-LR-2015, under P.S- Newtownship, Dist-Paschim Bardhaman, West Bengal.
- **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

- **PANCHAYAT:-** Shall mean the Jemua Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/ modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all provisions, renewals and extensions thereof, if any
- **CONSIDERATION:** Landowner will entitled to get as described in schedule below together with the undivided importable proportionate share and/or interest in the said land and the common portions which is specifically mentioned in schedule below.
- **DEVELOPER'S AREA:** Shall mean all the remaining flats and car parking space and other spaces therein in the building over the land as mentioned in schedule after giving LANDOWNER allocation together with the undivided importable proportionate share and/or interest in the said land and the common portions.
- **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building at and upon the said premises be completed and possession of the completed Flat & Car Parking Space and Others be taken over by the Unit/Flat and occupiers.
- **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, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

  
Adv

1.1 **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) 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;
- E) If it be a Trust then its Trustees for the time being and their successor(s)-in-interest and assigns.

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

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

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

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

**IV: - DURATION:** - This agreement is made for a period of **48 months** from the date of sanction of Plan with a grace period of 6 month. Construction has to be completed within 48 months with grace period of 6 months after getting all necessary permission from the statutory authority/ Government.

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

**VI - OWNER DUTY & LIABILITY:-**

- 1. The owner will delivered the "A" schedule land for development and construction of a housing complex consisting of so many flats & parking spaces.

2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and any question regarding land, the owner is answerable for the same and if any dispute found in future that shall be meet up by the Owner the cost of the same shall be bear by the Developer but same shall be deducted from the Owners Allocation.
3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1<sup>st</sup> Schedule property to the second party and also shall supply all original land documents in the hands of the developer.
4. **The LANDOWNERS hereby declared that :-**
  - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) There is no agreement between the LANDOWNERS and any other party except "EDIFY INFRASTRUCTURE PROJECTS PVT. LTD." either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
  - c) Sec-202 of Indian contract Act will be taken into consideration in case of death of the LANDOWNERS.
  - d) That land related dispute shall be resolved by the LANDOWNERS.
  - e) **That the landowner will pay the stamp duty, registration fees, electric installation charges and development charges, GST in respect of each flat falls within the landowners allocation will be paid by the landowner herself and the landowner will never claim any amount from the developer company in this connection.**
  - f) That the Owners also agreed that they will execute any power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Panchayat, Paschim Bardhaman Zilla Parishad such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money.

- g) That in no case ownership is transferred in favour of the developer by force of this development agreement.

**VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-**

1. The developer "EDIFY INFRASTRUCTURE PROJECTS PVT. LTD." is fully acquainted with, aware of the process/formalities related to similar project in Panchayat area.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/ plan need approval of the owners & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers. Any alteration made in the approved sanction plan and to be executed thereon, shall be notified to the owner and then to be executed upon in final; without final nod from the owner the plan should not be revised and/or sanctioned.
4. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
5. 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 currency of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.

6. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within the stipulated timeframe of 48 months with grace period of 6 months w.e.f. date of sanctioned plan.
7. That the Developer shall not make 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.
8. **That the Developer will pay all types of govt taxes, land revenue and impositions etc. for the purpose of obtaining sanction plan and construction permission and that will be came into force after execution of the development agreement and power of attorney.**
9. That as and when the sanction plan is approved by the competent authority the developer shall make the owner understand about her allocation within seven days and in that landowner shall have every right to nominate his buyer unto those unit(s) and in that case the L.d. advocate of the owner shall execute all necessary deeds and documents, and in that the developer shall be the confirming party to those deeds / documents which is hereby acknowledged by the developer hereof in this agreement. **That the developers shall execute an allocation agreement after registration of development agreement in relation to the allocation received by the landowner after sanction of plan.**

**X-Cancellation**

1. The Owners have no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

**2. XI-Miscellaneous :-**

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Dispute- That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.

- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) The LANDOWNER and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- k) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner 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.

DEVELOPERS' ADVOCATE: Shall mean any Advocate Of Durgapur Court, City Centre, Durgapur - 16, District-Paschim Bardhaman, West Bengal, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion & erection & sale, transfer, grant, conveyance, demise, devise & provide of the premises, its parts & parcels and the Building & the Flat, Car Parking Space therein, including the Deed of Conveyance/s thereof.

**FIRST SCHEDULE ABOVE REFERRED TO  
(DESCRIPTION OF TOTAL LAND /PROJECT AREA)**

ALL THAT A piece and parcel of **Danga Land area of 17.3 Decimal** within the Mouja of Tetikhola, J.L. No-111, Plot No-RS-62,43/64, Plot No-LR-70,62 under Khatian no-LR-2015, under P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal This property is bounded & bounded as follows:

North: 10 ft wide Kanksa road.

East: 25 ft wide Metal Road.

West: Land of Pravin Kumar Sirohia and Soma Banerjee.

South: House of Ravi Shil.

**SECOND SCHEDULE ABOVE REFERRED TO  
(LANDOWNER' ALLOCATION)**

The landowner will be entitled to get **35 % of the Super Built-up Area** in respect of Flat and Car parking space ( both Open and Covered) upto the construction of **G+VIII** limit together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule, and if the authority allows permission to make construction above **G+VIII** limit and if the developer will make construction according to it on that score the **LANDOWNER** will be entitled to get area of flat | super built up | as per mutual discussion with the developer and upon mutual understanding.

**THIRD SCHEDULE ABOVE REFERRED TO  
(DEVELOPER 'S ALLOCATION)**

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer after providing the **LANDOWNER'** allocation as aforesaid and together with the conveyance/ conveyances and taking all sale price partly and/or fully from intending purchase/purchasers in any manner what the Developer thinks fit and proper as the absolute owner thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

**FOURTH SCHEDULE ABOVE REFERRED TO**  
**(GENERAL SPECIFICATION)**

1. FOUNDATION: R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.
2. WALL: 200 mm thick brickwork for outside and 100 mm thick Brick work all inside walls.
3. PLASTERING: Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.
4. DOORS: on standard size fitting with handle and one household, one ring and one bolt for each of the inside flush door. The PVC frame with Pella will be fitted with each kitchen and toilet.
5. WINDOWS: Iron glass Panel including Glass of 3mm thick and M.S. Grill.
6. KITCHEN: Black stone over platform with a Black stone sink fitted with one Bibcock point .
7. TOILET: Antiskid tiles on Floor and Dado up to door height. One Indian Type water close white local pan for single toilet and one Extra English type commode only W.C.. If provided, including P.V.C. Lowdown white cistern, one C.P. Bibcock point one c.p. Shower point shall be provided in each toilet.
8. FLOORING: All floors of the Flat/Unit, Room, Car Parking Space shall be Vitrified tiles Flooring and there will not be such floors finished for the commercial units, garage units and other units etc.
9. DINNING/DRAWING: One white local washbasin.
10. PLUMBING SANITATION: P.V.C. pipe to be used for outer and inner water connection as concealed works and P.V.C. Hedonist sanitary pipes and Fittings will be provided.



IN WITNESS WHEREOF the parties have executed these presents on this 26th day of November 2021 before ADJR Durgapur.

WITNESS:


1.

Bhanta Pal,  
S/o. Binitjanti Pu,  
Dumrao Post-16


Kakadi Bhandari

SIGNATURE OF THE LANDOWNER

2. Sujan Das  
S/o. Ganjachari Das  
Kalganj, Angapuri-12

  
Subrata Ghose  
Director

3. Pranita Baner  
Advocate, Dg. Post-16

  
Ipsan Chand Roy  
Director

SIGNATURE OF DEVELOPER

Drafted, prepared & typed by

Pranita Baner  
ADVOCATE

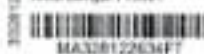




ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ  
**ভারত সরকার**  
 Unique Identification Authority of India  
**Government of India**

হলদীবাড়ির আই ডি / Enrollment No.: 10507130801375

To  
 কাকলী ভান্ডারী  
 Kankali Bhandari  
 DIGNALA  
 ANDAL  
 District (00)  
 Andra  
 Central Identification  
 West Bengal 713021



MA328122634F7



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6758 1614 2314**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



কাকলী ভান্ডারী  
 Kankali Bhandari  
 পিতা : গঙ্গাধর ভগ  
 Father : Gangadhar Bhg  
 জন্ম তারিখ / DOB : 22/05/1988  
 রাজ্য / State : Kerala



**6758 1614 2314**

আমার আধার, আমার পরিচয়

*Kankali Bhandari*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



KAKALI BHANDARI  
GANGADHAR BAG  
0305/1986

Permanent Account Number  
BEXPB3613J

*Kakali Bhandari*  
Signature



*Kakali Bhandari*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBRATA GHOSH  
SURATH CHANDRA GHOSH

18/01/1964

AJPPG2908D

*Subrata Ghosh*  
Signature



*Subrata Ghosh*



FORM 3C

*[Handwritten mark]*



₹ 100000 & S

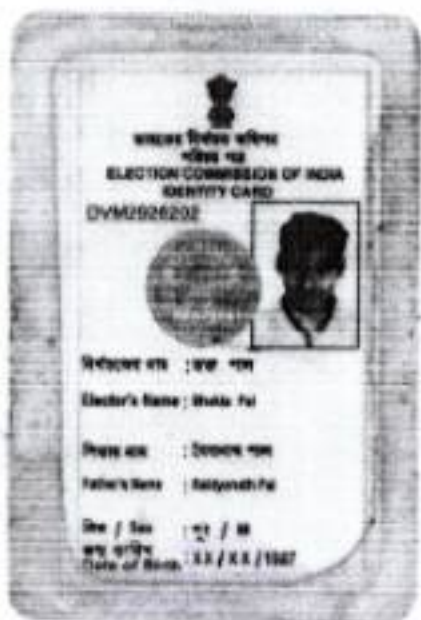


ICPV INFRASTRUCTURE PROJECTS PVT. LTD.

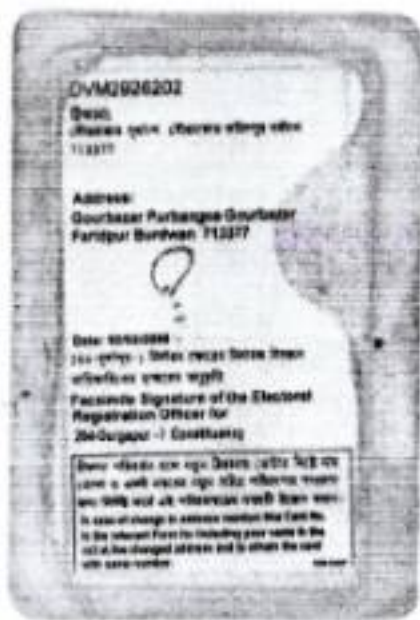
*Ipom Chand Roy*  
Director

3 8 NOV 2024





*DVM2926202*



*Two parallel diagonal lines*



## ଭୂମି ଓ ଭୂମି ସଂସ୍କାର ଏବଂ ଉଦ୍ଧାର ଡ୍ରାମ ଓ ପୁନର୍ବାସନ ଦସ୍ତର

### Land & Land Reforms and Refugee Relief and Rehabilitation Department



Citizen Service



Track Your Property



Query Search



Public Grievance



More Information

#### KHATAN & PLOT INFORMATION

##### Muster Identification

District\*

[20] BAGOCHI BARDHAMAN

Block\*

[00] BAKOPUR-DURGAPUR

Muster\*

[111] Tetonia

Query

 Search By Khatian Search By Plot

Khatian No. \* 2015

Enter Captcha\*

9 G J C 9 3

VIEW

LIVE

(Live Data As On 26/11/2021, 12:24:13)  
ଓଡ଼ିଶା ସରକାର (O.D. No. 111) ଭୁବନେଶ୍ୱର (O.D. No. 111)

ଖତିଆର ନଂ (Khatian No.):	2015
ସଂସ୍କାର ନାମ (Draw Name):	ଭାଦ୍ରବୀ ଗଞ୍ଜାଡ଼ି
ସିଲ୍ଲାହାଣ୍ଡି (Father/Block):	ସିନ୍ଧୁଧର ଗଞ୍ଜାଡ଼ି
ଠିକଣା (Address):	ସିନ୍ଧୁ
ଓଡ଼ିଆର ପରିମାଣ (TOTAL LAND):	0.1732998 Acre
ସଂଖ୍ୟା ସଂଖ୍ୟା (Total Plot):	2
ଖତିଆର ଦେଖିବାର ତାରିଖ (Khatian Creation Date):	22/05/2019

#### ଓଡ଼ିଆର ଦାମର ବିବରଣ ଓ ପରିମାଣ:

Plot No. ଦାମ ନଂ:	Classification ଶ୍ରେଣୀ:	Share ଭାଗ:	Share Area/Acre ଭାଗ ପରିମାଣ (ଏକର):	Area/Share ବସ୍ତୁତା
67	ଖେତ	0.2012	0.0800	15%
70	ଓଡ଼ିଆ	0.1442	0.1100	20%

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 Subrata Ghosh
	বৃহদঙ্গুল Thumbo	তৃত্বনীরী 1st Finger	মধ্যমা Middle Finger	অনুঘটিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature.....

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 Gopin Chand Roy
	বৃহদঙ্গুল Thumbo	তৃত্বনীরী 1st Finger	মধ্যমা Middle Finger	অনুঘটিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature.....

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 Rakali Bhandari
	বৃহদঙ্গুল Thumbo	তৃত্বনীরী 1st Finger	মধ্যমা Middle Finger	অনুঘটিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature.....

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
	বৃহদঙ্গুল Thumbo	তৃত্বনীরী 1st Finger	মধ্যমা Middle Finger	অনুঘটিকা Ring Finger	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর

Signature.....

### Major Information of the Deed




Deed No :	I-2306-09278/2021	Date of Registration	26/11/2021
Query No / Year	2306-2002418503/2021	Office where deed is registered	
Query Date	23/11/2021 8:29:32 AM	2306-2002418503/2021	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	(4308) Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 53,71,650/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-62	RS-2015	Vastu	Danga	15 Dec		46,57,500/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road.
L2	RS-43/64	RS-2015	Vastu	Danga	2.3 Dec		7,14,150/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road.
	<b>TOTAL :</b>				<b>17.3Dec</b>	<b>0 /-</b>	<b>53,71,650 /-</b>	
	<b>Grand Total :</b>				<b>17.3Dec</b>	<b>0 /-</b>	<b>53,71,650 /-</b>	

### Land Lord Details :







Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Kakali Bhandari (Presentant)</b> Wife of Mr Siddhartha Bhandari Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Office			
		26/11/2021	L1 26/11/2021	26/11/2021

Dignala, City:- Not Specified, P.O:- Andai, P.S:-Andai, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 26/11/2021  
 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Office

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>EDIFY INFRASTRUCTURE PROJECTS PRIVATE LIMITED</b> 4/1 Tetkhola, Kaliganj, City:- Not Specified, P.O:- Arakh, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AXxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Subrata Ghosh</b> Son of Late Surath Chandra Ghosh Date of Execution - 26/11/2021, , Admitted by: Self, Date of Admission: 26/11/2021, Place of Admission of Execution: Office	 <small>Nov 26 2021 3:14PM</small>	 <small>L11 26/11/2021</small>	 <small>26/11/2021</small>
	DN 69 Chaffe Street, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx6D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EDIFY INFRASTRUCTURE PROJECTS PRIVATE LIMITED (as Director)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Gorachand Roy</b> Son of Mr Magaram Roy Date of Execution - 26/11/2021, , Admitted by: Self, Date of Admission: 26/11/2021, Place of Admission of Execution: Office	 <small>Nov 26 2021 3:18PM</small>	 <small>L11 26/11/2021</small>	 <small>26/11/2021</small>
	Dandeswar, City:- Not Specified, P.O:- Gourbazar, P.S:-Faridpur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713377, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx4K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : EDIFY INFRASTRUCTURE PROJECTS PRIVATE LIMITED (as Director)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Pal</b> Son of Mr. Baldyanath Pal Durgapur Court, City:- Durgapur, P.O:- City Centre, P.S.-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	26/11/2021	26/11/2021	26/11/2021
Identifier Of Mrs Kakali Bhandari, Mr Subrata Ghosh, Mr Gorachand Roy			

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Mrs Kakali Bhandari	EDIFY INFRASTRUCTURE PROJECTS PRIVATE LIMITED-15 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	Mrs Kakali Bhandari	EDIFY INFRASTRUCTURE PROJECTS PRIVATE LIMITED-2.3 Dec

On 26-11-2021

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

Admissible under rule 21 of West Bengal Registration Rules, 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 13:36 hrs on 26-11-2021, at the Office of the A.D.S.R. DURGAPUR by Mrs Kakali Bhandari ,Executant.

**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 53,71,650/-

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

Execution is admitted on 26/11/2021 by Mrs Kakali Bhandari, Wife of Mr Siddhartha Bhandari, Dignala, P.O: Andal, Thana: Andal, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession House wife Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, 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 26-11-2021 by Mr Subrata Ghosh, Director, EDIFY INFRASTRUCTURE PROJECTS PRIVATE LIMITED, 4/1 Tetikhola, Kaliganj, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, 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 26-11-2021 by Mr Gorachand Roy, Director, EDIFY INFRASTRUCTURE PROJECTS PRIVATE LIMITED, 4/1 Tetikhola, Kaliganj, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, 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 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2021 10:02PM with Govt. Ref. No: 192021220121291251 on 25-11-2021, Amount Rs: 14/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CB/261121811150on 25-11-2021, Head of Account 0030-03-104-001-16

#### Payment of Stamp Duty

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

#### Description of Stamp

1. Stamp: Type: impressed, Serial no 7885, Amount: Rs.5,000/-, Date of Purchase: 23/11/2021, Vendor name:

SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2021 10:02PM with Govt. Ref. No: 192021220121291251 on 25-11-2021, Amount Rs: 2,010/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI261121811150 on 25-11-2021, Head of Account 0030-02-103-003-02



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

\*Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 10632 to 10660

\*being No 230609278 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2022.01.14 14:37:25 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2022/01/14 02:37:25 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)