



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 512561

Handwritten signature
 16/10/23
 7-40/11

Certified that the documents is admitted to Registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Registration u/s 7(3) of Act xvi of 1908 Purulia (W.B.)

17/10/23



Handwritten note: Q. 21 2644231/23

1. Memabhis Maj.

2. *Signature*

3. Rakhi sen

4. *Signature*

5. Subrata Maj.

6. *Signature*

SIDHVINAYAK & VAISHNIDEVI DEVELOPERS

Signature

Kambik Simha.

PARTNERS

DEVELOPMENT AGREEMENT

THIS AGREEMENT made at Purulia Town in the District of Purulia WestBengal, this 16th day of October 2023 (English Calendar).in

BETWEEN

1. Hemaadri Nag
 2. Surya Nag
 3. Rakhi Sen
 4. Sapan Kumar Naug
 5. Subrata Nag
 6. Bhaskar Nag
 SIDHHI VINAYAK &
 VAISHNODEVI DEVELOPERS
 Sri Koushik Sinha
 PARTNERS

1. **Hemaadri Nag** (PAN-AQGPN6351B & Epic No. FTZ1554971) son of Lt. Arup Kumar Nag , by faith Hindu, by occupation Business, resident of Madhya Bazar ,Main Road Post office Purulia, Police Station Purulia Town, District Purulia, West Bengal ,Pin-723101,

2. **Surya Nag** (PAN-BAUPN9690L & EPIC NO. FTZ2417004) son of Lt. Debdas Nag , by faith Hindu, by occupation Business, resident of Madhya Bazar ,Main Road Post office Purulia, Police Station Purulia Town, District Purulia, West Bengal ,Pin-723101,

3. **Rakhi Sen** (PAN-EQNPS6022M & EPIC NO. FTZ2416998) daughter of Lt. Debdas Nag , by faith Hindu, by occupation Business , resident of Garikhana ,Purulia Post office Purulia, Police Station Purulia Town, District Purulia, West Bengal ,Pin-723101,

4. **Sapan Kumar Naug @ Swapan Kumar Nag** (PAN-ACJPN5365Q & WB/34/239/267520) son of Lt. Aurobinda Naug , by faith Hindu, by occupation Business , resident of Madhya Bazar ,Main Road Purulia Post office Purulia, Police Station Purulia Town, District Purulia, West Bengal ,Pin-723101,

5. **Subrata Nag** (PAN-ABOPN7418G & EPIC NO. FTZ1981844) son of Lt. Biseswar Nag , by faith Hindu, by occupation Business , resident of Madhya Bazar ,Main Road Purulia, Post office Purulia, Police Station Purulia Town, District Purulia, West Bengal ,Pin-723101, AND

6. **Bhaskar Nag** (PAN-ABOPN3349N & WB/34/239/279491) son of Lt. Bireswar Nag @ Biseswar Nag , by faith Hindu, by occupation Business , resident of ,Main Road Namopara Purulia , Post office Namopara , Police Station Purulia Town, District Purulia, West Bengal ,Pin-723103 herein after referred as OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to include their successor/successors, successors - in - interest and assigns) of the one part:

AND

"SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS " (PAN NO.ADFFS6420E) having its Office at Kalitola Lane, Post and Dist. Purulia and Desh Bandhu Road Post ,P.S and Dist. Purulia represented by its Partners 1. **Sri Koushik Sinha** (PAN No. AWAPS6846C & Aadhaar no.6379 6997 3936) son of Sri Kishor Kumar Sinha resident of Old, Police Line ,chabibiri Bagan , within Purulia Town, P. O. Purulia, P.S. Purulia Town, District Purulia, West Bengal and 2. **Sri Sanjit Kumar Dutta** (Pan No.

1. Hemaadri Nag.

2. Surya Nag

3. Rakhi Sen.

4. Swapan Kumar Nag

5. Subrata Nag.

6. Bhaskar Nag

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Konkik Sinha.

PARTNERS

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ADIPD3039R and Aadhaar no.7022 4780 0927) son of Lt.Dukhabhanjan Dutta resident of Chowk Bazar Kali Tola Lane, Post and Dist.Purulia, (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors, in interest and assigns) herein after referred as DEVELOPER of the Other Part:

WHEREAS the R.S Plot being no.10900 corresponding R.S khatian no.1997 area 27.50 dec. land described in the FIRST SCHEDULE below of this Deed previously recorded in the name of Debdas Nag, Arup Kumar Nag, Swapan Kumar Nag and Biseswar Nagas per their respective share.

AND WHEREAS after death of Arup Kumar Nag his son Hemaadri Nag (owner no.1) wife late Smt. Bakul Nag and one daughter Smt.Suman Das became owner of the land left by deceased Arup Kumar Nag, at the time of ownership and possession said Smt. Bakul Nag and Smt. Suman Das gifted their own share to Hemaadri Nag through a registered gift deed no.2398 for the year of 2021 at ADSR Purulia, and after that said Hemaadri Nag became owner of the land left by Arup Kumar Nag and after death of Debdas Nag his son Surya Nag (owner no.2) and Rakhi Nag (owner no.3) became owners of the land left by deceased Debdas Nag, and after death of Biseswar Nag his son Subrata Nag and Bhaskar Nag (owner no.5 & 6) became owner of the land left by deceased Biseswar Nag.

AND WHEREAS at the time of ownership and possession said owners of the land mutated the schedule plot of land in their separate name and possessing the schedule land as per their respective share.

AND WHEREAS owners of the land have been possessing the schedule land with valid right title interest and possession.

AND WHEREAS the OWNERS of the land are desirous to develop the First schedule property by raising multi storied building thereon for their benefit.

AND WHEREAS THE DEVELOPER coming to know the desire of the OWNERS, have proposed and requested the OWNER to permit him to develop the First Schedule " property by raising/constructing new multistoried building thereon as per

1. Anandou Maji,

2. Sushroy.

3. Rakhi Sen.

4. Sayan Kumar Nayak

5. Babnata Nayak.

6. Prakash Nayak

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with its seal

Kombik Sinha.

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material specification described in the Second Schedule below of this Deed and as per the Plan that may be sanctioned by Purulia Municipality and/or appropriate authority and to put up multistoried building thereon at their/his own costs and expenses, which the OWNER has agreed to do on certain terms and conditions, mutually and voluntarily agreed upon by and between the OWNERS and DEVELOPER.

The Parties i.e. OWNERS and DEVELOPER hereto are desirous of recording the said terms and conditions in the manner stated here in below.

NOW THIS AGREEMENT WITNESSETH and it is Agreed by and between the parties hereto as follows:

- 1) That the Owners shall allow the Developer to promote, develop and construct multistoried building on the Schedule-1 property strictly in accordance with the plan to be sanctioned by the Purulia Municipality and/or appropriate authority with the fund of developer and the Owner shall in no manner contribute and/or arrange anything either monetary or otherwise for any sort of a constructional works.
2. That the Developer has agreed to bear and shall remain bound to bear the entire costs and expenditure to complete the construction of the said proposed building over First Schedule land including overhead water tank, electrical wiring etc. or like that including the demolition expenses of the said property describe in the schedule.
3. The Owner and Developer decided that they will share the total constructed area/saleable area of the Buildings to be constructed by the Developer as Owners' allocation/Developer's allocation in the manner which follows -

OWNERS ALLOCATION:-

41% commercial constructed salable super built up area of base ment a n d ground floor of the building proportionate share from front side to back side of the Multistoried Building and 40% residential constructed salable super built up area of first floor to top floor of the building proportionate share from front side to back side of the Multistoried Building.

1. Hemant Singh
 2. Suresh Singh
 3. Rakhi Sen.
 4. Suman Singh
 5. Subrata Singh
 6. Anurag Singh

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DEVELOPER'S ALLOCATION:-

59% commercial constructed salable super built up area of basement and, ground floor of the building proportionate share from front side to back side of the Multistoried Building and 60% residential constructed salable super built up area of first floor to top floor of the building proportionate share from front side to back side of the Multistoried Building i.e. remaining constructed area of owner's allocation.

It is mentioned here that,

i) That If the FIRST PARTY /LAND OWNERS gets more space above mention residential allocated ratio e.i.40% then, in that case, they will pay @ Rs. 3000.00 per square feet (super built up area) to the DEVELOPER at the time of transfer, similarly if the FIRST PARTY/LAND OWNER will get less than 40% share of the residential allocation in the first Floor to Top Floor of the building, Again if the FIRST PARTY/LAND OWNERS intend to transfer their allocated area partly or in entirety to the DEVELOPER, then the DEVELOPER shall pay @ Rs. 3000.00 per sq.ft. (Super built up area) as applicable time to time within the provision of goods and service tax (GST) act. to the FIRST PARTY / LAND OWNER of this deed. At the time of hand over of OWNERS ALLOCATION by allotment letter through developer or selling the owners allocation, the owners of the land shall be bound to pay G.S.T as applicable time to time within the provision of goods and service tax (GST) act. as per Government Rule in respect of their acquired owner's allocated portion Of the building and if any damage be incurred in respect of the constructional work in future within a period of 5 years so that the wall or roof may be dampen or any dispute arising in the sectors of fitting such as bathroom fitting, kitchen fittings, internal electricity wiring or any other internal damages at the owner allocated portions, then the developer will be bound to repair the same at their own pocket.

ii) That If the FIRST PARTY /LAND OWNERS gets more space above mention commercial allocated ratio e.i. 41% then, in that case, they will pay @ Rs. 8000.00 per square feet (super built up area) to the DEVELOPER at the time of transfer, similarly if the FIRST PARTY/LAND OWNER will get less than 41% share of the commercial allocation in the basement and ground Floor of the building, Again if the FIRST PARTY / LAND OWNERS intend to transfer their allocated area partly or in

1. Hemadri Das.

2. Suresh

3. Rakhi Sen.

4. Sapan Kumar

5. Subrata Das.

6. Pradip Das

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with all consent

Kamini Sinha

PARTNERS

entirety to the DEVELOPER, then the DEVELOPER shall pay @ Rs. 8000.00 per sq.ft. (Super-built up area) after deduction TDS @ as applicable time to time with in provision of income tax act. To the FIRST PARTY / LAND OWNER of this deed. At the time of hand over of OWNERS ALLOCATION by allotment letter through developer or selling the owners allocation, the owners of the land shall be bound to pay G.S.T @ as applicable time to time within the provision of goods and service tax act, as per Government Rule in respect of their acquired owner's allocated portion of the building.

4) That it is be agreed by both the parties that the Developer will be bound to pay installation charge of transformer, generator which is retain by the owners of the land from their own pocket and in this event, the land owner will not be liable to that effect.

5) That the OWNERS do hereby authorize and empower the DEVELOPER to construct building on the plot of land fully described in the SCHEDULE below of this Deed as per sanctioned plan/revise plan and in compliance of the other statutory provisions to be obtained by the DEVELOPER entirely at its own costs and expenses and to do all other and/or further allied, incidental and consequential works in connection with the proposed building and the said premises/land.

6) That the OWNER shall put their signature on the building plan caused to be prepared by the DEVELOPER at its own choice. The latter shall submit the same to the Purulia Municipality/ appropriate authority for obtaining necessary sanction along with all requisite fees.

7. That the DEVELOPER shall bear all the expenses including the costs and expenses for obtaining sanction of the building plan the cost of construction which includes various infrastructures for drainage, sewerage water supply and electrification etc.

8. That the DEVELOPER shall have the right to engage Architects, contractor, qualified Engineers Supervisors and right to enter into contracts entirely at his own cost, risk and expenses or construct the building on the said plot of vacant land of the OWNERS which agreed to be develop by the developers at their own cost and the developers entirely remain under the physical possession and occupation of the DEVELOPER, till the completion of the construction process.

1. Hemadri Nay.
 2. Smita Nay.
 3. Rakhi Sen.
 4. Dipan Nay.
 5. Subrata Nay.
 6. Pratik Nay.
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 VAISHNODI DEVELOPERS
 Pratik Nay.
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9. That the DEVELOPER shall comply with the building rules and/or other regulations of all the concerned authorities and shall confirm to and strictly abide by the provisions or any bye-laws or rules for the time being in force and will keep the OWNER absolutely indemnified against all fines, penalties and losses incurred by reason of breach of any such bye-laws rules and regulations etc.

10. The OWNER give license and permission to DEVELOPER to enter upon the schedule property or part thereof with full right and authority to commence, carry on and complete development work/works of construction in accordance with the permission and agreement herein mentioned.

11. That the DEVELOPER having financial resources at his disposal shall at its own costs and expenses provide all bricks cement, stones tiles slates lime iron timber and glass and all other materials of standard quality for the purpose of completing the said building according to the sanctioned plan and shall entirely bear all expenses to be incurred payment of labour and other charges.

12. That the OWNER shall render all moral assistance to the DEVELOPER during the period of construction to facilitate the smooth carrying out of the aforesaid construction work uninterruptedly.

13. That the OWNER shall not be liable and responsible in case the DEVELOPER fails to comply with any statutory rules and regulations in respect of the construction and allied works or deviate from the sanctioned/revise plan issued by the Purulia Municipality/appropriate authority in respect of Construction of the said flat of the buildings at the said premises and in the event, that the developer will be liable for such irregularity in complying the statutory rules and regulation regarding the constructional works and allied works.

14. That the DEVELOPER shall have right to receive all amounts and/or sale proceeds from the intending purchasers for booking and/or allotments of flats in respect of their/his allocated portion (DEVELOPER ALLOCATION) and shall execute valid noted receipts for the same on its own account without making the OWNER liable and responsible for the same in any form or in any manner whatsoever.

15. That the OWNER hereby undertakes not to raise any objection or create any irrelevant interference or interruption during the period of this agreement and while

1. Hemadri Nag.

2. Sunil Nag.

3. Rakhi Sen.

4. Sops or Kur Nag

5. Subrata Nag.

6. Pradeep Singh

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the DEVELOPER shall be lawfully going on with the works of construction in proper manner with standard materials.

16. That the OWNERS undertake as to sign on all papers or documents required for modification or specification in the plan for facilitating the lawful on mutual understanding and proper construction and will have no right to raise any objection in this matter.

17. That after finishing the building if the owners of the land and Developer of the land shall jointly sell the residential part/portion to any person or persons or institution, the developer shall have right to take 60% share of the amount and land owners of the land shall take 40% share of the amount, and similarly after finishing the building if the owners of the land and Developer of the land shall jointly sell the commercial part/portion to any person or persons or institution, the developer shall have right to take 59% share of the amount and land owners of the land shall take 41% share of the amount

18. That it is hereby recorded that the DEVELOPER shall have the right to sell and / or transfer ,rent, lease, mortgage, gift etc. their/his/its allocated portion in the proposed building to any intending purchaser or purchasers /parties and will be entitled to enter into agreements for sale of those flats at price to be settled by the DEVELOPER AND the OWNER as per their respective allocation and will receive advance money from the intending purchaser or purchasers on their respective account and will sign all relevant agreements including memo or consideration and to grant proper and valid receipt thereof, OWNER shall not be liable and responsible in any manner for the advance money that will be received by the DEVELOPER from the intending purchaser or purchasers. OWNER shall have no authority to raise any question or to claim any benefit out of the sale price of allocated portion of the DEVELOPER AND it is mutually agreed by the parties that after execution of this deed, if it is required, The OWNER may execute appropriate POWER OF ATTORNEY in favor of such person as decided/selected by the DEVELOPER in respect of the developer's allocated area in the property.

19. That the parties hereto have entered into this agreement purely for the purpose of construction at the Schedule-I land and nothing contained herein shall be deemed to the construct as partnership between the parties in any manner whatsoever.

20. That the DEVELOPER shall lawfully complete the entire constructional and allied work within the time limit of 03 (three) years from the date of availability of Sanction

1. Hemadri Nay.

2. Suley.

3. Rakhi Sen.

4. Supa Kumar Nay.

5. Sachin Nay.

6. Siddhivinayak & Vaishnodevi Developers

SIDHHIVINAYAK & VAISHNODEVI DEVELOPERS

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Komalik Sinha

PARTNERS

plan, mutation, conversion and registered developer agreement of the land and handed over the land,

21. Notwithstanding anything contained in above clause 20 with regards to time limit the same can reasonably be extended in case of any legal problem, calamity or natural disaster beyond the control of the DEVELOPER.

22. That the owners are liable to do the Register Developers Agreement and Power of attorney in Favor of DEVELOPER, if the DEVELOPER performs its part of the contract, and the OWNERS will have every right to cancel this agreement under any circumstances whatsoever and the term conditions stipulations and restriction contained herein and the parties of this deed shall be binding upon alongwith all of his/her/their/its respective heirs/successors and in this event, the aforesaid rules will be applicable to the developer's side also.

23. That the OWNERS will pay arrears of municipal taxes in respect of the Schedule land up to the date of obtaining building plan from the Purulia municipality and thereafter DEVELOPER will pay the taxes during period of contract on completion of the said proposed building at the said land the taxes and other statutory imposition shall be proportionately shared between the purchasers and/or as per allocation of OWNER and DEVELOPER.

24. That the OWNERS agree to indemnify the DEVELOPER against all actions, suits, proceedings and claims that may arise out of the title of the OWNER over the said property.

25. That either of the Parties shall not be entitle to sign/subcontract and /or transfer this agreement to any other person firm/ or corporation body.

26. That the DEVELOPER shall take all necessary permission from each and every department including Income Tax Department under the provisions of Income Tax Act. at his own cost and expenses and the parties shall be liable for payments of taxes in respect of their allocated portion and construction after completion of the new building.

27. That the OWNERS hereby agree and confirm that the OWNERS herein shall execute and convey all such deeds, documents, conveyance without any objection in favor of the intending or prospective purchaser/purchasers in respect of owners allocated portion of DEVELOPER by presenting himself

1. Hemadri Neg.

2. Suresh Neg.

3. Rakhi Sen.

4. Sagar Kumar Neg.

5. Sachin Neg.

6. Siddhi Vinayak & Vaishnodevi Developers

SIDHHVINAYAK & VAISHNODEVI DEVELOPERS

(Signature)

Manish Sinha

PARTNERS

28. That the DEVELOPER shall at his own cost and expense and without creating any financial or other liability of the OWNERS, construct and complete the building and various unit and /or apartments therein in accordance with building plan and in case of further construction sanction over the fourth floor in that case both the parties i.e. land owners and developer will be bound to bear the expenses of the revised building plan proportionately.

29. That the DEVELOPER before entering into the Schedule property for developing the property by erecting building therein, shall make proper arrangement and shall take all necessary steps to that effect. It is specifically mentioned here that both the parties mutually and voluntarily agreed that neither of the parties is Consumer of the other and either of the parties of this Deed shall not be entitled to lay their claim/grievances being the Consumer of other.

30. That it is hereby mutually agreed and decided that if any dispute crops up in between the OWNERS and DEVELOPER, in that event dispute to be sent for arbitration for settlement and/or decision before the Arbitrator and the decision of the Arbitrator will be final. It is specifically agreed and decided by the parties that unless process of arbitration is exhausted neither party is entitled to take shelter to the Civil Court and/or Tribunal for decision or settlement of dispute. It is further agreed and decided that body of three persons will constitute the board of Arbitration. One Member of the board will be selected by the OWNER, other Member of the board will be selected by the DEVELOPER and those two Members of the board will select a person as President. In case of difference of opinion between the Members, the decision of the President shall be final. The board of Arbitrators shall have exclusive jurisdiction and authority to decide all the disputes and litigations relating to this agreement and they also hold and possess exclusive jurisdiction and authority to decide all the disputes and litigations in the manner, which they deem just, fit and proper. The Board of Arbitrators will act by applying the rule of natural justice and good conscious. If either of the parties not satisfied in the decision of the Arbitrator, they may take shelter before the court of law.

31. That the OWNERS hereby declare -

(a) That the OWNERS are entitled to enter into this agreement with the DEVELOPER and they have full right and absolute authority to sign and execute the same.

1. Hemadhi Nag.

2. Sankaraj.

3. Rakhi sen.

4. Dipen Kumar Nayak

5. Sabaraj Nag.

6. Phantooji.

SIDHHIVINAYAK &
VAISHNODEVI DEVELOPERS

(Signature)

Womilk Sinha.

PARTNERS

(b) That the OWNERS shall not agree, commit or contract or entered into any agreement for sale or lease of the schedule property or any part thereof to any person or persons other than the DEVELOPER and that he/she has not created any mortgage, charge or any other encumbrances on the Schedule property as mentioned till this date of Agreement and also will not enter in to such agreement so long the agreement will be in existence. It is mentioned here that the original deeds and documents of the schedule land shall be kept in the office of the DEVELOPER and a duplicate and or certified copy of this agreement will be kept under the clutch of Owners and or under custody of Owners.

(c) That the OWNERS will not do any act, deed, matter or thing whereby or by reason whereof, the development of the schedule property and/or any part of the same may be prevented or affected in any manner whatsoever.

32. That it is decided by the parties that in case of the transfer of owner's allocation by sale or gift in favor of any third party purchaser or purchasers and or done, the purchaser shall be bound to pay the GST/service taxes or any other taxes and transformer and generator installation charges and Society security charges to the developer of this deed.

33. That it is decided by the parties that the owners shall be bound to pay the maintenance charges of the building after receiving complete possession of the Flat.

34. It is mentioned here that, if any dispute and or accident will be occurred at the time of making construction work or dismantling of the old and existing abandoned building, the developer shall be bound to look after the matter or settle the matter, in that case the owner shall have no any liability or responsibility.

36) That if the developer will amalgamated the land with other Plot or plots and enters in any other agreement with other adjacent land owners, in that case the owners of the land of Schedule 1 shall have no any objection but if any dispute/litigation arise due to amalgamation of the plot/plots with the said property which impact the construction work adversely resulting in unwanted delay in finalization of the project. The Developer that is second party will bear financial and legal consequences.

1. Hemadri Nag.

2. Suresh Nag.

3. Rakhi Sen.

4. Nandan Kumar Nag.

5. Subrata Nag.

6. Hemadri Nag.

SIDHHIVINAYAK &
VAISHNODEVI DEVELOPERS

(Signature)

Komalik Sinha.

PARTNERS

37) That over the top roof of the aforesaid proposed multistoried building the developer and the owner will have the right in accordance with their aforesaid proportionate share along with the parapet wall.

38) That after finishing of the building the developer will be bound to hand over the OWNERS ALLOCATION through a letter of allotment and It is also mentioned here that after construction of the building, if owners and developers will let out the commercial portion of the building to any person, persons or any commercial institution or commercial market, the owners of the land will grant as per their own allocation and the owners of the land shall be bound to pay the charges/expenditure of the installation of equipment of said institution/business as per their share and both the parties i.e. owners and developers will not be legally make any objection and create any dispute to the others parties to execute any kind of deed or conveyance such as sale, gift, lease, mortgage, pledge, rent etc. in respect of their own allocated portions.

39) It is mutually decided by both the parties that after completion of the aforesaid multi-storied building and also after distribution of the owners' allocated area and the developer's allocated area if either of the parties execute registered sale deeds in respect of their respective allocated areas then the same will have to be done and same will have been done by the Advocate or Deed Writer or any person competent in the avenue as per choice of the owners.

40) That the Jurisdiction of this agreement will be all courts within the limit of the Purulia shall have the jurisdiction to entertain and determined all actions, suits and proceeding arising out of this present between the parties.

It is to be mentioned here that after completion of the aforesaid proposed multi-storied building, which will be constructed by the developer, the developer will be bound to hand over the share of the owners' allocated area both in the portion of commercial and residential as has already been recited in this deed with the specific work schedule as appended in schedule-2 within the aforesaid period of 3 years from the date of registered developers agreement, acquiring the sanctioned plan from the concerned Purulia Municipality.

1. Hemachandri Nayg.

2. Suresh Nayg.

3. Rakhi Sen.

4. Gyan Kumar Nayg

5. Subrata Nayg-

6. Pradip Nayg

SIDHHIVINAYAK &
VAISHNODEVI DEVELOPERS

Dr. Abhishek

Nomik Sinha

PARTNERS

SCHEDULE-1 [Description of the property]

District Purulia ,Pargana Chharrah P.S. Purulia (T) in Mouza Purulia, Sub-Registryoffice Purulia, J.L. No. 292/2, Purulia Municipal Ward No. 19, being Holding No. 372, situated near Rasmaidan Lane, Purulia, being R.S. Khatian No.1997 being the R.S./L.R. Plot No. 10900 measuring a total landed area 16.7 katha ,

Bounded by:-

North- L.K. Mitra Road

South- Roy Bahadur Satis Chandra Sinha Road .

East- L.K. Mitra Road

West- R.S Plot no.10899

SCHEDULE-2 (Work Schedule)

FOUNDATION : R.C.C. column foundation and framed structure based on individual columns from Basement to Top Floor.

WALL: 10", 8", 5", 3" Thick Brick work for outside wall and inside wall.

PLASTERING: Sand cement Mortar Plaster on inside and outside walls, ceiling etc.

DOORS : Wooden frames and flush door for shutters on standard size fitting with handle and one house hold, for each main door and standard fitting of each of the inside flush door. The PVC frame with palla will be fitted with in each kitchen, toilet.

WINDOWS: Aluminum section windows including glass of 3 mm thick and M. S. Grill.

TOILET: Floor Tiles and Wall Tiles for dado up to 6'-6" height finished with local glaze tiles and one white branded Anglow Indian commode for single toilet and one English type white reputed make commode in other toilet and WC including PVC low down white cistern, two CP Bib Cock point hot & cold, one CP shower point shall be provided in toilet.

FLOORING: All floors will be Floor Tiles finish.

DINING/DRAWING: One white wash basin.

KITCHEN: Cooking slab / bench will be fitted with Kodappa or Marbles with 2'

1. Hemadri Nag.

2. Suresh.

3. Rakhi Sen.

4. Supa Kumar Nayak

5. Sabarna Nag -

6. Pradeep Singh

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Komalik Sinha

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wide wall over the cooking slab will be finished with Wall tiles one steel sink in the kitchen.

PLUMBING AND SANITATION: PVC pipe to be used for outer and inner water connection as concealed works and PVC Hi-density sanitary pipes and Fittings will be provided.

ELECTRICAL WORKS: All wiring will be concealed or half concealed up to two light, one fan and one 5 amp plug points in each bed room and one AC point, geyser point in each bathroom and one washing machine point, and one light and one chimney points in each kitchen and two light, one fan, one 5 / 15 amp plug in each Drawing-cum-dining room and one light point in each Toilet will be provided.

PAINTING: Wall Putty and primer will be provided on Inner side walls and ceiling of flats and to the outer walls of the building will be finished with Weather Coat.

WATER SUPPLY ARRANGEMENT: The main source of water will be from deep-tube-well. Suitable size overhead tank will be constructed on the roof. A pump also be fitted to lift the water from ground to overhead tank. A good network of pipe Lines will be distributed to all the flats.

ROOF: The roof of the building will be finished with water proofing floor and roof covered by heat proofing shed.

LIFT: The lobby of the floor common area and lift facility available.

The writings of this deed read over and explained to the parties and IN WITNESS WHERE OF the parties after understanding the meaning and purports of the writings of this deed voluntarily and out of their free will executed these presents on this 16th day of October 2023 (English Calendar) in presence of their witnesses.

1. Ahmadari Nag.
 2. Suley.
 3. Rakhi Sen.
 4. Sopa Kurody
 5. Sabrata Nag.
 6. ~~Prakash~~
- SIDHVINAYAK &
VAISHNODI DEVELOPERS
- At the south
- Nombik Sinha.

PARTNERS

Photo and thumb impression has been attached here with separately.

WITNESS

1. Pinta Datta
S/o Sr. Rama Datta
Moolgata, Nanopara
P.O. 723102.

2. Abhijit Chakravarty
S/O Gourpada
Upper Nahar
Parulim

SIGNATURE OF OWNERS

1. Ahmadari Nag.
2. Suley.
3. Rakhi Sen.
4. Sopa Kurody
5. Sabrata Nag.
6. ~~Prakash~~

SIGNATURE OF DEVELOPERS

1. At the south
2. Nombik Sinha.

Drafted by

Prasen Mondal (Adv)

E.no. F/275/113 of 2019

SIGNATURE OF THE
PRESENTED/EXECUTAN/SELLER/
BUYER/CAIMENT WITH PHOTO

UNDER RULE 44A OF THE I. R. ACT 1908

N.B. - LH BOX - THUMB TO SMALL PRINT

R.H. BOX - THUMB TO SMALL PRINT

| | | | | | | |
|--|----|---|---|--|---|---|
|  Hemadri Nayak | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED:- Hemadri Nayak

| | | | | | | |
|--|----|--|--|---|--|--|
|  Suresh Nayak | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED:- Suresh Nayak

| | | | | | | |
|--|----|---|---|--|---|---|
|  Rakhi Sen | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED:- Rakhi Sen.

| | | | | | | |
|---|----|---|---|--|---|---|
|  Sanjay Nayak | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED:- Sanjay Nayak

SIGNATURE OF THE
PRESENTED/EXECUTANT/SELLER/
BUYER/CAIMENT WITH PHOTO

UNDER RULE 44A OF THE I. R. ACT 1908

N.B. - LH BOX - THUMB TO SMALL PRINT

R.H. BOX - THUMB TO SMALL PRINT

| | | | | | | |
|---|----|---|---|--|---|---|
|  <i>Subrata Nag</i> | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED:- *Subrata Nag*

| | | | | | | |
|--|----|--|--|---|--|--|
|  <i>Subrata Nag</i> | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED:- *Subrata Nag*

| | | | | | | |
|--|----|---|---|--|---|---|
|  <i>Nombik Sinha</i> | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED:- *Nombik Sinha*

| | | | | | | |
|---|----|---|---|--|---|---|
|  <i>Subrata Nag</i> | LH |  |  |  |  |  |
| | RH |  |  |  |  |  |

ATTESTED:- *Subrata Nag*



Government of West Bengal

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

OFFICE OF THE D.S.R. PURULIA, District Name :Purulia

Signature / LTI Sheet of Query No/Year 14012002644231/2023







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

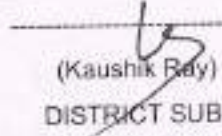
| Sl No. | Name of the Executant | Category |  | Finger Print | Signature with date |
|--------|--|-----------|---|---|--|
| 1 | Mr HEMAADRI NAG MADHYA BAZAR, MAIN ROAD, City:- Purulia, P.O:- PURULIA, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 | Land Lord |  |  |  Hemaadri Nag. 16/10/2023 |
| 2 | Mr SURYA NAG MADHYA BAZAR, MAIN ROAD, City:- Purulia, P.O:- PURULIA, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 | Land Lord |  |  |  Surya Nag 16.10.23 |
| 3 | Mrs RAKHI SEN GARIKHANA, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 | Land Lord |  |  |  Rakhi Sen 16-10-23 |

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 | Mr SAPAN KUMAR NAUG Alias Mr SWAPAN KUMAR NAG MADHYA BAZAR , MAIN ROAD, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 | Land Lord |  |  |  16-10-23 |
| 5 | Mr SUBRATA NAG MADHYA BAZAR, MAIN ROAD, City:- Purulia, P.O:- PURULIA, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 | Land Lord |  |  |  16/10/2023 |
| 6 | Mr BHASKAR NAG MAIN ROAD, NAMOPARA, City:- Purulia, P.O:- NAMOPARA, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103 | Land Lord |  |  |  16/10/23 |

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|---|--|---|----------------------------------|
| 7 | Mr KOUSHIK SINHA OLD POLICE LINE, CHABIBIRI BAGAN, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 | Represent ative of Developer [Sidhhi Vinayak & Vaishnode vi Developer s] |  |  | <i>Koushik Sinha</i> 16/10/23 |
| 8 | Mr SANJIT KUMAR DUTTA KALI TOLA LANE , CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 | Represent ative of Developer [Sidhhi Vinayak & Vaishnode vi Developer s] |  |  | <i>Sanjit Kumar</i> 16/10/23 |
| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr PINTU DUTTA Son of Mr RAMU DUTTA MEHULGHUTA, City:- Purulia, P.O:- NAMOPARA, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 | Mr HEMAADRI NAG, Mr SURYA NAG, Mrs RAKHI SEN, Mr SAPAN KUMAR NAUG, Mr SUBRATA NAG, Mr BHASKAR NAG, Mr KOUSHIK SINHA, Mr SANJIT KUMAR DUTTA |  |  | <i>Pintu Dutta</i> 16/10/23 |


 (Kaushik Ray)
 DISTRICT SUB-
 REGISTRAR
 OFFICE OF THE D.S.R.
 PURULIA
 Purulia, West Bengal



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



192023240262955581

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---|
| GRN: | 192023240262955581 | Payment Mode: | Online Payment |
| GRN Date: | 17/10/2023 11:59:06 | Bank/Gateway: | State Bank of India |
| BRN : | CKY3315852 | BRN Date: | 17/10/2023 12:00:01 |
| GRIPS Payment ID: | 171020232026295557 | Payment Init. Date: | 17/10/2023 11:59:06 |
| Payment Status: | Successful | Payment Ref. No: | 2002644231/5/2023 [Query No*/Query Year] |

Depositor Details

| | |
|---------------------------|--|
| Depositor's Name: | KOUSHIK SINH |
| Address: | OLD POLICE LINE, PURULIA DIST.- PURULIA, West Bengal, 723101 |
| Mobile: | 8100320010 |
| Contact No: | 7811852500 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2002644231 |
| Applicant's Name: | Mr SOUMEN NANDI |
| Address: | D.S.R. PURULIA |
| Office Name: | D.S.R. PURULIA |
| Identification No: | 2002644231/5/2023 |
| Remarks: | Sale, Development Agreement or Construction agreement Payment No 5 |
| Period From (dd/mm/yyyy): | 17/10/2023 |
| Period To (dd/mm/yyyy): | 17/10/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2002644231/5/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 15010 |
| 2 | 2002644231/5/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 46 |
| | | | Total | 15056 |

IN WORDS: FIFTEEN THOUSAND FIFTY SIX ONLY.

Major Information of the Deed

| | | | |
|--|---|-----------------------------------|------------|
| Deed No : | I-1401-04792/2023 | Date of Registration | 17/10/2023 |
| Query No / Year | 1401-2002644231/2023 | Office where deed is registered | |
| Query Date | 14/10/2023 8:24:34 PM | D.S.R. PURULIA, District: Purulia | |
| Applicant Name, Address & Other Details | SOURMEN NANDI BHAGABANDH PARA,Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 7903814519, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0110] Sale, Development Agreement or Construction agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 1] | | |
| Set Forth value | Market Value | | |
| Rs. 5,00,000/- | Rs. 1,27,09,744/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 20,010/- (Article:48(g)) | Rs. 46/- (Article:E, E, M(b)) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: L. K. Mitra Road, Mouza: Purulia-(002), , Ward No. 19 JI No: 0, Pin Code : 723101

| 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-10900 (RS :-) | LR-1997 | Bastu | Bastu | 16.7 Katha | 5,00,000/- | 1,27,09,744/- | Property is on Road- Adjacent to Metal Road, |
| Grand Total : | | | | | 27.555Dec | 5,00,000 /- | 127,09,744 /- | |

Land Lord Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr HEMAADRI NAG (Presentant) Son of Late ARUP KUMAR NAG MADHYA BAZAR, MAIN ROAD, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx1B, Aadhaar No: 48xxxxxxxx6873, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence |
| 2 | Mr SURYA NAG Son of Late DEBDAS NAG MADHYA BAZAR, MAIN ROAD, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BAxxxxxx0L, Aadhaar No: 58xxxxxxxx5614, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence |

| | |
|---|---|
| 3 | <p>Mrs RAKHI SEN Daughter of Late DEBDAS NAG GARIKHANA, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EQxxxxxx2M, Aadhaar No: 51xxxxxxxx3393, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence</p> |
| 4 | <p>Mr SAPAN KUMAR NAUG, (Alias: Mr SWAPAN KUMAR NAG) Son of Late AURONINDA NAUG MADHYA BAZAR , MAIN ROAD, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx5Q, Aadhaar No: 92xxxxxxxx4546, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence</p> |
| 5 | <p>Mr SUBRATA NAG Son of Late BISESWAR NAG MADHYA BAZAR, MAIN ROAD, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx8G, Aadhaar No: 96xxxxxxxx4129, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence</p> |
| 6 | <p>Mr BHASKAR NAG Son of Late BIRESWAR NAG MAIN ROAD, NAMOPARA, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx9N, Aadhaar No: 55xxxxxxxx4262, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Pvt. Residence</p> |

Developer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>Sidhhi Vinayak & Vaishnodevi Developers KALITOLA LANE, CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN- 723101 , PAN No.:: ADxxxxxx0E, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>Mr KOUSHIK SINHA Son of Mr KISHORE KUMAR SINHA OLD POLICE LINE, CHABIBIRI BAGAN, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx6C, Aadhaar No: 63xxxxxxxx3936 Status : Representative, Representative of : Sidhhi Vinayak & Vaishnodevi Developers (as PARTNER)</p> |
| 2 | <p>Mr SANJIT KUMAR DUTTA Son of Late DUKHABHANJAN DUTTA KALI TOLA LANE , CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9R, Aadhaar No: 70xxxxxxxx0927 Status : Representative, Representative of : Sidhhi Vinayak & Vaishnodevi Developers (as PARTNER)</p> |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| Mr PINTU DUTTA Son of Mr RAMU DUTTA MEHULGHUTA, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103 | | | |
| Identifier Of Mr HEMAADRI NAG, Mr SURYA NAG, Mrs RAKHI SEN, Mr SAPAN KUMAR NAUG, Mr SUBRATA NAG, Mr BHASKAR NAG, Mr KOUSHIK SINHA, Mr SANJIT KUMAR DUTTA | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|---------------------|---|
| 1 | Mr HEMAADRI NAG | Sidhhi Vinayak & Vaishnodevi Developers-4.59342 Dec |
| 2 | Mr SURYA NAG | Sidhhi Vinayak & Vaishnodevi Developers-2.29609 Dec |
| 3 | Mrs RAKHI SEN | Sidhhi Vinayak & Vaishnodevi Developers-2.29533 Dec |
| 4 | Mr SAPAN KUMAR NAUG | Sidhhi Vinayak & Vaishnodevi Developers-4.59066 Dec |
| 5 | Mr SUBRATA NAG | Sidhhi Vinayak & Vaishnodevi Developers-6.88875 Dec |
| 6 | Mr BHASKAR NAG | Sidhhi Vinayak & Vaishnodevi Developers-6.88875 Dec |

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: L. K. Mitra Road, Mouza: Purulia-(002), , Ward No: 19 JI No: 0, Pin Code: 723101

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|-----------------|--|
| L1 | LR Plot No:- 10900, LR Khatian No:- 1997 | | Seller is not the recorded Owner as per Applicant. |

Endorsement For Deed Number : I - 140104792 / 2023

On 16-10-2023

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

Presented for registration at 19:40 hrs on 16-10-2023, at the Private residence by Mr HEMAADRI NAG , one of the Executants.

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

Execution is admitted on 16/10/2023 by 1. Mr HEMAADRI NAG, Son of Late ARUP KUMAR NAG, MADHYA BAZAR, MAIN ROAD, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 2. Mr SURYA NAG, Son of Late DEBDAS NAG, MADHYA BAZAR, MAIN ROAD, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 3. Mrs RAKHI SEN, Daughter of Late DEBDAS NAG, GARIKHANA, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 4. Mr SAPAN KUMAR NAUG, Alias Mr SWAPAN KUMAR NAG, Son of Late AURONINDA NAUG, MADHYA BAZAR, MAIN ROAD, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 5. Mr SUBRATA NAG, Son of Late BISESWAR NAG, MADHYA BAZAR, MAIN ROAD, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 6. Mr BHASKAR NAG, Son of Late BIRESWAR NAG, MAIN ROAD, NAMOPARA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession Business

Identified by Mr PINTU DUTTA, , Son of Mr RAMU DUTTA, MEHULGHUTA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

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

Execution is admitted on 16-10-2023 by Mr KOUSHIK SINHA, PARTNER, Sidhhi Vinayak & Vaishnodevi Developers (Partnership Firm), KALITOLA LANE, CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101

Identified by Mr PINTU DUTTA, , Son of Mr RAMU DUTTA, MEHULGHUTA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

Execution is admitted on 16-10-2023 by Mr SANJIT KUMAR DUTTA, PARTNER, Sidhhi Vinayak & Vaishnodevi Developers (Partnership Firm), KALITOLA LANE, CHOWK BAZAR, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Identified by Mr PINTU DUTTA, , Son of Mr RAMU DUTTA, MEHULGHUTA, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

On 17-10-2023

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

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

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,27,09,744/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 46/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2023 12:00PM with Govt. Ref. No: 192023240262955581 on 17-10-2023, Amount Rs: 46/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY3315852 on 17-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no. 18365, Amount: Rs.5,000.00/-, Date of Purchase: 16/10/2023, Vendor name: Pravash Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/10/2023 12:00PM with Govt. Ref. No: 192023240262955581 on 17-10-2023, Amount Rs: 15,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY3315852 on 17-10-2023, Head of Account 0030-02-103-003-02



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1401-2023, Page from 82797 to 82825
being No 140104792 for the year 2023.



Kaushik Ray

Digitally signed by KAUSHIK RAY
Date: 2023.10.30 18:25:20 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 30/10/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.