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A.D.S.R. Dergapur
Paschim Bardhaman

13 OCT 2025

Development Agreement

THIS DEVELOPMENT AGREEMENT IS MADE ON 13TH DAY OF
OCTOBER, 2025

BETWEEN

ARCHANA ACHARYYA @ ARCHANA ACHARJEE [PAN- BJKPA7945N] [AADHAAR NO. 8532 1030 5522] Wife of Sunil Kumar Acharyya, D/o. Arabinda Acharyya, By Caste- Hindu, by nationality Indian, by Occupation- Housewife, resident of 15/7, Edison Road, P.O.- Durgapur, P.S.- Durgapur, Durgapur Steel Town East, Dist- Paschim Bardhaman, West Bengal, Pin- 713205 HEREINAFTER refereed to and called as **"LANDOWNER"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

AND

GENESIS RESIDENCY [PAN NO : ABBFG3826C], a Partnership Firm having its registered office at 6/23, Bengal Ambuja Hous. Dev. Ltd., P.O.- City Centre, P.S.- Durgapur, Dist.-Paschim Bardhaman, Pin-713216, West Bengal, represented by its Partners namely :-

1. **MR. SOUMYA KANTI ROY [PAN NO : AORPR8153C] [AADHAAR NO : 3240 9221 8505]**, Son of Santosh Kumar Roy, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of 4/19, J. N. Das Path, P.O.- City Centre, P.S.- Durgapur, Dist.- Paschim Bardhaman, West Bengal, Pin.- 713216,

2. **MR. TANMOY DUTTA [PAN NO : ALYPD9123C] [AADHAAR NO : 2613 5834 6898]**, Son of Amal Kanti Dutta, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of B-1/96/4, P.O.- V. K. Nagar, Durgapur-10, P.S.- New Township, Durgapur Heavy Engg Plant, Dist.- Paschim Bardhaman, West Bengal, Pin.- 713210 and

3. **MR. ANIMESH MONDAL [PAN NO : ANGPM8246H] [AADHAAR NO : 4719 4006 1910]**, Son of Dharendra Nath Mondal, by Nationality Indian, by

faith-Hindu, by Occupation-Business, resident of 2/2 No. B. B. D. Sarani, City Centre, P.O.- City Centre, Durgapur-16, P.S.- Durgappur, Dist.- Paschim Bardhaman, West Bengal, Pin.- 713216,

Hereinafter jointly & severally called the "**DEVELOPER(S)**" (which term shall include their heirs, executors, representatives and assigns) of the **SECOND PART**.

WHEREAS the schedule mentioned land was owned, possessed and was recorded in the ROR having every right, title, interests thereon in the name of Smt. Katubala Dasi, Wife of Sri Renupada Hanri who became the recent owner of the said land and forming part of the R.S. Plot No. 696 corresponding to L.R. Plot No. 446 admeasuring 2.34 Acres.

AND WHEREAS the said land owner Smt. Katubala Dasi, Wife of Sri Renupada Hadi during her peaceful possession transferred measuring 7 Katha 10 Chatak or equivalent to 12.5 decimals of land comprising in R.S. Plot No. 696 corresponding to L.R. Plot No. 446 in favour of the present Vendor Smt. Archana Acharyya, Wife of Sunil Kumar Acharyya, by way of Regd. Sale Deed being No. **I-977** for the year 1993, registered at ADSR Durgapur, dated- 17.02.1993.

AND WHEREAS the present Vendor Smt. Archana Acharyya after received the said land, mutated her name in L.R. Records of Rights and obtained a separate L.R. Parcha being No **2385** and converted said land into Bastu and obtained Land Use NOC from ADDA, dated- 25.08.2015. That the said owner after received of the said Land physically measured the said Land and after physical verification & physical measurement found only 10 Decimal of Land out of 12.5 Decimal and after physical measurement, the present owner gave Boundary wall of four corner of the said Land.

AND WHEREAS the LAND OWNER(S) as the absolute OWNER(S) seized and possessed of or otherwise well sufficiently entitled to all that land particularly mentioned and described in the schedule hereunder written and hereinafter for the sale of brevity referred to as the said property.

AND WHEREAS the OWNER(S)/ VENDOR is desirous of construction of a multi storied building containing several self-contained flats and Residential Housing Complex etc. But for want of time, experience and fund she is unable to proceed with such a project.

AND WHEREAS the OWNER(S)/ VENDOR is in need of a firm/ Company/person who would take up the project and start and complete the multi storied building containing several self-contained flats by taking all sorts of steps for developing the said property and for completing the proposed building by providing fund from its own source.

AND WHEREAS the DEVELOPER is engaged in civil construction and development of immovable properties. The OWNER(S) approached the DEVELOPER to take up the project and complete the same by providing his own fund.

That the developers agreed to provide to the land owner **32% (Thirty-Two) percent** structure of Saleable Area of Flats according to approved Building Plan of DMC together with the undivided impartibly proportionate interest in the said land. The Allocations of OWNER(S) and Developer's will be final after the Owner(s) received of Approved Building Plan from Durgapur Municipal Corporation.

The Developer will get entire building/s together with the undivided importable proportionate interest in the said land and the common portions i.e., **68% (Sixty-Eight) percent** structure of Saleable Area both Flats and Parking according to approved Building Plan of DMC together with the undivided importable proportionate interest in the said land after providing land owners' allocation as mentioned above in this agreement.

That the developers agreed to provide the to the land owner **Rs. 2,00,000/-** (Rupees Two Lakh) only as interest free security deposit which would be adjusted at the time of handover of Landowner's allocation Flat. The Developer shall make said payment (Security deposit) part by part such as at the time of execution of Development Agreement, the Developer shall provide a sum of Rs. 1,00,000/- (Rupees One Lakh) only by way of Cheque, being SBI Cheque No.377238, dated 20/09/2023 amount of Rs.75,000/- and another SBI

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Cheque No.377235, dated 05/09/2023, amount of Rs.25,000/- and at the time of starting of construction work of proposed Building, the Developer shall pay rest amount of Rs. 1,00,000/- (Rupees One Lakh) only in favour of the Land Owner as per mutual understanding of both parties and the said entire amount shall be adjusted at the time of allotment of "Landowner's Allocation part.

The Allocations of OWNER(S) and Developer's will be final after received of Approved Building Plan from Durgapur Municipal Corporation.

AND WHEREAS I being satisfied with the said offer have agreed to enter into an agreement for development of said property as per terms and conditions set-forth below.

NOW THIS DEED OF AGREEMENT WITNESSETH and is hereby agreed between the parties hereto as follows:-

ARTICLE :- 1 : DEFINATION

i. **OWNNER** : Shall mean the said **ARCHANA ACHARYYA @ ARCHANA ACHARJEE [PAN- BJKPA7945N] [AADHAAR NO. 8532 1030 5522]** Wife of Sunil Kumar Acharyya, D/o. Arabinda Acharyya, and includes herheirs, representative, executors, administrator and assigns.

ii. **DEVELOPER**: Shall mean the said **GENESIS RESIDENCY [PAN NO : ABBFG3826C]**, a Partnership Firm having its registered office at 6/23, Bengal Ambuja Hous. Dev. Ltd., P.O.- City Centre, P.S.- Durgapur, Dist.-Paschim Bardhaman, Pin-713216, West Bengal, represented by its Partners namely **1. MR. SOUMYA KANTI ROY [PAN NO : AORPR8153C] [AADHAAR NO : 3240 9221 8505]**, Son of Santosh Kumar Roy, **2. MR. TANMOY DUTTA [PAN NO : ALYPD9123C] [AADHAAR NO : 2613 5834 6898]**, Son of Amal Kanti Dutta, **3. MR. ANIMESH MONDAL [PAN NO : ANGPM8246H] [AADHAAR NO : 4719 4006 1910]**, Son of Dhirendra Nath Mondal and includes its heirs, representative, executors, administrator and assigns and successors.

iii. **PREMISES** : Shall mean 10 Decimal of land under Mouza- Kururia, J.L.No- 56, R.S. Plot No-696 corresponding to L.R. Plot No. 446, without any Structure and proposed for Residential Housing Complex.

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iv. **NEW BUILDING** : Shall mean and include the multi storied building up to its Higher Limit or as may be extended further to be constructed at the said land in accordance with the plan to be sanctioned by the appropriate authority Durgapur Municipal Corporation or further storied if the authority granted.

v. **COMMON FACILITES AND AMENITIES** : Shall mean and include corridor, stair ways, passage ways, Pump room, Tube-well, Over-head tank, Septic Tank ,Sock Well, Water pump and Motor and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of building and land there under as per Apartment OWNER(S)ship Act 1972,or mutually agreed upon by the OWNER(S)s of the flats.

vi. **SALEABLE PLACE** : shall mean the space in the new building available for independent use and occupation after making due provisions for common facilities and ammonites and the space required thereof.

vii. **OWNER(S)'S ALLOCATION**: Shall mean **32% (Thirty Two) percent** of Sanctioned area according to Approved Building Plan of DMC together with the undivided impartible proportionate interest in the said land.

A) That the payment to the land owner any sum by way of consideration as mutually agreed upon. it can be lump sum payment, some portion of construction area or some percentage of sales realization, subject to TDS as per Income Tax Act 1961 as applicable time to time.

viii. **DEVELOPER'S ALLOCATION**: after land owner allocation entire building/s together with the undivided importable proportionate interest in the said land and the common portions after providing land owner allocation as mentioned in Para- 8 of approved Building Plan area of DMC together with the undivided importable proportionate interest in the said land **without transferring any OWNER(S)ship right in favour of the developer.**

ix. **ARCHITECT** :shall mean the person who may be appointed by the Owner(s) for designing and planning of the said building and obtain the sanction building plan.

x. **BUILDING PLAN**: shall mean the plan or plans for the construction of the new building to be submitted or to be sanctioned by the appropriate authority of Durgapur Municipal Corporation with the alterations and modifications as may be made by the Owner(s) with the approval of the appropriate authority from time to time.

xi. **COVERED AREA**: shall mean the plinth area of the said unit/flat/ parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions. Provided that if any wall be common between two units/ flats/ then one half of the area which shall be included in each unit/ flat.

xii. **TRANSFER**: shall mean its grammatical variations include transfer by possession and title/ or by any other means as may be adopted for effecting what is to be understood transfer of space/ super build up area in the multistoried building to the purchaser thereof although the same may not amount to be a transfer in law.

xiii. **TRANSFeree**: shall mean the person, firm, limited company, association of persons or a body of individuals whether incorporated or to whom any space/ super buildup area in the building has been transferred.

xiv. **TITLE DEED**: shall mean and includes the following deeds and documents :-

- A. Regd. Sale Deed being No. I-977 for the year 1993
- B. Parcha
- C. rent receipt

xv. **WORDS IMPORTING**: singular shall includes plural and vice -versa. Masculine gender shall includes feminine or neuter genders likewise importing feminine genders shall includes masculine and neuter genders shall includes masculine and feminine genders.

ARTICLE-II: COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced on and with effect from the date of execution of this agreement or the date as stipulated in the above.

ARTICLE-III: OWNER(S)S RIGHTS AND REPRESENTATIONS

1. The OWNER(S) is absolutely seized and possessed of Land or otherwise well and sufficiently entitled to the said premises and ALL THAT exclusive right, title, interest in the said land/ premises and has a good, clear and absolute marketable title to enter into this agreement with the developer.
2. There is no legal bar or otherwise for the OWNER(S) to obtain the certificate under the provision of the Income Tax Act, 1961 or other consents and permission that may be required.
3. There is no excess vacant land in the said premises and is not vested under the urban land (ceiling and regulation) act, 1976.
4. That the land OWNER(S) handed over the said land/ premises as mentioned in the schedule below from that day for develop/ erect the multistoried building to the developer as agreed terms and conditions here under written.
5. The said premises are free from all encumbrances, charges, liens, lispendents, attachments, trusts, debtors, waqf, mortgage, and acquisitions whatsoever.
6. There is no suit or proceeding regarding the title of affecting the title of the OWNER(S) in respect of the said premises or any parts thereof.
7. The OWNER(S) shall be entitled to prepare, modify or alter the plan and submit the same to the appropriate authority in the name of the OWNER(S).

ARTICLE-IV: DEVELOPERS RIGHTS

1. The OWNER(S)s hereby grand subject to what has been hereinafter provided the exclusive rights to the developers to built, construct, erect and complete the said building compromising of various sizes of flats at their own cost, and to sell the said flat to the intended purchaser/ purchasers for their residential purpose by entering into an agreement for sale and/or transfer and/or construction in respect of developers allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modifications made or caused by the the OWNER(S) and by demolishing the existing building and by constructing new building thereon.



2. The OWNER(S) shall put the developers into possession of the said premises in terms of this agreements and the developers shall be entitled to deal with the said premises on the terms and conditions here in contents and also in accordance with the power and authorities to be conferred on the developer in accordance with a general power of attorney specifically for the purpose of development for construction of a new building as contemplated in this presence with power to sale, transfer, lease, late out, mortgage in respect of the Developer(s) ALLOCATION of the building.
3. Simultaneously after execution of these presents the developers shall be at liberty to take possession of the premises and hold the same at its discretion for the purpose of said construction.

ARTICLE -V : APARTMENT CONSIDERATION

1. In consideration of the OWNER(S)s having agreed to permit to the developer to sell the flat of the said premises and construct, erect, and complete the building on the said premises the developers agreed:-
 - A) That the developers shall construct the building in question over the scheduled property at their own cost, expenses and efforts in term of the sanctioned building plan of the said proposed building from the competent authority or Durgapur Municipal Corporation/ZILA PARISHAD Paschim Bardhaman provided by the land OWNER(S).
 - B) In respect of the construction of the building to pay cost of supervision of the development, construction of the building at the said premises.
 - C) To bear all costs, charges and all expenses of construction in the building at the said premises.
 - D) This agreement shall become effective from the date of execution of this Agreement.
 - E) The new building will be constructed at the said premises within **36 Months** from the date of sanction of the building plan or commencement of the building work whichever is later which is the essence of this contract. The said time will be enhanced for further **6 months** for unavoidable circumstances.
 - F) The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

ARTICLES-VI: OWNER(S)'S ALLOCATION

1. In consideration of the above, the Developer will get entire constructed area except OWNER(S)'s allocation part in the premises in the said land including common facilities and amenities as per sanctioned plan of Durgapur Municipal Corporation, Dist.- Paschim Bardhaman.
2. The Developer shall also construct erect and complete the said building at his own costs with entire common facilities and amenities of the building including electric lines fittings, lift, pump etc.
3. The Developer shall have no right, title and interest whatsoever in the OWNER(S)'s allocation and undivided proportionate share pertaining of common facilities and amenities in the building, which shall solely and exclusively belong and continue to belong to the OWNER(S).
4. That the payment to the land owner any sum by way of consideration as mutually agreed upon. it can be lump sum payment, some portion of construction area or some percentage of sales realization, subject to TDS as per Income Tax Act 1961 as applicable time to time.
5. The Land owner shall bound to pay the development fees, water connection charges, against all the Flats of "Landowner's Allocation Part".

ARTICLE -VII : DEVELOPER'S ALLOCATION

In consideration of the above, the developer shall be entitled to get total constructed area in the premises save and except OWNER(S)'s allocation as mentioned in the schedule below in the said land including common facilities and amenities in the entire portion of the saleable space in the building to be constructed including the right to use thereof to be available at the said premises upon construction of the said building and the developer shall be entitled to enter into an agreement for sale and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose entering into such agreement it shall not obligatory on the part of the developer to obtain any further consent of the OWNER(S) and this agreement by itself shall be treated as consent by the OWNER(S) provided however the developer will not be entitled to deliver possession of Developer's allocation to any of its transferees until the Land OWNER(S) shall make a Regd.

Development Power of Attorney in favour of the Developer for transfer of Flats as per Developer's Allocation in favour of prospective Purchasers.

ARTICLE-VIII : PROCEDURE

1. Upon execution of these presents the OWNER(S) shall grant a Regd. Development Power of Attorney in favour of the present Developer.
2. Immediately upon the Developer obtaining peaceful possession of the said premises/ vacant land with structure thereon the developer shall be entitled to demolish the existing structure at its OWNER(S)'s costs and expenses by his contractor and all salvage materials arising there from, shall belong to the Developer.
3. That as far as necessary all dealings by the developer in respect of the new building shall be in the name of the OWNER(S) and for which purpose the OWNER(S) undertake to give the Developer or its nominee or nominees power of Attorney in form and manner as requested by the Developer. It is being understood however that such dealings shall not in any manner fasten or create any financial liabilities upon and against the OWNER(S).
4. That the developer shall always can freely act as the Constituted Attorney of the OWNER(S) and is entitled to execute the deed of conveyance of transfer for and on behalf of the OWNER(S) in respect to Developers allocation.
5. The Developer is carrying on business as a Developer and shall be entitled to enter in to agreement for sale of various portion with to various persons intended to own the constructed spaces and for the purpose of proper enjoyment of the Developer's allocation or the persons with whom the Developer shall enter into any agreement for sale of flats/units/and /or other built up areas the Developer shall be entitled to nominate such person or persons for the purpose of obtaining such transfer of the flat/units/parking space and undivided proportionate share in the said premises attributable there to in respect of the Developer's allocation and the OWNER(S) hereby agree that the Developer will execute the deed of conveyance or to transfer such undivided proportionate share to the land comprised in the said premises directly in favour of such person or persons it being expressly agreed that the OWNER(S) shall not be entitled to claim any further



consideration for sale or transfer and this agreement for development by itself will be the consideration for sale and transfer of such undivided proportionate share.

ARTICLE-IX : CONSTRUCTION

The developer shall be solely and exclusively responsible for the construction of the said building and the Developer will take all sorts of precaution to avoid accident and also started construction after soil Test. In case of any accident or labour problem or any type of loan the land lord/OWNER(S) will not responsible but any major problem or any dispute regarding land or any legal bar/affair of any Loan Barden of Owner(s), the developer will not be responsible and the OWNER(S) shall have to clear up the said problem and in that case the delayed time will be added to the total completion period of the project. That if any Land dispute is arise, in that case the Land OWNER(S) shall make compensate of all losses, damages if happen, due to dispute of Land.

ARTICLE-X : SPACE ALLOCATION

1. That after completion of the building the OWNER(S) shall be entitled to obtain physical possession of the OWNER(S)'s allocation and the balance constructed area and other portion of the said building shall belong to the developer and to that effect the developer.
2. The developer shall be exclusively entitled to the building with exclusive right to transfer from the OWNER(S) and to transfer or otherwise deal with or to dispose of the same without any right claim or interest therein whatsoever of the of OWNER(S) and OWNER(S) shall not in and any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
3. The OWNER(S) and/or Developer shall be entitled to transfer or otherwise deal with their respective allocation even before the completion of construction.
4. The Developer shall be exclusively entitled to the Developer's allocation with exclusive right to enter into agreement for sale or transfer or dispose of the same without any right claim and interest therein whatsoever of the OWNER(S) and the OWNER(S) shall not in any way interfere with or disturb the quiet and peaceful possession of the



Developer's allocation and no further consent shall be required and this agreement by itself shall be covered the consent of the OWNER(S).

5. Both the OWNER(S) and DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.
6. In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna and also make a Maintaining office of the developer etc. In other words the entire roof right will be developed upon the Developers and the Developer shall have and will unconditionally enjoy the right to erect further and future structure on and over the roof after obtaining Sanctioned plan from the competent authority in that case the OWNER(S) also have a right to claim proportionately as agreed before.

ARTICLE-XI : BUILDING

1. The developers shall at his own cost structure, erect and complete and multi storied building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time and such construction of the building shall be completed entirely by the developers within **36 months** including the enhanced period of **6 Months** from the date of Sanction of the building plan from the competent authority.
2. The developer shall erect the said building at his own cost as per specification and drawings in the sanctioned plan with common amenities and facilities for the flat holders shall be provided as are required and to be provided as residential building, self-contained apartment and constructed space for sale and/or residential flat and/or constructed space therein on OWNER(S)ship basis.
3. The developer shall at liberty at its own cost and expenses and without causing any financial or other liability on the OWNER(S) will construct and complete the building in various unit and/or apartment herein according to the building plan provided by the Owner(s) and amendment thereto or modification thereof made by the OWNER(S).
4. All construction cost, and expenses including architect's fees shall be paid discharged and borne by the developer and the OWNER(S)s shall have no liabilities in this context.

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5. The developers shall at his own cost will install electricity wiring, water, pipe line, sewage connection in portion of the OWNER(S)'s allocation also include lift in the building and the OWNER(S) shall be liable to contribute only of Electric Meter cost for his own allocation.

ARTICLES-XII: COMMON FACILITES

1. The developer shall pay and bear the property tax and other outgoings in respect of this building according to dues as on land from the date of handed over the vacant possession by the OWNER(S)s till as provided hereafter.
2. As soon as the building is completed and the Electricity, wiring, sewerage line, water pipe line are ready according to the specification and plan thereof the developer shall give written notice to the OWNER(S) requesting the OWNER(S) to take possession of the OWNER(S)'s allocation in the building.
3. As and from the date of service of notice of possession, the OWNER(S) and developer and the flat OWNER(S)'s shall be responsible to pay and bear the proportionate share of the service charges for the common facilities in the building i.e., proportionate share of the premises for water, fire and Scavenging charges and taxes light, Sanitation and lift maintenance operation, repair and renewal charges for bill collection management of the common facilities and renovation, replacement, repair and maintenance charges and expenses for the building and of the common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, applications and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.
4. The OWNER(S) shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said building, subject to the conditions of this agreement.

ARTICLE -XIII : OWNER(S)'S OBLIGATION

1. The OWNER(S) agrees and covenant with the developer not to cause any interference or hindrance in the construction work of the building at the said premises by the developer or its contractors, engineers and all



workmen under its employment if work be done legally and as per agreement.

2. The OWNER(S) hereby agrees and covenant with the developer not to do any act deed or thing whereby the developer shall be prevented from selling, assign and or disposing of any of the part of the said building or any other things at the said premises.
3. The original title deeds and documents in respect of the said premises shall be kept by the Developer in all times before or after completion of the construction.

ARTICLE -XIV : DEVELOPERS' OBLIGATION

1. The developer hereby agrees and consents with the OWNER(S) to complete the construction of the new building within **36 months** including the enhanced period of **6 Months** from the date of Sanction of the building plan from the competent authority.

ARTICLE -XV: OWNER(S)'S INDEMNITY

1. The OWNER(S) hereby undertakes that the developer shall be entitled to the said construction of the new building and shall enjoy its allotted space without any interference and or disturbance.
2. The OWNER(S) hereby declare that the OWNER(S)'s have a clear marketable title in respect of the said premises without any claim, right title, interest of any person or persons and the OWNER(S)'s declare that they have good right absolute authority, and power to enter into this agreement with the developer and the OWNER(S)s hereby also undertake to indemnify and to keep the developer indemnified against any and all other particular claims action and demands whatsoever.

ARTICLE -XVI: DEVELOPER INDEMNITY

1. The developer hereby undertake to keep the OWNER(S) indemnified against all kinds of claim, damages, compensation, action out of any sort of act of commission the developer and/ or of any other person working it in or related to the construction of the said building at the said premises.



2. The developer hereby undertake to keep the OWNER(S) indemnified against all suits, proceedings, costs, claims that may arise out of the said premises and/or the matter of construction of the said building and/or for any defect therein of any nature whatsoever.

ARTICLE-XVII: LEGAL PROCEEDING

1. The OWNER(S) and the developer have entered in to this agreement on principal to principal basis voluntarily and with full knowledge the contract and nothing contained herein shall be deemed to construe as partnership between the developer and the OWNER(S) but as joint venture between the parties.
2. It is hereby expressly agreed by and between the parties hereto that it shall be entire responsibility of the OWNER(S) to defend all suits and proceeding which and the OWNER(S)'s shall execute any such additional power of attorney and/or authorization as may required may arise in respect of the development of the said premises at her own cost. The OWNER(S) hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter of the development for the purpose and the OWNER(S)'s also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the OWNER(S)s and/or go against the spirit of this Agreement.
3. Any notice required to be given by the developer shall without prejudice to another mode of service available demand to have been served on the OWNER(S)s, if delivered by the developer by hand and duly acknowledged at the residence of the OWNER(S) and any notice shall likewise be deemed to the have been served on the developer by hand or send by pre-paid Registered post to the Registered Office of the developer.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the OWNER(S) of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the

developer to commercially exploit the same in terms thereof provided however the developer shall be entitle to borrow money from any Bank without creating any financial liability of the OWNER(S) or affecting the estate and interest in the said premises and it is being expressly agreed and understood that in no event the OWNER(S) or any other estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the OWNER(S)s' indemnity against all actions, suits, proceedings and costs, charges and expenses in respect thereof.

5. The name of the building shall be as desired by the parties after completion of the proposed building.
6. Both the developer and the OWNER(S) shall frame a scheme for the management and administration of the said building and or common parts thereof OWNER(S) hereby agree to abide by all the rules and regulations as such management society holding organization do hereby give their consent to abide by the same.
7. The OWNER(S) undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer enters in to an agreement (the Stamp duty or Registration fees and all other expenses towards the registration will be borne by the intending purchaser).

ARTICLE -XVIII : FORCE MAJEURE

1. The developer shall not be consider to be liable for any obligation hereunder to be extent that the performance of the relevant obligation are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
2. Force majeure shall mean floor, earth quake, Pandemic Covid-19 or any such allied pandemic circumstances arise, riot, war, storm, tempest, civil commotion, strike and/or other further commission beyond to the reasonable control of the developer.



3. That if any dispute arises in between the Developer and the OWNER(S) beyond the force Majeure then time will not be essence of the contract and the OWNER(S) will not claim any damage for that.

ARTICLE -XX : BREACH & CONSEQUENCE

In the event of either party to this agreement committing breach of any of their obligations under this agreement the aggrieved party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach. In the event of the developer not commencing construction of the new building upon expiry of the said stipulated and also to recover damages compensation to make good the loss sustained by the aggrieved party on account of such breach from the party committing the breach.

ARTICLE-XXI: JURISDICTION

The Court at Durgapur, Paschim Bardhaman shall have the jurisdiction to try and entertain all actions, suits proceedings arising out of this agreement.

ARTICLE -XXII: ARBITRATION

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and condition herein contained or touching these presents or determination of any liability of any of the parties under this agreement. They will try first among themselves to solve that dispute or problem with friendly manner. If it will not possible by them the same shall be referred to arbitration of two arbitrators, one of them Mr. Swapan Kumar Dutta, Advocate of Durgapur Court, appointed by the Developer and another will be appoint by the aggrieved person(s) and same be deemed to be referred within the meaning of the Arbitration Act,1996 or any statutory modifications hereunder in force and the parties herein further agreed that all disputes will come under the jurisdiction of DURGAPUR COURT, Paschim Bardhaman as stated above.



FIRST SCHEDULED ABOVE REFERRED TO

All that piece and parcel of Bastu land measuring about **10 Decimal** of land under **Mouza- Kururia**, J.L.No-56, comprising in **R.S. Plot No. 696** corresponding to **L.R. Plot No. 446**, under L.R. Khatian No. 2385 and Sub Division & Sub Registry Office- Durgapur P.S- Durgapur, situated at Rammohon Sarani, Sabujnagar, Durgapur-03, within Durgapur Municipal Corporation Area, Dist- Paschim Bardhaman, W.B., India. Classification of land is Baid and proposed use for Residential Housing Complex.

Butted and Bounded by :-

North:- 25 Feet wide C.S. Kancha Road;

South:- R.S Plot No. 695(P);

East:- R.S Plot No. 696(P);

West:- R.S Plot No. 696(P)

SCHEDULE - B Part-I (SPECIFICATION)

WATER SUPPLY	DMC Water
WALLS	Conventional brickwork
BRICKS	Conventional/Fly ash bricks
CEMENT	Standard Grade
WALL FINISH	Interior- wall putty Exterior- Snowcem.
FLOORING	Floor Tiles in all bedrooms, living-cum-Dining, Kitchen, Balcony.
KITCHEN	Kitchen platform made of Granite Slab. Tiles, up to the height of twenty four inches from the platform. Stainless steel sinks to be provided.
TOILET	Anti skid tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 5 feet. Standard ISI grade sanitary, Concealed plumbing and pipe work.
DOORS	Flush doors for rooms, PVC door in toilet.
WINDOWS	Aluminum sliding, with glass.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.

WIRING	Standard concealed wiring for electricity. Switches belong to ISI mark, 1 no's of 15 amp point to be provided for each unit.
REINFORCEMENT	Standard ISI grade.
GENARATOR	Standard DG
LIFT	Standard Lift.

Part-II

(Common Areas & Installations-common to the Co-Owners)

1. Paths passages and driveways in the premises other than those reserved by the Developer for its own use for any purpose and those meant or earmarked or intended to be reserved for parking of motor cars or marked by the Developer for use of any Co-Owner.
2. Staircases, lobby and landing with stair cover on the ultimate roof as per plan.
3. Electric transformer, control panels and accessories and wirings and the space required therefore as per plan.
4. Electrical wiring and fittings and fixtures for the common areas and installations including staircases, lobby and landings and operating the lifts.
5. Electrical installations with main switch and meter and space required therefore as per plan.
6. Lift machineries accessories and equipments (including lift machine rooms).
7. Fire fighting equipments including water reservoir tank and pump.
8. Water pump with electric motor.
9. Equipments and accessories to augment municipal water supply.
10. Overhead water tank and underground water reservoir with distribution pipes from the overhead water tank connecting to different Units, if any, and from the underground water reservoir to the over-head water tank.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of the OWNER(S)/LANDOWNER(S) and DEVELOPER are attested in additional pages in this deed and the same are treated as part and parcel of this deed.

S. R.

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

SIGNED AND DELIVERED by the OWNER(S) AND DEVELOPER at DURGAPUR in the presence of:

WITNESSES:

1) Sudipta Kumar Acharyya.
S/o - Lt. Sunil Kumar Acharyya
Add: 15/7, Edison Road,
B-Zone, Durgapur - 5,

Aneehana Acharyya

Aneehana Acharyya

Signature of the LAND OWNER

GENESIS RESIDENCY

Soumya Kumar Roy
Partner

GENESIS RESIDENCY

Tanuj Dutta
Partner

GENESIS RESIDENCY

Anirash Mondal
Partner

Signature of the Land Developer(s)

25 Souvik Roy
S/o Anu
O/o Durgapur Bar
Pin - 713148

Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Souvik Roy
Advocate, Durgapur Court
En. No. F/991/782/2020

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Arचना Acharjee
Arचना Acharjee

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল

color passport size photograph, finger print & attested by me

Arचना Acharjee . Arचना Acharjee

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Soumya Kumar Roy

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল

color passport size photograph, finger print & attested by me

Soumya Kumar Roy

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Tanmay Datta

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল

color passport size photograph, finger print & attested by me

Tanmay Datta

ডান হাত Right Hand					
★	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Aniruddh Mondal

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : SUDIPTA KUMAR ACHARYYA
2. FATHER/ HUSBAND NAME : LT. SUNIL KUMAR ACHARYYA
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : BUSINESS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) 15/7, EDISON ROAD,
POST OFFICE (পোস্ট অফিস) B-ZONE
POLICE STATION (থানা) DURGAPUR PIN 713205
DISTRICT(জেলা) Paschim Bardhaman STATE (রাজ্য) WEST BENGAL
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) SON
6. AADHAR NO 2395 6552 6085
PAN A0BPA 4891C
EPIC NO _____

আমি (শনাক্তকারী) _____ অত্র দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Sudipta Kumar Acharyya as identifier identifying the executants
of the concerned deed (Query No.) _____

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Sudipta Kumar Acharyya

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



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



192025260300902838

GRN Details

GRN: 192025260300902838 Payment Mode: SBI Epay
GRN Date: 13/10/2025 11:57:14 Bank/Gateway: SBICPay Payment Gateway
BRN : 7330453875113 BRN Date: 13/10/2025 11:57:14
Gateway Ref ID: IGATJSGRT4 Method: State Bank of India NB
GRIPS Payment ID: 131020252030090282 Payment Init. Date: 13/10/2025 11:57:14
Payment Status: Successful Payment Ref. No: 2002787653/4/2025

[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms GENESIS RESIDENCY
Address: Durgapur-16
Mobile: 9735168110
Period From (dd/mm/yyyy): 13/10/2025
Period To (dd/mm/yyyy): 13/10/2025
Payment Ref ID: 2002787653/4/2025
Dept Ref ID/DRN: 2002787653/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002787653/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	4511
2	2002787653/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	2400
3	2002787653/4/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				7211

IN WORDS: SEVEN THOUSAND TWO HUNDRED ELEVEN ONLY.

PAID

Major Information of the Deed

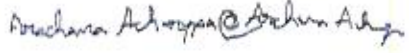
Deed No :	I-2306-10152/2025	Date of Registration	13/10/2025
Query No / Year	2306-2002787653/2025	Office where deed is registered	
Query Date	09/10/2025 6:03:28 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 2,00,000/-]	
Set Forth value		Market Value	
		Rs. 27,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5,011/- (Article:48(g))		Rs. 2,400/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rammohon Sarani, Mouza: Kururia, JI No: 56, Pin Code : 713203

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-446 (RS :-696)	LR-2385	Bastu	Baid	10 Dec		27,50,000/-	Width of Approach Road: 25 Ft.,
Grand Total :					10Dec	0 /-	27,50,000 /-	

Land Lord Details :

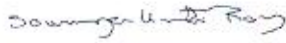
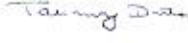
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Archana Acharyya, (Alias: Archana Acharjee) (Presentant) Wife of Sunil Kumar Acharyya Executed by: Self, Date of Execution: 13/10/2025 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office	 13/10/2025	 Captured LTI 13/10/2025	 13/10/2025

15/7, Edison Road, Durgapur Steel Town East, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BJxxxxxx5N, Aadhaar No: 85xxxxxxxx5522, Status :Individual, Executed by: Self, Date of Execution: 13/10/2025
 , Admitted by: Self, Date of Admission: 13/10/2025 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GENESIS RESIDENCY 6/23, Bengal Ambuja Hous. Dev. Ltd., City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Date of Incorporation:XX-XX-2XX4 , PAN No.:: ABxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Soumya Kanti Roy Son of Santosh Kumar Roy Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office	 Oct 13 2025 5:49PM	 LTi 13/10/2025	 13/10/2025
	4/19, J.n. Das Path, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AOxxxxxx3C, Aadhaar No: 32xxxxxxxx8505 Status : Representative, Representative of : GENESIS RESIDENCY (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr Tanmoy Dutta Son of Amal Kanti Dutta Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office	 Oct 13 2025 5:50PM	 LTi 13/10/2025	 13/10/2025
	B-I/96/4, Durgapur Heavy Fngg Plant, City:- Durgapur, P.O:- V K Nagar Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713210, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ALxxxxxx3C, Aadhaar No: 26xxxxxxxx6898 Status : Representative, Representative of : GENESIS RESIDENCY (as PARTNER)			

3	Name	Photo	Finger Print	Signature
	Mr Animesh Mondal Son of Dhirendra Nath Mondal Date of Execution - 13/10/2025, , Admitted by: Self, Date of Admission: 13/10/2025, Place of Admission of Execution: Office		 Captured	
		Oct 13 2025 5:51PM	LTI 13/10/2025	13/10/2025
2/2 No. B. B. D. Sarani, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ANxxxxxx6H, Aadhaar No: 47xxxxxxxx1910 Status : Representative, Representative of : GENESIS RESIDENCY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sudipta Kumar Acharyya Son of Sunil Kumar Acharyya 15/7. Edison Road, Durgapur Steel Town East, City:- Durgapur, P.O:- B Zone, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205		 Captured	
	13/10/2025	13/10/2025	13/10/2025
Identifier Of Archana Acharyya, Mr Sourmya Kanti Roy, Mr Tanmoy Dutta, Mr Animesh Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Archana Acharyya	GENESIS RESIDENCY-10 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Rammohon Sarani, Mouza: Kururia, JI No: 56, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 446, LR Khatian No:- 2385	Owner:আর্চনা আচার্য্য, Gurdian:সুদীপ্ত কুমার, Address:দিক্ত , Classification:বাইন, Area:0.10000000 Acre,	Archana Acharyya

Endorsement For Deed Number : I - 230610152 / 2025

On 13-10-2025

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 13:34 hrs on 13-10-2025, at the Office of the A.D.S.R. DURGAPUR by Archana Acharyya Alias Archana Acharjee, 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 27,50,000/-

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

Execution is admitted on 13/10/2025 by Archana Acharyya, Alias Archana Acharjee, Wife of Sunil Kumar Acharyya, 15/7, Edison Road, Durgapur Steel Town East, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession House wife

Indetified by Mr Sudipta Kumar Acharyya, , Son of Sunil Kumar Acharyya, 15/7, Edison Road, Durgapur Steel Town East, P.O: B Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

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

Execution is admitted on 13-10-2025 by Mr Soumya Kanti Roy, PARTNER, GENESIS RESIDENCY (Partnership Firm), 6/23, Bengal Ambuja Hous. Dev. Ltd., City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Sudipta Kumar Acharyya, , Son of Sunil Kumar Acharyya, 15/7, Edison Road, Durgapur Steel Town East, P.O: B Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

Execution is admitted on 13-10-2025 by Mr Tanmoy Dutta, PARTNER, GENESIS RESIDENCY (Partnership Firm), 6/23, Bengal Ambuja Hous. Dev. Ltd., City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Sudipta Kumar Acharyya, , Son of Sunil Kumar Acharyya, 15/7, Edison Road, Durgapur Steel Town East, P.O: B Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

Execution is admitted on 13-10-2025 by Mr Animesh Mondal, PARTNER, GENESIS RESIDENCY (Partnership Firm), 6/23, Bengal Ambuja Hous. Dev. Ltd., City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Sudipta Kumar Acharyya, , Son of Sunil Kumar Acharyya, 15/7, Edison Road, Durgapur Steel Town East, P.O: B Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,400.00/- (B = Rs 2,000.00/- ,E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 2,400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/10/2025 11:57AM with Govt. Ref. No: 192025260300902838 on 13-10-2025, Amount Rs: 2,400/-, Bank: SBI EPay (SBlePay), Ref. No. 7330453875113 on 13-10-2025, Head of Account 0030-03-104-001-16

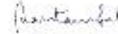
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by , by Stamp Rs 500.00/-, by online = Rs 4,511/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2475, Amount: Rs.500.00/-, Date of Purchase: 22/09/2025, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 13/10/2025 11:57AM with Govt. Ref. No: 192025260300902838 on 13-10-2025, Amount Rs: 4,511/-, Bank: SBI EPay (SBlePay), Ref. No. 7330453875113 on 13-10-2025, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2025, Page from 196801 to 196831
being No 230610152 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.11.06 15:14:30 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 06/11/2025

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.