

9555

P-9327/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 779940

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

A. S. R. Durgapuri
Registrar

Query No.: 2002409842 / 2021.

29 NOV 2021

DEVELOPMENT AGREEMENT

DIST.: PASCHIM BARDHAMAN

PS: KANKSA

MOUZA: BAMUNARA, DURGAPUR - 713212.

AREA: 41 DECIMAL

GOPALPUR GRAM PANCHAYAT

(RIT)

AND THAT HAS ENTERED INTO AMONG: -

(1) **SRI PANKAJ MUKHERJEE [PAN - AJOPM7641Q]** [Aadhaar 672187918111] Son of Late Swapan Mukherjee, by faith-Hindu, by Nationality Indian by occupation-Business, resident of B-132, Aldrin path, P.O.- Bidhannagar, PIN-713212 District:- Paschim Bardhaman, West Bengal, India;

(2) **SRI. MAHADEV PAUL [PAN- BIEPP3457M]** [Aadhaar 832823946856] Son of Late Nakul Paul, by faith- Hindu, by occupation-Business by Nationality Indian resident of Village & Post - Bamunara, P.S. - Kanksa, Durgapur, PIN- 713212, District- Paschim Bardhaman, State- West Bengal, India;

(3) **M/s. AMRITA GREEN VIEW HOUSING PRIVATE LIMITED (PAN No.: AAKCA8090R)** a company incorporated under the Company Act 1956 and regulated under the subsequent amendments thereafter having its office at B-132, Aldrin path, P.O.- Bidhannagar, PIN-713212 District:- Paschim Bardhaman, West Bengal, India represented by its Director(s) namely **SRI. MAHADEV PAUL [PAN- BIEPP3457M]** Son of Late Nakul Paul, by faith- Hindu, by occupation-Business by Nationality Indian resident of Village & Post -Bamunara, P.S. - Kanksa, Durgapur, PIN- 713212, District- Burdwan presently Paschim Bardhaman, State- West Bengal, India

(4) **DR. (MRS) MALAYA MUKHERJEE [PAN- ALSPM9084D]** [Aadhaar 818145155535] W/o Pankaj Mukherjee, by faith- Hindu, by occupation-Professional, by Nationality Indian resident of B-132, Aldrin path, P.O.- Bidhannagar, PIN-713212 District:- Paschim Bardhaman, West Bengal, India

(5) **SMT SONALI PAUL [PAN- BIFPP0345H]** [Aadhaar 529504586517] W/o Mr Mahadev Paul, by faith- Hindu, by occupation-Business by Nationality Indian resident of Village & Post - Bamunara, P.S. - Kanksa, Durgapur, PIN- 713212, District- Paschim Bardhaman, State- West Bengal, India; hereinafter severally referred to as the **LAND OWNER(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**.

AND

M/s. AMRITA INFRA DEVELOPER (PAN No.: ABVFA8140K) a partnership firm having its office at Basement Floor, C/o Anmol Godown, Joy Guru Market, Bamunara, Near Football Math SBI ATM, Durgapur, Pin - 713212, District:- Paschim Bardhaman, West Bengal, India represented by its Partners namely: -

1. **SRI PANKAJ MUKHERJEE [PAN - AJOPM7641Q]** [Aadhaar No.: 672187918111] Son of Late Swapan Mukherjee, by faith-Hindu, by occupation-Business, resident of B-132, Aldrin path, P.O.- Bidhannagar, PIN-713212 District:- Paschim Bardhaman, West Bengal, India;

2. **SRI. MAHADEV PAUL [PAN- BIEPP3457M]** [Aadhaar No.: 832823946856] Son of Late Nakul Paul, by faith- Hindu, by occupation-Business by Nationality Indian resident of Village & Post -Bamunara, P.S.- Kanksa, Durgapur, PIN- 713212, District- Burdwan presently Paschim Bardhaman, State- West Bengal, India;

3. **SRI SHUVRO CHATTARAJ [PAN - AFMPC9030R]** [Aadhaar No.: 388641659084] Son of Sri Nabani Chattaraj, by faith-Hindu, by Occupation - Business, resident of Vill + PO - Bamunara, Durgapur - 713212, District:- Paschim Bardhaman, West Bengal, India

4. **SRI AMITAVA SHYAM [PAN - BIVPS1932H]** [Aadhaar: 470553180846] Son of Sri Laxmi Kanta Shyam, by faith-Hindu, by Occupation - Business, resident of Vill + PO - Bamunara, Durgapur - 713212, District: - Paschim Bardhaman, West Bengal, India

5. **MR ARUP KARMAKAR** [PAN: AZRPK8054E] [Aadhaar: 602260350554] S/o Sri Srikanta Karmakar, by faith: Hindu, Citizen of India and being the Resident of Vill + PO: Bamunara, Pin – 713212, PS – Kanksa, District: - Paschim Bardhaman, West Bengal, India hereinafter jointly and severally referred to as the **DEVELOPER(s)** (unless repugnant to the context shall mean and include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns) of the **SECOND PARTY**.

WHEREAS the Landed property delineated in schedule 'A' tabled from Sch. No.: 01 to 10 hereunder belongs to the aforesated Owner namely Sri Pankaj Mukherjee and Sri Mahadev Paul to the extent of 29.25 Decimal in part of RS Plot No.: 1377, 1379 as he/they have purchased the same from the then owner(s) and acquired right, title, interest thereon vide **Deed of Sale being No.: I-03711 for the year 2021** registered before the Office of the ADSR at Durgapur.

WHEREAS the Landed property delineated as in schedule 'A' tabled from Sch. No.: 11 to 12 hereunder belongs to the aforesated Owner namely M/s. Amrita Green View Housing Private Limited and Smt Sonali Paul to the extent of 2.95 Decimal in part of RS Plot No.: 1377, 1379 as he/they have purchased and acquired the same from the then owner(s) vide **Deed of Sale being No.: I-03712 for the year 2021** registered before the Office of the ADSR at Durgapur.

WHEREAS the Landed property delineated as in schedule 'A' tabled from Sch. No.: 13 to 14 hereunder belongs to the aforesated Owner namely M/s. Amrita Green View Housing Private Limited to the extent of 5.85 Decimal in RS Plot No.: 1377, 1379 as he/she/they have purchased the same from the then owner(s) and acquired right, title, interest thereon vide **Deed of Sale being No.: I-03713 for the year 2021** registered before the Office of the ADSR at Durgapur.

WHEREAS the Landed property delineated as in schedule 'A' tabled from Sch. No.: 15 to 16 hereunder belongs to the aforesated Owner namely M/s. Amrita Green View Housing Private Limited and Dr. Malaya Mukherjee to the extent of 2.95 Decimal in part of RS Plot No.: 1377, 1379 as he/they have purchased the same from the then owner(s) and acquired right, title, interest thereon vide **Deed of Sale being No.: I-03721 for the year 2021** registered before the Office of the ADSR at Durgapur.

WHEREAS thereafter the recent Owner(s) / Vendor(s) hereof is/are in lawful possession and ownership having indefeasible right, title and interests, possession and enjoyment over the said property admeasuring an area **being a total of 41 Dec.** and paying taxes and levies thereon & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein as he / she / they become the owner(s) of the land and forming part of the R.S. Plot No.: 1377, 1379 more-fully described in the schedule hereto.

WHEREAS the First Party(s) as aforementioned is/are the absolute and lawful owners of the immovable property as schedule below and since then he / they is/are in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, of which the said property was entered in the name(s) of the First Party(s) in the records of the Landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corner and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto.

WHEREAS the recent Owner(s) / Vendor(s) herein, became the absolute owner of immovable property bearing situated at Mouza: Bamunara, under the jurisdiction of Gopalpur Gram Panchayat and more-fully described in the Schedule hereunder written and hereinafter called the Schedule property; and since then the Vendor(s) / Owner(s) hereof are in actual and

physical possession of all that piece and parcel 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 and transferrable right, title and interest therein.

AND WHEREAS the first party(s) is desired to get the aforesaid landed property developed into a Multi-storied residential and commercial Building complex constructed thereon through any 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), shops, and parking space(s), space(s), etc. as per plan approved by Panchayat and/or other competent authority(s) but the owners / vendors, 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 the area admeasuring 41 decimals be the same a little more or less at Mouza: Bamunara, J.L. No.: 58, RS Plot No.: 1377 & 1379, comprised in its respective Khatian Nos under the jurisdiction of Gopalpur Gram Panchayat under Kanksa Police Station, District in 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 and commercial building 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 Panchayat and/or other concerned authorities for the time being in force as per the plan(s) to be sanctioned by the Panchayat / Zila Parishad and/or by the competent authorities.

1.2 ARCHITECT(S) AND STRUCTURAL ENGINEERS: - Shall mean such Architect(s) and structural engineers whom the Developer(s) may from time-to-time, appoint as the Architect(s) and/or Structural Engineer(s) or such other competent person(s) who would look after the safety and soundness of the said project.

1.3 COMPETENT AUTHORITY: - Shall mean Zila Parishad / Gopalpur Gram Panchayat / P&RD / ADDA 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.

1.4 PLAN: - Shall mean the sanctioned and approved Plan of the said building(s) sanctioned by the Panchayat / Zila Parishad and/or P&RD 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.

- 1.5 **OWNER CONSIDERATION PLUS AREA:** - In consideration of the Owner(s) having appointed the Second Party(s) as Developers of the said property and the Owner(s) agreeing to allow the Developers to appropriate themselves the profits arising from the said development as is hereinafter provided. On execution of these presents the Owner(s) shall handover the vacant and peaceful possession of the said property to the said Developer for the purpose of development. As acknowledged by the Owner(s), the Developer has paid to the Owner(s) a sum of **Rs. 34, 00, 000/- (Rupees Thirty-Four Lakhs) only** as lump sum being the full and final consideration in terms of money morefully stated vide the underneath Memo of Consideration which is hereby treated as Receipt and that shall therefore be made adjustable and/or accountable as per the then market value of the said understated share in the following manner stated herein.

As acknowledged by all the Owners and after due acceptance from them, the Developer will deliver **30% (Thirty) percent of the Super Built-up Area** of the sanctioned and approved Plan from the Panchayat / Zila Parishad / Competent authority(s) of the proposed building together with undivided, impartible and proportionate interest over the said landed property. Provided further, each Owner(s) has to make their choices of their individual unit(s) from every floor of the proposed building as per brochure, and; needless to mention that the underneath payments shall therefore be made calculated and/or accounted / adjusted as per the then market value of each flat which shall be evaluated when taking the allocated portion and possession over the aforesaid percentage of share. The Developer words shall be final and binding upon.

DEVELOPER'S AREA: Shall mean the entire proposed multi-storied building except the said aforestated owner's part with such maximum floors as may be sanctioned and approved by the competent authority(s) together with undivided, impartible and proportionate interest unto the said land.

- 1.6 **UNIT:** Shall mean any Unit(s) / Flat(s) / Garage(s) /spaces/ Shops, 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/ Shops and such other areas.

- 1.7 **PROJECT:** Shall mean the work of development or construction, undertake and to be done solely by the aforestated Developer(s) herein with utmost assistance and assurance from the Owner(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.

- 1.8 **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, lockdown, pandemic, 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 / Panchayat 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(s).



1.9 PURCHASER(S): shall mean and include:

- i. 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, expertise in its own right, interest and will be liable and responsible for the development of the said property; if required then demolishing the existing structures 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 / Panchayat or P&RD concerned authorities consisting of Flats / apartments / units / garages / Shops 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).

V:- SCOPE OF WORK:- The Developer(s) shall construct / erect the multi-storied building complex comprising of Ground plus such Maximum floors and shall be according to the sanctioned plan from Panchayat 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 **41 decimals** for development and construction of the proposed multi-storied building consisting of flats / apartments / Shops, parking spaces and such spaces, etc.
2. Subject to the Competent Authority granting permission and/or sanction under the provisions of the said ULC Act, the Owners have 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.
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 among the Owners / Vendors and/or any other party(s) / person(s) except **M/s. AMRITA INFRA DEVELOPER** either for Sale and otherwise or for development and construction of multi-storied residential building and the said land is free from all such encumbrances. And, also confirms vide this indenture that after execution of this deed, if any 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 owners shall be liable for any such costs and consequences thereof.

- c) It is also been manifested that the allocation of the individual unit to be carried upon taking consonance with the proposed brochure of the stated building by each owner and to be allocated albeit in his/her own name(s) from ALL THAT 30% percent of the super built up area which is therefore stated therein as share of the stated development works unto the stated property; also it is needless to mention that if any / all of the land owner wants to sale their respective allocated unit(s) to any third party(s) hereof then they can do so after completion of One Year w.e.f. the date of start of construction.
4. That the Owner has agreed that either she 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 Owners 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 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 Owner has offered the total area of land thereon for development and construction of a multi-storied building complex consisting of flats / apartments / Shops, 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 with schedule below plots. Moreover and most importantly, the Vendor(s) hereby authorizes and grants NOC to the Developer that they can amalgamate any land adjacent thereto and/or any plots 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.
6. That also it is been well acknowledged by the stated recent Vendor(s) that on or after immediate execution of this indenture, the recent vendor(s) also been owner(s) of the respective share of such adjacent plot of land in RS Plot No.: 193 (LR 120) of Khatpukur Mouza admeasuring an area being 37 Decimal more/less, RS Plot No.: 1377/5035 (LR 1060) of Bamunara Mouza admeasuring an area being 6 Decimal shall also be delivered to the stated recent developer only with this schedule below property; and in that fashion the landowner shall not be claiming any further amount or consideration from the developer but will be entitled for thirty percent of the stated area herewith, and should be in allocated manner conferring each name(s) against it.
7. That the Vendors 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.
8. That the First party(s) hereby assures the Second party(s) that neither he / she / they 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.
9. That on and from the time of execution of these presents, the vendors shall deliver or cause to be delivered all such title deeds, parcha, other requisite documentations / papers, plans, approvals, etc. in relation to the said landed property which is hereby agreed to be



developed by the Builder / Developer. The Owners / Vendors 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.

10. That the Vendors hereby declare that no notice from Government or any other body or authority or under the Panchayat 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.
11. That the Owners / Vendors agrees and acknowledges that she / he / they gives her / their full authority & power to Second Party to do & execute all lawful acts, deeds things for the owners and on his / their 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 Panchayat, and such other statutory authority / authorities or public body(s).
12. That immediately on the execution of these presents, the Vendor herein has decided to execute a Development Power of Attorney in favour of the Developers 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 Vendors to the Competent Authority, Urban Land Ceiling, Panchayat, 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 Vendors. If any such 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.
13. That the Vendor hereby authorize the Developers to sign banking documentations regarding bank finance and other requisite formalities and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal / Panchayat 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. The Second Party shall be entitled to mortgage the subject noted landed property to avail bank finance and First Party hereby admits that she shall have no-objection in this regard in any manner.
14. To execute necessary documents 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 and/or WBHIRA.
15. That the Vendor declares that the property in question is the recorded property in the L.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.

16. That the Developers can take and initiate legal proceedings which are required to be taken in connection with the work of development and construction on behalf of the owners. Furthermore, if any legal action is taken against land owner(s) in connection with the same and said project; to prosecute and defend such legal proceedings, affidavit, application, etc. and to engage Ld. Advocate and to do all such act, deed and things required to be done on behalf and as such on sale of flats / apartments / etc. to the prospective buyers save and except owner's allocation and accept booking money, advance and consideration money. Wherefore, it is also noted hitherto that the developer shall not acquire any right, title or interest in the said land/premises until and unless the deeds of transfer(s) are executed by the owners and the owners shall agree to ratify all acts and things lawfully done by the developer; i.e., and also **NO OWNERSHIP OF THE SAID PROPERTY IS HEREBY TRANSFERRED IN FAVOUR OF THE DEVELOPER HEREIN VIDE THIS DOCUMENT.**

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. That the Developer confirms and assures the owners that they're fully acquainted with and aware of the process / formalities related to similar project in Corporation / Panchayat Area or at the Sub-Div. and was satisfied with the papers / documentations related to ownership, measurement of the said land, possessory right, title, interest and suitability of the site and viability of such proposed project thereto.
2. That the developer confirms and assures the owners 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 owners do 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 her attorney and the architect before submission to the Corporation / Panchayat / 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 owners 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 owners / 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 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. 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 can 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
7. 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(s) nor shall any person claiming through her / them 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 / Shops, parking space(s) / space(s), etc. and other structures at the sweet will and discretion of the developer(s).
8. The Developers will be entitled to modify the approved building plans as they deem fit provided the modifications are within or as per the provisions of approved scheme laid down by the Competent Authority. The Developers shall pay all the fees of the Architects, and R.C.C. Consultants appointed by them for the development of this project. It is agreed that while appointing Architect and R.C.C. Consultants the Developers shall procure in favour of the owners in writing that they shall not look to the owners or any of them for their fees or otherwise.
9. The Developers shall be entitled to enter into usual Agreement within the Developers share and allocation for sale of units / flats / Shops / 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.
10. 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.
11. 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. The Owner shall not be



responsible for any accident or damage or loss during the course of the construction of the proposed building.

12. That it is agreed that the Vendors and all other necessary parties claiming through her / them 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.
13. 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.
14. 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).
15. 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.

VIII- CANCELLATION: -

The Owner(s) has every right to cancel and/or rescind this indenture after 30 (thirty) months from the date of ground breaking ceremony and submission of all such necessary papers / documentations and/or approvals to the developer(s) by the owner(s) / vendor(s); if the developer fails / neglects to construct such initial stage of work over the said property. Furthermore, it is expressly mentioned and broached that the Developer(s) has every right to cancel and/or rescind this agreement if the Landowners / First Party fails or neglect to resolve the land related problem and other problem(s) whatsoever in relation to the said below schedule property.

IX- MISCELLANEOUS: -

- a) Indian Law: This agreement / indenture shall be subject to lex-loci and lex-fori 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) Disputes: Differences in opinion in relation to or arising out during execution of the multi-storied residential building complex(s) under this agreement shall be intimated by a registered Letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one Arbitrator who shall be an Advocate or person(s) from legal fraternity, to be nominated by the Developers or their legal advisors whose decision shall be final and binding on both the parties. The Arbitrator shall have summary powers.

- 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 owners time to time and vice-versa.
- e) The owners 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 advances from the individual purchaser(s) and/or from any bank/financial institution and/or also allocate flats under this agreement and within the framework of 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.
- 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 landowners 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.
- l) And, also confirms vide this indenture that after execution of this deed, if any 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 owners shall be liable for any such costs and consequences thereof.
- m) The Development Cost mean and include and both bearable by the Landowners and such intending purchaser(s) - shall mean and include (i) charges for electric equipment and cabling (ii) charges for generator, water connection and other amenities and facilities. The Developer will collect the Development Cost and the Developer will also collect the respective Water Connection Charge, Generator Charge from Transferees/ Owner's (as the



case may be) of the units, and also from the Owners of the Land. However individual Transferees will bear any statutory cost payable to the Government authorities related to their respective unit

THE SCHEDULE - A ABOVE REFERRED
DESCRIPTION OF THE LAND TO BE DEVELOPED

ALL THAT Piece and Parcel of the Plot of Land under the nature and character as Bastu admeasuring an area of 41 Decimal be the same a little more less situated under the jurisdiction of Gopalpur Gram Panchayat under Kanksa Police Station within Mouza: Bamunara, J.L No.: 58 within A.D.S.R. Office and Sub-division at Durgapur, District: Burdwan (Now Paschim Bardhaman), West Bengal, India expounded under heads as hereto:

1. RS Plot No.: 1377(P) appertaining to LR Plot No.: 1059 in LR Khatian No.: 5646 admeasuring an area being 4.85 Decimal;
2. RS Plot No.: 1379(P) appertaining to LR Plot No.: 1062 in RS Khatian No.: 2032, LR Khatian No.: 5646 admeasuring an area being 01 Decimal;
3. RS Plot No.: 1377(P) appertaining to LR Plot No.: 1059 in LR Khatian No.: 5643 admeasuring an area being 4.85 Decimal;
4. RS Plot No.: 1379(P) appertaining to LR Plot No.: 1062 in RS Khatian No.: 2032, LR Khatian No.: 5643 admeasuring an area being 01 Decimal;
5. RS Plot No.: 1377(P) appertaining to LR Plot No.: 1059 in LR Khatian No.: 5644 admeasuring an area being 4.85 Decimal;
6. RS Plot No.: 1379(P) appertaining to LR Plot No.: 1062 in RS Khatian No.: 2032, LR Khatian No.: 5644 admeasuring an area being 01 Decimal;
7. RS Plot No.: 1377(P) appertaining to LR Plot No.: 1059 in LR Khatian No.: 5642 admeasuring an area being 4.85 Decimal;
8. RS Plot No.: 1379(P) appertaining to LR Plot No.: 1062 in RS Khatian No.: 2032, LR Khatian No.: 5642 admeasuring an area being 01 Decimal;
9. RS Plot No.: 1377(P) appertaining to LR Plot No.: 1059 in LR Khatian No.: 5641 admeasuring an area being 4.85 Decimal;
10. RS Plot No.: 1379(P) appertaining to LR Plot No.: 1062 in RS Khatian No.: 2032, LR Khatian No.: 5641 admeasuring an area being 01 Decimal;
11. RS Plot No.: 1377(P) appertaining to LR Plot No.: 1059 in LR Khatian No.: 5645 admeasuring an area being 2.45 Decimal;
12. RS Plot No.: 1379(P) appertaining to LR Plot No.: 1062 in RS Khatian No.: 2032, LR Khatian No.: 5645 admeasuring an area being 0.5 Decimal;
13. RS Plot No.: 1377(P) appertaining to LR Plot No.: 1059 in LR Khatian No.: 5640 admeasuring an area being 4.85 Decimal;
14. RS Plot No.: 1379(P) appertaining to LR Plot No.: 1062 in RS Khatian No.: 2032, LR Khatian No.: 5640 admeasuring an area being 01 Decimal;
15. RS Plot No.: 1377(P) appertaining to LR Plot No.: 1059 in LR Khatian No.: 5645 admeasuring an area being 2.45 Decimal;
16. RS Plot No.: 1379(P) appertaining to LR Plot No.: 1062 in RS Khatian No.: 2032, LR Khatian No.: 5645 admeasuring an area being 0.5 Decimal;

That the total land measuring as aforementioned being 41 Decimal is hereby delivered to the aforesated Developer for construction of the proposed multi-storied residential cum commercial building complex(s) by the Owner(s) which is **Butted and Bounded as hereto:-**

On the North	Plot No.: 1374
On the South	Plot No.: 1378, 1379, 1380 of Bamunara Mouza & Khatpukur Mouza
On the East	Plot No.: 1374, 1373, 1394, 1380
On the West	Plot No.: 1376 of Bamunara Mouza & Khatpukur Mouza and 30 Ft. wide Metal 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 |
| 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 in 3
inch skirting at the bed room, drawing
cum dining, balcony, toilet and kitchen. |
| 7 | Toilet | : | 4 ft." height glazed tiles on the wall |
| 8 | Kitchen | : | 2 ft. height 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 37.5 mm thick. |
| 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) |
| | 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 Panchayat
authority and/or within the premises
through underground and overhead
water reservoir. |
| 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).]

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(s) and Developer hereto have set their hands on being aware of such legal terminology on this the **26th Day of November, 2021** and as such explained this indenture in mother-tongue before all parties and thereafter have affix and formulated their respective signatures after satisfaction with full of mental and physical competencies.

SIGNED, SEALED & DELIVERED

IN PRESENCE OF:-

WITNESS:

1. *parameswar Bawli*
S/o - *Rasamay Bawli*
Nagara. Birudika
P.in - 48

Bunji Me
Maha das Paul
Amrita Infra Developer using Pvt. Ltd.
Maha das Paul.
Malaya Hukheyj
Sonali Paul.

2. *Tanmay Karmakar*
S/o - Anup Karmakar

Bamunara, Durgapur - 713212
AMRITA INFRA DEVELOPER
Shuro Chatteroj
Partnership

AMRITA INFRA DEVELOPER
Anup Karmakar
Partnership

SIGNATURE OF FIRST PARTY OWNERS

AMRITA INFRA DEVELOPER
Bunji Me
Partnership
AMRITA INFRA DEVELOPER
Maha das Paul.
Partnership

AMRITA INFRA DEVELOPER
Amritanjan Sanyal
Partnership

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:

[Signature]
RAKESH CHAKRABORTY
ADVOCATE
E. NO.- 22/06 of 2013
Member of Bar Association (Durgapur)
Durgapur Court

MEMO OF CONSIDERATION (To be treated as Receipt)				
DATE	CHQ NO	BANK	RECEIVED BY	AMOUNT
7/4/2021	637858	INDIAN OVERSEAS BANK	Pankaj Mukherjee	100000
7/4/2021	000003	BANDHAN BANK	Pankaj Mukherjee	100000
7/4/2021	617837	AXIS	Pankaj Mukherjee	100000
7/4/2021	637859	INDIAN OVERSEAS BANK	Mahadev Paul	100000
7/4/2021	000004	BANDHAN BANK	Mahadev Paul	100000
7/4/2021	617838	AXIS	Mahadev Paul	100000
19/4/2021	000005	BANDHAN BANK	Mahadev Paul	300000
19/4/2021	637857	INDIAN OVERSEAS BANK	Mahadev Paul	300000
27/4/2021	617832	AXIS	Mahadev Paul	200000
27/4/2021	617846	AXIS	Mahadev Paul	100000
23/11/2021	473028	AXIS	Pankaj Mukherjee	100000
23/11/2021	473027	AXIS	Mahadev Paul	100000
24/11/2021	159602	PUNJAB	Malaya Mukherjee	200000
24/11/2021	000007	BANDHAN	Pankaj Mukherjee	300000
24/11/2021	637889	INDIAN OVERSEAS BANK	Pankaj Mukherjee	200000
25/11/2021	637891	INDIAN OVERSEAS BANK	Sonali Paul	150000
25/11/2021	637890	INDIAN OVERSEAS BANK	Malaya Mukherjee	150000
25/11/2021	000002	BANDHAN	Malaya Mukherjee	150000
25/11/2021	000001	BANDHAN	Sonali Paul	150000
25/11/2021	473029	AXIS	Sonali Paul	150000
25/11/2021	473031	AXIS	Pankaj Mukherjee	100000
25/11/2021	473030	AXIS	Malaya Mukherjee	150000

Pankaj Mukherjee
 Mahadev Paul,
 Malaya Mukherjee
 Sonali Paul.

SIGNATURE OF FIRST PARTY
 OWNERS

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

Details

IN: 192021220121440001
BRN Date: 26/11/2021 10:21:23
BRN: 1632526916
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: HDFC Bank
BRN Date: 26/11/2021 10:11:41
Payment Ref. No: 2002409842/5/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: RAKESH CHAKRABORTY
Address: DURGAPUR COURT CITY CENTRE
Mobile: 9474777815
Depositor Status: Advocate
Query No: 2002409842
Applicant's Name: Mr RAKESH CHAKRABORTY
Address: A.D.S.R. DURGAPUR
Office Name: A.D.S.R. DURGAPUR
Identification No: 2002409842/5/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 5


Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002409842/5/2021	Property Registration- Stamp duty	0030-02-103-003-02	74011
2	2002409842/5/2021	Property Registration- Registration Fees	0030-03-104-001-16	34014
			Total	108025

IN WORDS: ONE LAKH EIGHT THOUSAND TWENTY FIVE ONLY.


 भारतके निर्वाचन आयोग
 पश्चिम बंगाल
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ARZ2361194




निर्वाचक नाम : परमेश्वर बाउरी

Elector's Name : Parameswar Bauri

पिता का नाम : रामदास बाउरी

Father's Name : Ramdas Bauri

लिंग/लिंग : पुरु / M

जन्म तिथि : 16/02/1999

Date of Birth



Parameswar Bauri

ARZ2361194

ठिकाना:
 N0070, बार्पारा बाउरी, भांडा, मनाडली,
 कान्सा, पश्चिम बंगाल-713148

Address:
 N3070, NARARA BAURIPARA, NARARA,
 KANKSA, PASCHIM BARDHAMAN-713148

Date: 04/01/2019

276 - दुरगापुर पुरबा निर्वाचन क्षेत्र
 पश्चिम बंगाल

Facsimile Signature of the Electoral
 Registration Officer for

276 - Durgapur Purba Constituency

निर्वाचन आयोग के नाम से जारी की जा रही है। यदि आपको
 पता बदलना है तो आपको अपने पुराने पता पर निर्वाचन आयोग के कार्यालय
 में जाकर अपने पुराने पता पर निर्वाचन आयोग के कार्यालय में जाकर
 अपने पुराने पता पर निर्वाचन आयोग के कार्यालय में जाकर

In case of change in address, please fill the Form No. 1 and No. 2
 at the relevant Form for notifying your name at the
 new address and to obtain the copy
 with same number.

2019-2020

হস্তাসূত্র টিপ ছাপ ও ফটো/Fingers Print & Photo

	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Pouj M...

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Kalya K...

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Maha dev Paul

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Sonali Paul

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Raj Kumar

	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
বাম হাত Left Hand					
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Maha dev Paul

	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
বাম হাত Left Hand					
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Shuroo Chatterjee

	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
বাম হাত Left Hand					
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Amitava Sengupta

হস্তাসূত্র টিপ ছাপ ও ফটো/Fingers Print & Photo

						
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						Arup Kumar

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Arup Kumar

বাম হাত Left Hand						ফটো
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

বাম হাত Left Hand						ফটো
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

বাম হাত Left Hand						ফটো
	বৃদ্ধাসূল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AJOPM7641Q



नाम / Name
PANKAJ MUKHERJEE

पिता का नाम / Father's Name
SWAPAN MUKHERJEE

जन्म की तारीख / Date of Birth
02/04/1972

Pankaj Mukherjee
हस्ताक्षर / Signature



28112017

Pankaj Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MALAYA MUKHERJEE
AMULYA RATAN JHA

01/08/1961
Permanent Account Number
ALSPM9084D



Malaya Mukherjee
Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTTISL
Plot No. 3, Sector 11, CHD Belapur,
New Mumbai - 400 614
यदि कार्ड खो जावे वा कुपया वापस करे/लीवरणे
आयकर पैन सेवा युनिट, UTTISL
प्लॉट नं. ३, सेक्टर ११, सी.ओ.डी. बेलपुर
नवी मुंबई-४०० ६१४

Malaya Mukherjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SONALI PAUL

DILIP KUMAR DEY

01/01/1980

Permanent Account Number

BIFPR 3345H

Sonali Paul
Signature



Sonali Paul



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVERNMENT OF INDIA

SHUVRO CHATTARAJ
NABANI CHATTARAJ

30/01/1984
Permanent Account Number
AFMPC9030R

Shuvro Chatteraj
Signature



Shuvro Chatteraj

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMITAVA SHYAM
LAXMI KANTA SHYAM

02/01/1973
Permanent Account Number
BIVPS1932H

Signature



Amitava Shyam



Arup Karmakar

विभाग
TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAHADEV PAUL
MAHADEV PAUL
01/1969

50T
7
AFG10

Permanent Account Number
BIEPP3457M



Mahadev Paul
Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PA² Services Unit, UTITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड को खोने/पतने पर कृपया सूचित करें, भौतक :
आयकर सेवा यूनिट, UTITSL,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Mahadev Paul,









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 23062002409842/2021


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	Mr Pankaj Mukherjee B-132, Aldrin Path, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Land Lord	 Pankaj Mukherjee		Pankaj Mukherjee 26-11-2021
2	Mr Mahadev Paul Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Land Lord	 Mahadev Paul		Mahadev Paul 26.11.2021
3	Mr Mahadev Paul Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Land Lord [AMRITA GREEN VIEW HOUSING PRIVATE LIMITED] ,[AMRITA INFRA DEVELOPER]	 Mahadev Paul		Mahadev Paul. 26.11.2021


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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Dr Malaya Mukherjee B-132, Aldrin Path, City:- Durgapur, P.O:- Bidhannagar, P.S.-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Land Lord	 Malaya Mukherjee	 2447	Malaya Mukherjee 26/11/2021
5	Mrs Sonali Paul Bamunara, City:- Durgapur, P.O:- Bamunara, P.S.-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Land Lord	 Sonali Paul	 2449	Sonali Paul 26/11/2021
6	Mr Pankaj Mukherjee B-132, Aldrin Path, City:- Durgapur, P.O:- Bidhannagar, P.S.-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Developer [AMRITA INFRA DEVELOPER]	 Pankaj Mukherjee	 2446	Pankaj Mukherjee 26-11-2021

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
7	Mr Shuvro Chattaraj Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Developer [AMRITA INFRA DEVELOP ER]			<i>Shuvro Chattaraj</i> 26.11.2021
8	Mr Amitava Shyam Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Developer [AMRITA INFRA DEVELOP ER]			<i>Amitava Shyam</i> 25.11.2021
9	Mr Arup Karmakar Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Developer [AMRITA INFRA DEVELOP ER]			<i>Arup Karmakar</i> 26.11.2021

Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1 Mr Parameswar Bauri Son of Mr Rasamay Bauri Napara, City:- Not Specified, P.O:- Birudiha, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713148	Mr Pankaj Mukherjee, Mr Mahadev Paul, Mr Mahadev Paul Dr Malaya Mukherjee, Mrs Sonali Paul, Mr Pankaj Mukherjee, , Mr Shuvro Chattaraj, Mr Amitava Shyam, Mr Arup Karmakar	 <i>Parameswar Bauri</i>		<i>Parameswar Bauri</i> 26/11/21


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

Major Information of the Deed

Deed No :	I-2306-09327/2021	Date of Registration	29/11/2021
Query No / Year	2306-2002409842/2021	Office where deed is registered	
Query Date	22/11/2021 1:12:25 PM	2306-2002409842/2021	
Applicant Name, Address & Other Details	RAKESH CHAKRABORTY BAR ASSOCIATION AT DURGAPUR, DURGAPUR COURT, CITY CENTRE, DURGAPUR, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9474777815, 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 : 34,00,000/-]		
Set Forth value	Market Value		
	Rs. 7,94,11,820/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,011/- (Article:48(g))	Rs. 34,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

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-1059 (RS :-1377)	LR-5646	Other Commercial Usage	Vastu	4.85 Dec		93,93,837/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -03711-2021
L2	RS-1379	RS-2032	Other Commercial Usage	Vastu	1 Dec		19,36,874/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -03711-2021
L3	LR-1059 (RS :-1377)	LR-5643	Other Commercial Usage	Vastu	4.85 Dec		93,93,837/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -03711-2021
L4	RS-1379	RS-2032	Other Commercial Usage	Vastu	1 Dec		19,36,874/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -03711-2021

	LR-1059 (RS :-1377)	LR-5644	Other Commercial Usage	Vastu	4.85 Dec		93,93,837/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, .Last Reference Deed No :2306-I -03711-2021
L6	RS-1379	RS-2032	Other Commercial Usage	Vastu	1 Dec		19,36,874/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, .Last Reference Deed No :2306-I -03711-2021
L7	LR-1059 (RS :-1377)	LR-5642	Other Commercial Usage	Vastu	4.85 Dec		93,93,837/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, .Last Reference Deed No :2306-I -03711-2021
L8	RS-1379	RS-2032	Other Commercial Usage	Vastu	1 Dec		19,36,874/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, .Last Reference Deed No :2306-I -03711-2021
L9	LR-1059 (RS :-1377)	LR-5641	Other Commercial Usage	Vastu	4.85 Dec		93,93,837/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, .Last Reference Deed No :2306-I -03711-2021
L10	RS-1379	RS-2032	Other Commercial Usage	Vastu	1 Dec		19,36,874/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, .Last Reference Deed No :2306-I -03711-2021
L11	LR-1059 (RS :-1377)	LR-5645	Other Commercial Usage	Vastu	2.45 Dec		47,45,340/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, .Last Reference Deed No :2306-I -03712-2021
L12	RS-1379	RS-2032	Other Commercial Usage	Vastu	0.5 Dec		9,68,437/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, .Last Reference Deed No :2306-I -03712-2021

	LR-1059 (RS :-1377)	LR-5640	Other Commercial Usage	Vastu	4.85 Dec		93,93,837/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -03713-2021
L14	RS-1379	RS-2032	Other Commercial Usage	Vastu	1 Dec		19,36,874/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -03713-2021
L15	LR-1059 (RS :-1377)	LR-5645	Other Commercial Usage	Vastu	2.45 Dec		47,45,340/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -03721-2021
L16	RS-1379	RS-2032	Other Commercial Usage	Vastu	0.5 Dec		9,68,437/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, ,Last Reference Deed No :2306-I -03721-2021
		TOTAL :			41Dec	0 /-	794,11,820 /-	
		Grand Total :			41Dec	0 /-	794,11,820 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Pankaj Mukherjee (Presentant) Son of Late Swapan Mukherjee B-132, Aldrin Path, 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.:: AJxxxxxx1Q, Aadhaar No: 67xxxxxxx8111, Status :Individual, Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence</p>
2	<p>Mr Mahadev Paul Son of Late Nakul Paul Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Blxxxxx7M, Aadhaar No: 83xxxxxxx6856, Status :Individual, Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/11/2021 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence</p>
3	<p>AMRITA GREEN VIEW HOUSING PRIVATE LIMITED Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

Dr Malaya Mukherjee

Wife of Mr Pankaj Mukherjee B-132, Aldrin Path, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: ALxxxxxx4D, Aadhaar No: 81xxxxxxxx5535, Status :Individual, Executed by: Self, Date of Execution: 26/11/2021
 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/11/2021
 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence

5 Mrs Sonali Paul

Wife of Mr Mahadev Paul Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Blxxxxxx5H, Aadhaar No: 52xxxxxxxx6517, Status :Individual, Executed by: Self, Date of Execution: 26/11/2021
 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/11/2021
 , Admitted by: Self, Date of Admission: 26/11/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMRITA INFRA DEVELOPER Basement Floor, C/o Anmol Godown, Joy Guru Market, Bamunara, Near Football Math SBI ATM,, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, PAN No.:: ABxxxxxxOK, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Mahadev Paul Son of Late Nakul Paul Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx7M, Aadhaar No: 83xxxxxxxx6856 Status : Representative, Representative of : AMRITA GREEN VIEW HOUSING PRIVATE LIMITED (as Director), AMRITA INFRA DEVELOPER (as Partner)
2	Mr Pankaj Mukherjee Son of Late Swapan Mukherjee B-132, Aldrin Path, 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.:: AJxxxxxx1Q, Aadhaar No: 67xxxxxxxx8111 Status : Representative, Representative of : AMRITA INFRA DEVELOPER (as Partner)
3	Mr Shuvro Chattaraj Son of Mr Nabani Chattaraj Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx0R, Aadhaar No: 38xxxxxxxx9084 Status : Representative, Representative of : AMRITA INFRA DEVELOPER (as Partner)
4	Mr Amitava Shyam Son of Mr Laxmi Kanta Shyam Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx2H, Aadhaar No: 47xxxxxxxx0846 Status : Representative, Representative of : AMRITA INFRA DEVELOPER (as Partner)
5	Mr Arup Karmakar Son of Srikanta Karmakar Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx4E, Aadhaar No: 60xxxxxxxx0554 Status : Representative, Representative of : AMRITA INFRA DEVELOPER (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parameswar Bauri Son of Mr Rasamay Bauri Napara, City:- Not Specified, P.O:- Birudiha, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148			

Identifier Of Mr Pankaj Mukherjee, Mr Mahadev Paul, Mr Mahadev Paul, Dr Malaya Mukherjee, Mrs Sonali Paul, Mr Pankaj Mukherjee, Mr Shuvro Chattaraj, Mr Amitava Shyam, Mr Arup Karmakar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Mukherjee	AMRITA INFRA DEVELOPER-2.425 Dec
2	Mr Mahadev Paul	AMRITA INFRA DEVELOPER-2.425 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Mukherjee	AMRITA INFRA DEVELOPER-0.5 Dec
2	Mr Mahadev Paul	AMRITA INFRA DEVELOPER-0.5 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	AMRITA GREEN VIEW HOUSING PRIVATE LIMITED	AMRITA INFRA DEVELOPER-1.225 Dec
2	Mrs Sonali Paul	AMRITA INFRA DEVELOPER-1.225 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	AMRITA GREEN VIEW HOUSING PRIVATE LIMITED	AMRITA INFRA DEVELOPER-0.25 Dec
2	Mrs Sonali Paul	AMRITA INFRA DEVELOPER-0.25 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	AMRITA GREEN VIEW HOUSING PRIVATE LIMITED	AMRITA INFRA DEVELOPER-4.85 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	AMRITA GREEN VIEW HOUSING PRIVATE LIMITED	AMRITA INFRA DEVELOPER-1 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	AMRITA GREEN VIEW HOUSING PRIVATE LIMITED	AMRITA INFRA DEVELOPER-1.225 Dec
2	Dr Malaya Mukherjee	AMRITA INFRA DEVELOPER-1.225 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	AMRITA GREEN VIEW HOUSING PRIVATE LIMITED	AMRITA INFRA DEVELOPER-0.25 Dec
2	Dr Malaya Mukherjee	AMRITA INFRA DEVELOPER-0.25 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Mukherjee	AMRITA INFRA DEVELOPER-0.5 Dec
2	Mr Mahadev Paul	AMRITA INFRA DEVELOPER-0.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Mukherjee	AMRITA INFRA DEVELOPER-2.425 Dec
2	Mr Mahadev Paul	AMRITA INFRA DEVELOPER-2.425 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Mukherjee	AMRITA INFRA DEVELOPER-0.5 Dec
2	Mr Mahadev Paul	AMRITA INFRA DEVELOPER-0.5 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Mukherjee	AMRITA INFRA DEVELOPER-2.425 Dec
2	Mr Mahadev Paul	AMRITA INFRA DEVELOPER-2.425 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Mukherjee	AMRITA INFRA DEVELOPER-0.5 Dec
2	Mr Mahadev Paul	AMRITA INFRA DEVELOPER-0.5 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Mukherjee	AMRITA INFRA DEVELOPER-2.425 Dec
2	Mr Mahadev Paul	AMRITA INFRA DEVELOPER-2.425 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Mukherjee	AMRITA INFRA DEVELOPER-0.5 Dec
2	Mr Mahadev Paul	AMRITA INFRA DEVELOPER-0.5 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Mr Pankaj Mukherjee	AMRITA INFRA DEVELOPER-2.425 Dec
2	Mr Mahadev Paul	AMRITA INFRA DEVELOPER-2.425 Dec

and Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: GOPALPUR, Mouza: Bamunara, JI No: 58, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1059, LR Khatian No:- 5646	Owner:Sikha Roy, Gurdian:Ashish , Classification:বাস্তু, Area:0.04000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	RS Plot No:- 1379, RS Khatian No:- 2032		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 1059, LR Khatian No:- 5643	Owner:Narayani Mandal, Gurdian:Amrita , Classification:বাস্তু, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	RS Plot No:- 1379, RS Khatian No:- 2032		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 1059, LR Khatian No:- 5644	Owner:Latika Roy, Gurdian:Kanai , Classification:বাস্তু, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	RS Plot No:- 1379, RS Khatian No:- 2032		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 1059, LR Khatian No:- 5642	Owner:শ্যামাদ শ্যাম, Gurdian:কর্তীক শ্যাম, Classification:বাস্তু, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L8	RS Plot No:- 1379, RS Khatian No:- 2032		Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 1059, LR Khatian No:- 5641	Owner:সবিত শ্যাম, Gurdian:কর্তীক শ্যাম, Classification:বাস্তু, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L10	RS Plot No:- 1379, RS Khatian No:- 2032		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 1059, LR Khatian No:- 5645	Owner:Sulekha Mandal, Gurdian:Dipen , Classification:বাস্তু, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L12	RS Plot No:- 1379, RS Khatian No:- 2032		Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 1059, LR Khatian No:- 5640	Owner:রবিনোচন শ্যাম, Gurdian:কর্তীক শ্যাম, Classification:বাস্তু, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L14	RS Plot No:- 1379, RS Khatian No:- 2032		Seller is not the recorded Owner as per Applicant.
L15	LR Plot No:- 1059, LR Khatian No:- 5645	Owner:Sulekha Mandal, Gurdian:Dipen , Classification:বাস্তু, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L16	RS Plot No:- 1379, RS Khatian No:- 2032		Seller is not the recorded Owner as per Applicant.

On 24-11-2021

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 7,94,11,820/-



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

On 26-11-2021

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

Presented for registration at 17:07 hrs on 26-11-2021, at the Private residence by Mr Pankaj Mukherjee , one of the Executants.

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

Execution is admitted on 26/11/2021 by 1. Mr Pankaj Mukherjee, Son of Late Swapan Mukherjee, B-132, Aldrin Path, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr Mahadev Paul, Son of Late Nakul Paul, Bamunara, P.O: Bamunara, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Dr Malaya Mukherjee, Wife of Mr Pankaj Mukherjee, B-132, Aldrin Path, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Professionals, 4. Mrs Sonali Paul, Wife of Mr Mahadev Paul, Bamunara, P.O: Bamunara, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, 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 Shuvro Chattaraj, Partner, AMRITA INFRA DEVELOPER (Partnership Firm), Basement Floor, C/o Anmol Godown, Joy Guru Market, Bamunara, Near Football Math SBI ATM., City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-11-2021 by Mr Amitava Shyam, Partner, AMRITA INFRA DEVELOPER (Partnership Firm), Basement Floor, C/o Anmol Godown, Joy Guru Market, Bamunara, Near Football Math SBI ATM., City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-11-2021 by Mr Arup Karmakar, Partner, AMRITA INFRA DEVELOPER (Partnership Firm), Basement Floor, C/o Anmol Godown, Joy Guru Market, Bamunara, Near Football Math SBI ATM., City:- Durgapur, P.O: Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-11-2021 by Mr Mahadev Paul, Director, AMRITA GREEN VIEW HOUSING PRIVATE LIMITED (Private Limited Company), Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212; Partner, AMRITA INFRA DEVELOPER (Partnership Firm), Basement Floor, C/o Anmol Godown, Joy Guru Market, Bamunara, Near Football Math SBI ATM., City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Parameswar Bauri, , Son of Mr Rasamay Bauri, Napara, P.O: Birudiha, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Law Clerk

Execution is admitted on 26-11-2021 by Mr Pankaj Mukherjee, Partner, AMRITA INFRA DEVELOPER (Partnership Firm), Basement Floor, C/o Anmol Godown, Joy Guru Market, Bamunara, Near Football Math SBI ATM., City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212
Indelified by Mr Parameswar Bauri, . . Son of Mr Rasamay Bauri, Napara, P.O: Birudha, Thana: Kanksa, . Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Law Clerk



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

On 29-11-2021

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 Fees

Certified that required Registration Fees payable for this document is Rs 34,014/- (B = Rs 34,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 34,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/11/2021 10:22AM with Govt. Ref. No: 192021220121440001 on 26-11-2021, Amount Rs: 34,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1632526916 on 26-11-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 74,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4347, Amount: Rs.1,000/-, Date of Purchase: 30/10/2021, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/11/2021 10:22AM with Govt. Ref. No: 192021220121440001 on 26-11-2021, Amount Rs: 74,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1632526916 on 26-11-2021, 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 2306-2021, Page from 201236 to 201279
being No 230609327 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.12.03 17:06:22 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/12/03 05:06:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)