

1023

R-1014/24



अभिषेक पश्चिम बंगाल WEST BENGAL

S 786270

11.05.24
11.05.24
11.05.24

Admitted to the Register of the
Registrar of the State and the
Documents are the Part of the
Record.

11.05.24

05 FEB 2024

DEVELOPMENT AGREEMENT

| | | |
|--------------|---|-------------------|
| Dist. | : | Paschim Bardhaman |
| Mouza | : | Viringi |
| P.S. | : | Durgapur |
| Area of Land | : | 15.8 Decimal |

11.05.24

03/02/2024

Sl. No. 472 Date Construction

Sold to..... K. R. Construction Durgapur-13

Address 1500/1

Value of Stamp Case of 18 JAN 2024

Date of Stamp Treasury

Stamp Paper Name of the Treasury where

Stamp Paper Purchase-Durgapur

K. R. Construction Mondal

KHUDIRAM MONDAL

Stamp Vendor

Durgapur Court

City Court, Durgapur-16

LN01



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

Construction or Development Agreement is made on this the 5th Day of February, 2024.

: THAT HAS ENTERED INTO BETWEEN: -

MR SHIBA PRASAD KONAR Son of Late Nirod Baran Konar, By Caste: Hindu, a Citizen of India, Occupation: Retired Person, resident of- Bhiringi, Manasa Tala, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213; hereinafter referred to as the **LAND OWNER / VENDOR** (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PARTY**.

IN FAVOUR OF:-

M/s. KR CONSTRUCTION, a partnership firm having its office at Bhiringi, Nachan Road, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 represented by one of its Partner **MR INDRANIL KAR S/o Sri Mihir Baran Kar**, by faith: Hindu, Occupation: Business, by nationality Indian, and being the R/o Ishan Apartment, Nachan Road, Near T.N. Institution, Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 hereinafter referred to as the **DEVELOPER(s) / SECOND PARTY(s)** (unless repugnant to the context shall mean and include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns).

WHEREAS the stated Vendor is/are now the absolute owner of the said schedule below property as he is in uninterrupted ownership, possession and enjoyment of the schedule property as the said land admeasuring 9 Katha 9 Chatak was purchased by the aforesated Vendor from the one Sudhanshu Sekhar Laha vide Deed Being No.: 1-01444 for the year 1988 registered before the Office of the ADSR at Durgapur and from then by paying taxes and levies thereon, as absolute owner(s) thereof as the schedule mentioned land is therefore owned, possessed and recorded in the ROR in LR Khatian No.: 5126 having every right, title, interests thereon in the name of the stated Vendor thereof.

AND WHEREAS the first party(s) desired to get the aforesaid landed property developed into a Multi-storied residential cum 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 residential cum commercial building complex(s) up to the maximum limit of floor consisting of so many flats, unit(s), complex(s), and parking space(s), space(s), etc. as per plan approved by Durgapur Municipal Corporation (DMC) and/or other competent authority(s) but the owner / vendor, of not having sufficient funds for the development and construction work and for the said reason the First Party(s) is in search of a Developer for the said development and construction work and as such & after prolong discussion between the party(s)





Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

sign 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 a total of **15.8 Decimal** (as per LRROR) be the same a little more or less at Mouza: Viringi, J.L. No.: 68(119), R.S. Plot No.: 2096, L.R. Plot No.: 4393, comprised in the undersigned L.R. Khatian No under the jurisdiction of Durgapur Municipal Corporation (DMC), District - Paschim Bardhaman, in the State of West Bengal, more-fully described in the Schedule below, being conveyed by the First Party/Owner in favour of Second Party, for its Development into a Multi-storied residential complex, more-fully described in Schedule below, is the subject matter of this Development Agreement.

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

1.2 ARCHITECT(S) / STRUCTURAL ENGINEER: - Shall mean such Architect(s) and/or Engineer(s) whom the Developer(s) may from time-to-time, appoint as the Architect(s) of the said Building.

1.3 "ADVOCATE" shall mean Mr. Rakesh Chakraborty, Ld. Advocate of Durgapur Court, Dist:- Paschim Bardhaman, as panelled Advocate of the Developer for Drafting of all Agreements, Sale-Agreements, Sale-Deeds, and Registration thereof and all Legal Matters relating thereto and also for Legal Advices.

1.4 MUNICIPAL CORPORATION: - Shall mean Durgapur Municipal Corporation (DMC) and shall also include other concerned, competent and appropriate authority(s) either State, public body(s) and/or Central Govt. that may recommend, comment upon, approve, sanction, modify and/or revise such Plans.

1.5 PLAN:- Shall mean the sanctioned and approved Plan of the said building(s) sanctioned by the Durgapur Municipal Corporation (DMC) and shall also include variations / modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.

1.6 OWNER'S AREA:- In consideration of the Vendor(s) having appointed the Second Party(s) as Developer of the said property and the Vendor(s) agreeing to allow the Developer to appropriate himself/themselves out of the profits arising from the said development as is hereinafter provided. As acknowledged by the Vendor, the Developer will deliver 50% (Fifty percent) of the Built up area of such commercial spaces/Unit(s), and 40% (Forty percent) of the Built up area of such residential spaces / unit(s); of such



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

sanctioned and approved Plan from the DMC or from such competent authority(s) from such schedule landed property and area of the stated Vendor as below stated of the proposed building together with undivided, impartible and proportionate interest over the said schedule landed property.

- 1.7 DEVELOPER'S AREA: Shall mean the entire proposed multi-storied building except the said aforesated 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.

- 1.8 UNIT: Shall mean any Unit(s) / Flat(s) / Garage(s) /spaces, etc. in the Building(s) lying erected at and upon the premises and the right to common use of the common portions appurtenant thereto & the concerned Unit(s) and wherever and whenever the context so intends or permits, shall include the undivided, proportionate share and/or portion attributable to such Unit/Flat and such other areas.

- 1.9 PROJECT: Shall mean the work of development or construction, undertake and to be done solely by the aforesated Developer(s) herein with utmost assistance and assurance from the Owner(s) / Vendor(s) in terms of anything and everything whatsoever in respect of the said premises in pursuance of the Development Agreement and/or any modification / alteration or extension thereof till such development, erection, promotion, construction and building of building(s) at and upon the said premises till completion and handover of the same.

- 1.10 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, 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 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).

- 1.11 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.



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

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

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

VI:- OWENER DUTY, OBLIGATION & LIABILITY:-

1. That the owner has offered the total area of land thereon measuring **15.8 Decimal / 9 Katha 9 Chatak** (more/less) for development and construction of a multi-storied residential cum commercial building complex consisting of flats / apartments, parking spaces and such spaces, etc. provided wherein that as and when required, then amalgamating the adjacent schedule plot of land with RS Plot No.: 2096(P) or with such other plots nos and other adjacent plots which is also in the name of the same said Owner(s) followed by other owner hereof and thereby giving a Development POA to the stated Developers herein. Provided further, in case of amalgamation with land of other landowner(s), the landowner(s) shall sign a memo of understanding (MOU) with other adjacent landowners for the same project.

2. Subject to the Competent Authority granting permission and/or sanction under the provisions of the said ULC Act, the Owner has good right, full power and absolute authority to grant exclusive rights to develop the said property described in the Schedule hereunder written to the Developer and the Developer shall be entitled to develop the said property subject to the terms and conditions herein contained.

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 Owner / Vendor and/or any other party(s) / person(s) except **M/s. KR CONSTRUCTION** 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,



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

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 owner shall be liable for any such costs and consequences thereof.

4. That the Owner has agreed that either he shall be in-person present before the Registering Authority and/or to such other authority(s) to sign all the agreement for sale and all deeds and agreements of conveyance for selling the Flats to the prospective buyer(s) as Land Owner maintaining all terms & conditions or whatsoever or shall execute a Development Power of Attorney in favour of the Developers for execution of such documents followed by such other works. The Owner / Vendor hereby acknowledge not to interfere on the developer(s) portion / share as mentioned above and as such shall not intrude / anything whatsoever with the amount so received from the prospective buyer(s).

5. That the Vendor shall make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from all reasonable doubts and all such encumbrances and shall at their own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims on or to the said property including all claims by way of sale, exchange, mortgage, gifts, trust, hereditaments, possession or otherwise.

6. That the First party hereby assures the Second party(s) that neither he nor any of the legal heirs and successors shall, due to any reason and/or cause whatsoever; ever cause any interferences or unwanted disturbances in the smooth progress of the intended project. Furthermore, the First Party consents in this indenture that if any of the recorded landowner's execute any further and/or such agreements / deeds / contracts against the said landed property after signing and execution of this Agreement, the aftermath of which the said landowner(s) shall be prosecuted as per law for the time being in force and the Second Party can very well initiate civil and criminal cases against him / them and in that event the landowner shall be solely liable for such costs and consequences thereto.

7. That the Owner has offered the total area of land thereon for development and construction of a multi-storied residential building complex consisting of flats / apartments, parking spaces and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land of the adjacent owners with the schedule below plots. Moreover and most importantly, the Vendor hereby authorizes and grants NOC to the Developer that they can amalgamate the said plot of land into the land of the stated Vendor herein as schedule below for the sake of the proposed project, only when the developer can arrange execution of a MOU with the amalgamating landowners; and declare further that by doing so neither the share of the stated development shall change nor the Vendor shall object and/or shall raise any such objection thereto for such amalgamation.

8. That on and from the time of execution of these presents, the vendor shall deliver or cause to be delivered all such certified copy(s) and photo-state copy(s)



Admission Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

of 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 against proper receipt by the developer with assurance by the developer that those documents shall not be used to borrow fund. The Vendor/Owner shall be bound to produce originals of title documents (viz., original title deed(s), parcha, khajna, holding tax receipts, etc.) pertaining to the schedule landed property as and when required. The Owner / Vendor further assures to extend maximum co-operation for obtaining N.O.C. and for giving declarations, affidavits, other requisite documentations / papers, approvals, etc. whatsoever required.

9. That the Vendor hereby declares that no notice from Government or any other body or authority or under the Durgapur Municipal Corporation Act or Land Acquisition Act or The Defence of India Act or under any other legislative enactments, Government Ordinances, Order or Notification (including any notice for acquisition or requisition of plots or any part thereof) has been received by or served upon them or any other person/s interested therein nor is the said plot or any part thereof included in any intended or publishes scheme of improvement of the Municipal, Government body or Public Body or authority.

10. That the Owner / Vendor agrees and acknowledges that he gives his full authority & power to Second Party to do & execute all lawful acts, deeds things for the owner and on his behalf in respect of all activities related to developing and construction of the multi-storied residential building cum complex(s) on the said land i.e., to receive the sanctioned plan and other documents from Durgapur Municipal Corporation, and such other statutory authority / authorities or public body(s).

11. That immediately on the execution of these presents, the 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 Vendor to the Competent Authority, Urban Land Ceiling, Municipal Corporation of Durgapur (DMC), ADDA, or any other Government or Semi-Government authority in connection with the development to facilitate the development of the property hereby agreed to be developed by the Developers on behalf of the Vendor. If any such delay 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.

12. That the Vendor hereby authorize the Developers to sign and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal and Public authorities and to obtain commencement certificate, etc. for obtaining different types of applications and other proformas. It is also agreed that all the



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers.

13. That the Vendor declares that the property in question is the recorded property in the L.R.R.O.R at the concerned BL&LRO Dept. However, there is no minor interested in the said property and hence the question of obtaining the sanction from the competent Court / authority(s) relating to minor's interest along and with the said property does not even arise. That the said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.

14. To execute necessary documents (if required) and present the same before the appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, Real Estate (Regulation and Development) Act, 2016 aka WBHIRA and/or Real Estate (Regulation and Development) Act, 2016; aka RERA.

15. That the land by Agreement is not prohibited by Govt. i.e., does not come under Govt. Land, Settled Land, Bhudan Land, Forest Land and the first party satisfied with the contents of this deed, and the first party and his land dose not any reserved cast under C.N.T. Act


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 owner. 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.

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. That the Developer confirms and assures the owner that they're acquainted with and aware of the process / formalities related to similar project in Corporation Area or at the Sub-Div. and was 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 owner that they have financial sources and other resources to meet and comply with financial and other obligations required for execution of the project within such time-frame and the owner does not have any liability and/or responsibility of any such financing and execute the project or part thereof except such consideration for each flats as detailed under.

3. That the developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision and security of reputed Architect / Planner, Advocate(s), and such other professionals authorized and licensed by appropriate authority(s). The building





Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

plan should comply with the standard norms of the multi-storied building/s including structural design and approval from local sanctioning authority / Corporation / Govt. agencies. Any variation / alteration / modification from the original approved drawing / plan need approval from the owner or his attorney and the architect before submission to the Corporation / appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden / water / drainage will remain intact unless agreed by both the parties.

4. That the Developer shall be asking for help / assistance from the owner / such other person(s) to do all the necessary paper work, etc. for getting necessary approvals in relation to the sanctioning of plan followed by such other legalities or such documents and the owner(s) have acknowledge to deliver their maximum co-operation towards the same.

5. That the Developers shall be at liberty to allot the dwelling units of flats / such other spaces in the said buildings to be constructed on the said property or to enter into any package deal agreement for allotment of completed units / building or buildings to be constructed on the said land with such party or parties and at such price and on such terms and conditions as the Developers may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developers at their own costs and expenses and at their own risk, the intention being that the Developers shall alone be liable and responsible to such party or parties, provided, however, that the price and the terms and conditions at or on which the said building or buildings or part thereof are to be allotted shall not in any manner be inconsistent with or in contravention of any law, norms, rules and conditions imposed in N.O.C.

6. That the Developer(s) shall not have any rights of delegation of such right created in its favour by virtue of this Development Agreement and the First party / owner nor shall any person claiming through him have any right, authority or interest in the development of the said property except in relation to the owner's share. Only the Developer(s) above-named shall be entitled to develop the said property by constructing thereon the multi-storied building consisting of dwelling units / flats / apartment, parking space(s) / space(s), etc. and other structures at the sweet will and discretion of the developer(s).

7. The Developers shall be entitled to enter into usual Agreement within the Developers share and allocation for sale of units / flats / apartment, parking space(s) / space(s), etc. with various intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers thinks fit and proper.

8. That the Developer shall be responsible for any acts, deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.

9. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of





Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

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.

10. That it is agreed that the Vendor and all other necessary parties claiming through him shall execute Deed of Conveyance / Sale document and/or all other writings in favour of such person(s) as the Developers may direct and in the event of Conveyance/s it can also be given in favour of the Nominee/s of the Developers or a proposed Co-op Housing Society. The Developers shall also join as a Confirming Party to the said Conveyance.

11. That the Developer shall complete the Development / Construction work of building/flat at its own cost and expenses in pursuance of the sanctioned plan by stipulated time-frame as stated hitherto and after getting all such relevant papers / documentation.

12. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc. or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility; needless to mention that the Owner(s) shall in every way assist the Developer.

13. That Developer agrees to indemnify the land owner and vice-versa from the obligation and/or such other liabilities of paying Income Tax, GST or any other duties / levies either by the State Government or Central Government or statutory local authorities forming part which are required to pay for the profits which are derived after selling the flats to the prospective buyer(s) / investor(s) / purchaser(s).

14. That in any event, the owner without prejudice to the foregoing declarations, irrevocably and unconditionally agrees and undertakes to remove all the obstacles and clear all outstanding, doubts and/or defects, if any, save as herein-above provided, at its/his own cost so as to ultimately vest the said property unto the Developer or his nominees free from all encumbrances and defects.

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

16. That the developer shall register the said proposed project in accordance with the relevant proviso of RERA Act as amended up-to-date at its own costs.

VIII- CANCELLATION:-

The Owner(s) / Vendor(s) has every right to cancel and/or rescind this indenture after 36 (thirty-six) months with a grace period of 6 Months w.e.f. the



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

date of sanction and approval of building Plan 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 Landowner / 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) All such disputes if cropped up in nearer future shall be adjudicated before the Ld. Court having jurisdiction to try the suit.
- d) Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, installation of four passenger lift or connection of water, fire & electricity, sewerage disposal etc. with due approval and or any other clearances from competent authority are to be supplied by the developers to the owner time to time and vice-versa.
- e) The owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with site supervisor but shall not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and its architect / advocate for discussion and necessary corrective action.
- f) In case the Building Plan underground plus six standard is not approved by the Durgapur Municipal Corporation and/or competent authority, in that context the consideration/value/portion has to be reduced proportionately on the basis of total area and storied approved by the Durgapur Municipal Corporation and/or the competent authority under the approved standard which is hereby agreed & acknowledged by the Vendor(s).
- g) 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.
- h) 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.
- i) 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.





Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

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.

k) The landowner and the developers have entered into the agreement purely and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.

l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

DESCRIPTION OF THE FIRST SCHEDULE LAND

ALL THAT Pieces and Parcels of the Plot of Land situated under the jurisdiction of Durgapur Municipal Corporation (D.M.C.), P.S.: Durgapur, within Mouza: Viringi, J.L. No.: 068(119), over R.S. Plot No.: 2096(P), at GT Road, near Rajmahal Road, Benachity, Durgapur - 713213 in Ward No.: 20, Holding No.: 76, at A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal; described with land details under following heads as hereto:

L.R. Plot No.: 4393 recorded in L.R. Khatian No.: 5126, measuring an area of 9 Katha 9 Chatak or 15.8 Decimal/0.158 Acre;

That the total land measuring an area of 9 Katha 9 Chatak / 15.8 Decimal (as per LRROR) be the same a little more or less under the nature and character as 'Bastu' and being delivered to the aforesated Developer for construction of multi-storied residential cum commercial building complex(s) which is Butted and Bounded as hereto:-

| | |
|--------------|--|
| On the North | Premises of Mr. Pankaj Lodha & Mr. Sailesh Saraf |
| On the South | GT Road |
| On the East | 16 feet wide pucca road |
| On the West | Premises of Mr. Pankaj Lodha & Mr. Sailesh Saraf |

(TENTATIVE SCHEDULE MENTIONING TYPE OF CONSTRUCTION AND SPECIFICATION)

| | | | |
|---|-----------------|---|--|
| 1 | Foundation | : | Reinforced cement concrete |
| 2 | Super Structure | : | Reinforced cement concrete cover 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 |





Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

| | | | |
|----|-------------------------|---|--|
| 6 | Flooring | : | shall plaster cover which shall be finished with plaster of parish. |
| 7 | Toilet | : | Marble/Ceramic floor tiles flooring at the bed room, drawing cum dining, balcony, toilet and kitchen. |
| 8 | Kitchen | : | glazed tiles on the wall |
| | | : | glazed tiles on the wall over the kitchen slab. Kitchen slab will be made by Black stone, Steel sink will be provided. |
| 9 | Doors | : | All Door frames will be made of Sal wood and all door panels are made by got press commercial ply. |
| 10 | Window | : | Aluminium window with glass fittings |
| 11 | Painting | : | All doors and window shall be finished with painting |
| 12 | Electrical Installation | : | I.S.I. standard concealed wiring up to points but without light and fan fittings |
| | a. Bed room | : | Two light points, one fan point, one plug point (5 amp) |
| | b. Dining | : | One light point, one fan point, one 15 amp and one 5 amp plug point |
| | c. Toilet | : | One light point, one exhaust fan point and one 15 amp plug point. |
| | d. Kitchen | : | One light point, one exhaust fan point and one 15 amp plug point. |
| | e. Main Entrance | : | One bell point |
| 13 | Water Supply | : | Water will be supplied from Municipal Water Supply Connection of Durgapur Municipal Corporation within the premises. |
| 14 | Plumbing Work | : | Commode with L.D.P.V.C. cistern, one basin, and all fittings will be standard made white in colour. |
| 15 | Roof | : | Roof of the building to be finished with net cement or otherwise. |

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

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



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

IN WITNESS WHEREOF the Owner / Vendor and Developer hereto have set their hands on being aware of such legal terminology on this the Day, Month and Year as aforesated in presence of the undersigned witness and as such explained this indenture in vernacular before all parties and thereafter have affixed and formulated their respective signatures after satisfaction with full of mental and physical competencies.

SIGNED, SEALED & DELIVERED

IN PRESENCE OF:-

WITNESS:

1. Paramjit Singh Bauri
S/o - Rajendra Bauri
Durgapur Court
Pin - 713216

Shriprasad Kaur
SIGNATURE OF FIRST PARTY
OWNER / VENDOR

2.

Rahul Kumar Pandey
Raj Kumar Pandey
8/21 Ashoke Avenue
Durgapur - 4

KR CONSTRUCTION
Partners
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 mitigated contentment to this Document;

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






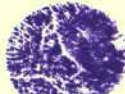


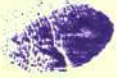

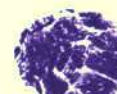

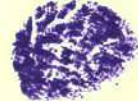


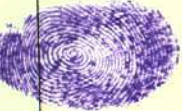





Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

0 5 FEB 2024

ପ୍ରମାଣିତ
Durgapur Contd
Durgapur Dist. Paschim Bardhaman
10/01/2024

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

SPECIMEN FORM FOR TEN FINGER PRINTS

| Signature of the Executants | (LEFT HAND) | | | | |
|--|---|---|--|---|---|
| | Little | Ring | Middle | Fore | Thumb |
|  <i>Shikhar Anand Kaur</i> |  |  |  |  |  |
| | (RIGHT HAND) | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| |  |  |  |  |  |
| | Signature:- <i>Shikhar Anand Kaur</i> | | | | |
|  <i>Anshu Singh</i> | (LEFT HAND) | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| |  |  |  |  |  |
| | (RIGHT HAND) | | | | |
| | Little | Ring | Middle | Fore | Thumb |
|  <i>Anshu Singh</i> | (LEFT HAND) | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | | | | | |
| | (RIGHT HAND) | | | | |
| | Little | Ring | Middle | Fore | Thumb |
|  <i>Anshu Singh</i> | (LEFT HAND) | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| | | | | | |
| | (RIGHT HAND) | | | | |
| | Little | Ring | Middle | Fore | Thumb |
| Signature:- | | | | | |
| Signature:- | | | | | |
| Signature:- | | | | | |
| Signature:- | | | | | |
| Signature:- | | | | | |



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিহ্ন বিবরণ)

1. NAME (নাম) : James War Dwar
2. FATHER/ HUSBAND NAME : James War Dwar
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Land Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) : Durgam Chaur
POST OFFICE (পোস্ট অফিস) : City Center
POLICE STATION (থানা) : Durgam PIN : 43246
DISTRICT(জেলা) : NO. 5 STATE (রাষ্ট্র) :

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সাহিত সম্পর্ক) :

6. AADHAR NO 4652202788482

PAN

EPIC NO











আমি (শনাক্তকারী)

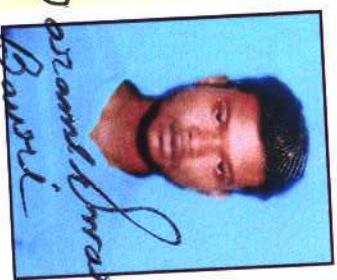
অএ দলিলের (Query No.)

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, James War Dwar is identifier identifying the executants
of the concerned deed (Query No.) 2020151468/2024.

জবি সহ দশ আঙ্গুলের টিপ ছাপ

| RIGHT HAND | LEFT HAND |
|---|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |


James War Dwar

James War Dwar
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024



Office of the DURGAPUR MUNICIPAL CORPORATION
CITY CENTRE, DURGAPUR, PIN - 713216

PROPERTY TAX RECEIPT



Assessment No. : 3309401108293 Old. No. : 44743 Holding No : 76 Receipt Date : 09/09/2023
Name of the Assessee : SHIBA PRASAD KONAR Locality/Street : G.T.ROAD DGP-13 Receipt No : 2023-2024/O/8747
Ward No : 20 Bill Receipt No. :

Received the sum of Rs. **237.00** (in words) RUPEES TWO HUNDRED THIRTY-SEVEN ONLY
on account of property tax and surcharge as detailed below :

| | Details of Arrear Received (Year wise) | | | | | | Current (2023-2024) | | | |
|--------------------------|--|-----------|-----------|-----------|--------------|-----------------------------------|---------------------------------|--------------------------------|----------------------------------|-----------------|
| | Year (Others) | 2020-2021 | 2021-2022 | 2022-2023 | Total Arrear | 1st Qtr Amount April - June | 2nd Qtr Amount July - Sep | 3rd Qtr Amount Oct - Dec | 4th Qtr Amount Jan - March | Total Amount |
| PropertyTax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 62.48 | 62.48 | 62.48 | 62.48 | 249.92 |
| RebateOnPropertyTax | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -3.12 | -3.12 | -3.12 | -3.12 | -12.48 |
| SurchargeAmt | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Interest | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Amount : 237.44 | | | | | | | | | | |
| Round-off Amount : -0.44 | | | | | | | | | | |
| Net Amount : 237.00 | | | | | | | | | | |

Pay Mode: Online, Amount: 237.00
Paid At : Municipality

Bank Transaction ID : 78555582342

Collecting Sarkar/Counter :

Authorised Signatory

* This is a system generated report no signature is required *





Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024



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



192023240370372698

GRN Details

| | | | |
|-------------------|---------------------|---------------------|-------------------------|
| GRN: | 192023240370372698 | Payment Mode: | SBI Epay |
| GRN Date: | 04/02/2024 22:02:33 | Bank/Gateway: | SBIePay Payment Gateway |
| BRN : | 7714675793137 | BRN Date: | 04/02/2024 22:03:42 |
| Gateway Ref ID: | 240357037115 | Method: | HDFC Retail Bank NB |
| GRIPS Payment ID: | 040220242037037268 | Payment Init. Date: | 04/02/2024 22:02:33 |
| Payment Status: | Successful | Payment Ref. No: | 2000151468/4/2024 |

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr RAKESH CHAKRABORTY
Address: Office: Unit No.: 2/8, 2nd Floor, Suhatta Mall, City Centre, Durgapur
Mobile: 9474777815
Period From (dd/mm/yyyy): 04/02/2024
Period To (dd/mm/yyyy): 04/02/2024
Payment Ref ID: 2000151468/4/2024
Dept Ref ID/DRN: 2000151468/4/2024

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000151468/4/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 39010 |
| 2 | 2000151468/4/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 14 |
| Total | | | | 39024 |

IN WORDS: THIRTY NINE THOUSAND TWENTY FOUR ONLY.



Adtl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

05 FEB 2024

Major Information of the Deed




| | | | |
|--|--|--|------------|
| Deed No : | I-2306-01014/2024 | Date of Registration | 05/02/2024 |
| Query No / Year | 2306-2000151468/2024 | Office where deed is registered | |
| Query Date | 17/01/2024 7:02:51 PM | A.D.S.R. DURGAPUR, District: Paschim Bardhaman | |
| Applicant Name, Address & Other Details | RAKESH CHAKRABORTY BAR ASSOCIATION AT DURGAPUR, DURGAPUR COURT, CITY CENTRE, DURGAPUR OFFICE : 2/8 SUHATTA MALL, 2ND FLOOR, CITY CENTRE, BESIDE ADSR DURGAPUR MANAGING PARTNER, AR AND ASSOCIATES, A REGD. LEGAL CONSULTANCY FIRM, Www.arassociates.com, 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] | | |
| Set Forth value | Market Value | | |
| Stampduty Paid(SD) | Rs. 2,01,09,085/- | | |
| Rs. 40,010/- (Article:48(g)) | Registration Fee Paid | | |
| Rs. 14/- (Article:E, E) | | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |

Land Details :

District: Paschim Bardhaman, P.S.- Durgapur, Municipality: DURGAPUR MC, Road: G. T. Road (Viringi), Road Zone : (On Road -- On Road) , Mouza: Viringi, Ward No: 20, Holding No:76 JI No: 119, Pin Code : 713213

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|----------------------|----------------|------------------------|------------------|-------------------------|-----------------------|--|
| L1 | LR-4393 (RS :-2096) | LR-5126 | Other Commercial Usage | Vastu 0.158 Acre | | 2,01,09,085/- | Width of Approach Road: 236 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | 15.8Dec | 0 /- | 201,09,085 /- | |


Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|---|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Shiba Prasad Konar (Presentant) Son of Late Nirod Baran Konar Executed by: Self, Date of Execution: 05/02/2024 , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office |  |  Captured |  |
| | Bhiringi, Manasa Tala, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: agxxxxxx3e, Aadhaar No: 45xxxxxxxx6308, Status :Individual, Executed by: Self, Date of Execution: 05/02/2024 , Admitted by: Self, Date of Admission: 05/02/2024 ,Place : Office | | | |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | |
|-------|---|--|--|
| 1 | KR Construction Bhiringi, Nachan Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, PAN No.:: abxxxxxx3e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Indranil Kar Son of Mr Mihir Baran Kar Date of Execution - 05/02/2024, , Admitted by: Self, Date of Admission: 05/02/2024, Place of Admission of Execution: Office |  |  Captured LTI Feb 5 2024 12:18PM |  |
| | Ishan Apartment, Nachan Road, Near TN Institution, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bkxxxxxx5k, Aadhaar No: 31xxxxxxxx9761 Status : Representative, Representative of : KR Construction (as Partner) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr Parameswar Bauri Son of Mr Rasamoy Bauri C/o Durgapur Court, City:- Not Specified, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 |  |  Captured |  |
| Identifier Of Mr Shiba Prasad Konar, Mr Indranil Kar | 05/02/2024 | 05/02/2024 | 05/02/2024 |

| Transfer of property for L1 | | |
|-----------------------------|-----------------------|---------------------------|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr Shiba Prasad Konar | KR Construction-15.8 Dec |

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: G. T. Road (Viringi), Road Zone : (On Road -- On Road) , Mouza: Viringi , Ward No: 20, Holding No:76 JI No: 119, Pin Code : 713213

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1 | LR Plot No:- 4393, LR Khatian No:- 5126 | Owner:শিবাশ্রম (কিঃসঃ, গুর্দান:শিবাশ্রম, Address:শিবাশ্রম, Classification:কিঃসঃ, Area:0.15800000 Acre, | Mr Shiba Prasad Konar |

On 05-02-2024

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

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

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

Presented for registration at 11:50 hrs on 05-02-2024, at the Office of the A.D.S.R. DURGAPUR by Mr Shiba Prasad Konar, 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 2,01,09,085/-

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

Execution is admitted on 05/02/2024 by Mr Shiba Prasad Konar, Son of Late Nirod Baran Konar, Bhiringi, Manasa Tala, P.O: Benachity, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Retired Person

Indetified by Mr Parameswar Bauri, ., . Son of Mr Rasamoy Bauri, C/o Durgapur Court, P.O: City Centre, Thana: 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 05-02-2024 by Mr Indrani Kar, Partner, KR Construction (Partnership Firm), Bhiringi, Nachan Road, City:- Durgapur, P.O:- Benachity, P.S.-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Parameswar Bauri, ., . Son of Mr Rasamoy Bauri, C/o Durgapur Court, P.O: City Centre, Thana: 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 14,00/- (E = Rs 14,00/-) and Registration Fees paid by Cash Rs 0,00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2024 10:03PM with Govt. Ref. No: 192023240370372698 on 04-02-2024, Amount Rs: 14/-, Bank: SBI EPay (SBIEPay), Ref. No. 7714675793137 on 04-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 1,000 00/-, by online = Rs 39,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 472, Amount: Rs.1,000.00/-, Date of Purchase: 03/02/2024, Vendor name: KHUDIRAM MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/02/2024 10:03PM with Govt. Ref. No: 192023240370372698 on 04-02-2024, Amount Rs: 39,010/-, Bank: SBI EPay (SBIEPay), Ref. No. 7714675793137 on 04-02-2024, Head of Account 0030-02-103-003-02

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

