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I-4453/2020



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

F 88214

Q. No. 2001595708/2020

A  
11/12/20

ment is admitted to registration. The Signatures and the Endorsement sheet attached to this document are part of the document.

Additional District Sub Registrar  
Sadar, Paschim Medinipur

~~12 DEC 2020~~

14 DEC 2020

**DEVELOPMENT AGREEMENT**

THIS INDENTURE OF DEVELOPMENT AGREEMENT MADE

THIS 11th Day of December, 2020

BETWEEN

*Prin Magh Mr. Sanyal*  
*Birash Mr. Sanyal*

**1589**  
*Biswanath Ghosh*  
Partner

*Mitali Ghosh*

*N*

11 DEC 2020

11 DEC 2020

क्रमांक 2229 5000.00 (Chiru Thamband)  
 दिनांक 11/12/2020  
 Bishwanath Ghosh  
 Rungamati Midnapore V. II  
 Midnapore.  
 Jharkhand Kharokh.

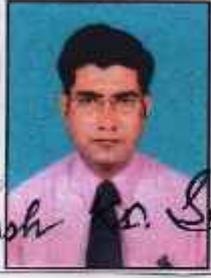
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5000.00 INR = 5000.00

11 DEC 2020



11 DEC 2020



Bivash K. Sanyal.



Binash Mr Sanyal.



Biswanath Ghosh.



Mr. Jali Ghosh

Binash Mr. Sanyal  
Bivash Mr. Sanyal

- (a) Sri Bivash Kumar Sanyal, S/o - Late Pravas Kumar Sanyal residing at V-1, Bidhan Nagar, Word No. - 05, Midnapore, Paschim Medinipur.  
PAN - BXBPS2707P Aadhaar No. - 3610 9161 2784
- (b) Sri Bikash Kumar Sanyal, S/o - Late Pravas Kumar Sanyal residing at V-1, Bidhan Nagar, Word No. - 05, Midnapore, Paschim Medinipur.  
PAN - BPVPS5643J Aadhaar No. - 5312 0387 8418

Hereinafter called the OWNER FIRST PARTY which expression unless repugnant to the context shall mean and include his representatives, heirs, assigns, administrators and executors

AND

THE 69, A partnership firm having its office at 972, Rangamati, Ward No.25, P.O.- Vidyasagar University, P.S.- Kotwali Dist.- Paschim Medinipore, PAN No. - AAPFT6698A, represented by its partners

Biswanath Ghosh  
Mr. Jali Ghosh  
Partner

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(a) **Sri Biswanath Ghosh**, S/o Kalipada Ghosh, by faith Hindu, by occupation - Business, Nationality - Indian, resident of Rangamati, P.O. - Vidyasagar University, P.S.- Kotwali, Dist.- Paschim Medinipore, PAN No. BHKPG4078A, AADHAR No. 4896 4243 4236

(b) **Smt. Mitali Ghosh**, W/o Sri Biswanath Ghosh by faith Hindu, by occupation - Business, Nationality - Indian, resident of Rangamati, P.O. - Vidyasagar University, P.S.- Kotwali, Dist.- Paschim Medinipore, PAN No. ALEPG0376Q, AADHAR No. 3978 5002 5998

*Biswanath Mr. Sanyal.*  
*Birash Mr. Sanyal*

Hereinafter called the DEVELOPER SECOND PARTY which expression unless repugnant to the context shall mean and include its representatives, heirs, assigns, successors in office, administrators and executors

**WITNESSETH**

That the OWNER FIRST PARTY is the owner of the Bastu property measuring 3400 Sq. ft. - 0.0780 Acre within Mouza - Sekhpura, J.L.No.-172 as in schedule below hereinafter referred as 'Said Property'.

The 'Said Property' previously belonged to Sri Amit Bagchi, Sri Joydev Bagchi, Smt. Sandhya Bagchi, Smt. Ashima Bagchi. They sold

**IFE 69**  
Sri Biswanath Ghosh  
Partner  
*Biswanath Ghosh*  
*Mitali Ghosh*

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out and transferred the same in favour of the OWNER FIRST PARTY by a registered Deed of sale being No. I 2383 of 1998 and delivered possession. OWNER FIRST PARTY has got their name recorded in the L.R.R.O.R under Khatian No. 2128 They have been paying rents to the state of West Bengal under receipts. OWNER FIRST PARTY has also got their name mutated with Midnapur Municipality under present municipal holding number 669/235 (old) and has been paying taxes to the municipality under receipts. The OWNER FIRST PARTY has their absolute transferable right over the 'Said Property'.

AND

THAT the OWNER FIRST PARTY declared to develop the property as in Schedule I below by engaging Developer and promoter as they do not have sufficient funds for the purpose of Development and promoting and they requested the DEVELOPER SECOND PARTY being the Developer and Promoter, for the purpose by investing their own money and the DEVELOPER SECOND PARTY have agreed to develop the land by making construction of multi-storied commercial/residential building on the land by taking permissions from authorities and agreed to do the work on the terms and conditions as specifically mentioned below.

Bivash Kr. Samyals.  
Bivash Kr. Samyals.

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Biswanath Ghosh

Mitali Ghosh

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Accordingly the parties hereunto do hereby agree to the following terms and conditions for construction of the multi-storied building for commercial / residential construction:-

**Definition Clause :-**

**AND WHEREAS** in this indenture, unless there something contrary or repugnant to the subject or context:-

(i) **Developer:** shall mean THE 69, A partnership firm having its office at 972, Rangamati, Ward No.25, P.O.- Vidyasagar University, P.S.- Kotwali, Dist.- Paschim Medinipore, PAN No. AAPFT6698A, represented by its partners

(a) **Sri Biswanath Ghosh**, S/o Kalipada Ghosh, by faith Hindu, by occupation - Business, Nationality - Indian, resident of Rangamati, P.O. - Vidyasagar University, P.S.- Kotwali, Dist.- Paschim Medinipore, PAN No. BHKPG4078A, AADHAR No. 4896 4243 4236

(b) **Smt. Mitali Ghosh**, W/o Sri Biswanath Ghosh by faith Hindu, by occupation - Business, Nationality - Indian, resident of Rangamati, P.O. - Vidyasagar University, P.S.- Kotwali, Dist.- Paschim Medinipore, PAN No. ALEPG0376Q, AADHAR No. 3978 5002 5998

*Bivash Kr. Sanyal.*  
*Biswanath Mr. Sanyal*

**THE 69**  
**TO NEW YORK**  
**Partners**  
*Biswanath Sanyal*  
*Mitali Ghosh*

- (ii) **Building** shall mean the commercial cum residential multi-storied **G+10 Storied (Maximum)** building or buildings to be constructed at the 'Said Property' with necessary structures and with additional structures like pump house, generator room, etc. in accordance with the plan to be sanctioned by Municipality and other appropriate authorities for construction on the said premises and shall include the two wheeler parking and other space intended for the building to be enjoyed by the occupants and as per such terms and conditions as may be agreed upon with them.
- (iii) Owner and developer shall include their respective transferees and nominees.
- (iv) Architect, Surveyor, Civil Engineer etc. shall be appointed by the **DEVELOPER SECOND PARTY**
- (v) **Premises:** shall mean all that piece and parcel of land measuring landed property morefully described in the First Schedule hereunder written.
- (vi) **Common Facilities and Amenities:** shall include staircase, landing, passage including both front and rear space, ways, pump room, Drain side spaces, driveways etc. which shall be required for the establishment and management of the building as shall be determined by the architect of the building but shall not include

*Birash kr. Sanjal.*  
*Poikesh Vin. Sanjal*

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**10/11/2019**  
**Partner**  
*Biswarath Ghosh.*  
*Mitali Ghosh*

open & covered Four wheeler garages and/or four wheeler parking spaces in the ground floor.

(vii) **Constructed space** shall mean the space in the building available for the independent use and occupation including the space demarcated for common facilities and services as per sanctioned plan.

(viii) **Maintenance Charges:** shall mean all proportionate share of maintenance of the common areas and facilities as hereunder written to be borne by the Flat Owners of the said building.

(ix) **Housing Complex:** shall mean the Premises with all the buildings and the common parts and the Common Portions and other erections at the premises jointly and/or severally.

(x) **Flats** shall mean the super built up area (saleable area) consisting of bed room, living room, bathroom, kitchen, balcony etc.

(xi) **Owners allocation** shall mean **one Flat** (1000 sqft super builtup area (+/- 5%) on the 4th Floor, South-East side in the name of Sri **Bivash Kumar Sanyal**) & **one Flat** (1000 sqft super builtup area (+/- 5%) on the 3rd Floor, South-East side in the name of Sri **Bikash Kumar Sanyal**) together with undivided proportionate share in the land comprised in the premises together with undivided proportionate share in the common portions and

*Bivash Mr. Sanyal.*

*Bivash Mr. Sanyal*

**THE 69**  
CO-OPERATIVE SOCIETY  
**Partner**  
*Biswanath Ghosh*

*Mitali Ghosh*

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(vi) facilities and right to use the roof and also Rs. 1,00,00,000/- (Rupees One Crore only). The same is described in separate schedule below;

(xii) **Developers' allocation** shall mean the rest of the saleable area (excluding the Owners allocation) together with undivided proportionate share in the land comprised in the premises and right over the land underneath and the common areas and facilities and right to use the roof.

(xiii) **Bank** shall mean the organization for the purpose of lending or investment or deposit the money from the public, repayable on demand or otherwise and the withdrawal by cheque, draft, cash, order or otherwise.

(xiv) **Transfer** with its grammatical variation shall include or transfer by the possession and by any other means adopted for effecting what is understood as or transfer of space in multi-storied building is to parties are thereof and will include the meaning of the said comes as defined in the Income Tax act, 1961 and Transfer of Property Act, 1882;

(xv) **Transferee** shall mean a person or persons to whom space in the building has been agreed to be transferred;

Biwash K. Saengal.

BS Vagsh K. Saengal.

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Partner

Bi Swarnesh Ghosh

Mitali Ghosh

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(xvi) **Common Areas and Installations:** shall mean and include the common areas installations and facilities comprised in and for the premises for common use and enjoyment of the co-owners;

(xvii) **Common Expenses:** shall mean and include all costs charges expenses and remuneration for the maintenance management up keeping and administration of the premises and in particular the common areas and installations, rendition of common services in common to the co-owners and/or expenses for the common purposes including proportionate share in Municipal Taxes and other statutory charges relating to the land and building of the instant property;

(xviii) **Saleable Area :-** Shall mean the space in the building available for independent use and occupation after making due provisions for common facilities and all spaces required thereof.

(xix) **Common Purposes:** shall mean and include corridors, staircase, ways passages, shafts, drain, septic tanks, electrical room, watchman room, and other space, spaces and facilities for the purpose of managing maintaining up keeping and administering the premises and in particular the common areas and installations, rendition of common services in common to the co-owners, collection and disbursement of the common expenses and dealing

*Birash kr. Sanyal*  
*Birvishw m. Sanyal,*

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*Biswanath Ghosh*  
*Mitali Ghosh*

with the matters of common interest of the co-owners and relating to their mutual rights and obligations for the beneficial exclusively and the common areas and installations in common and the housing complex in common.

(xx) **Carpet Area:** according to the context shall mean the actual available floor area wall to wall within the internal area of each Flat/Unit.

(xxi) Words importing **SINGULAR NUMBER** shall include the **PLURAL NUMBER** and vice versa.

**TERMS AND CONDITIONS :-**

1. That the DEVELOPER SECOND PARTY is satisfied about the absolute ownership of the land as in the Schedule- 'I' below of the OWNER FIRST PARTY and the DEVELOPER SECOND PARTY have agreed to construct the commercial and residential building on the said property and to invest their money for the said purpose out of their own.
2. That the OWNER FIRST PARTY duly has delivered the possession of the land in question as specifically mentioned in the Schedule 'I' below for construction of multi-storied

*Birash Kr. Gangal.*

*Balrashi Mr. Gangal.*

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*Biswanath Ghosh*

*Mitali Ghosh*

building/buildings to the DEVELOPER SECOND PARTY and to enable the Developer to carry out the work of construction.

3. That the land in question has not been transferred either by sale or gift or mortgaged by the OWNER FIRST PARTY and the same is not encumbered in anyway and the same stands free from encumbrances and also it is not vested by the State of West Bengal or any concern under any provisions of law. The First Party owner will be liable to adequately compensate the Second Party in case it is found that the instant property does not stand free from encumbrances.

4. That the DEVELOPER SECOND PARTY with the right to construct the multi-storied building both commercial and residential take delivery of possession of the land as in the Schedule- 'T' below with all rights of making permanent construction therein at their own expenses exclusively.

5. That the DEVELOPER SECOND PARTY shall appoint architect for the purpose of drawing and preparing plans, designs, drains, elevations of the intended building complex with the specifications of the works to be done and of the materials to be provided for the said building complex of good quality of ISI standard.

*Birash kr. Sanyal.*  
*Birash kr. Sanyal*  
*Birash kr. Sanyal*

*Biswanath Dasgupta*  
 Partner  
*Mitali Chakrabarti*

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All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY. No signature of the OWNER FIRST PARTY shall be necessary for applying or obtaining permission from any of the authorities for the purpose of construction and development of the buildings as mentioned in this Agreement. The OWNER FIRST PARTY has also executed required Power of Attorney in this respect and for other purposes of transfer et cetera in favour of the DEVELOPER SECOND PARTY. But if any signature of the OWNER FIRST PARTY is found necessary in course of execution of the development work, then the OWNER FIRST PARTY shall be bound to do the same without any objection;

8. That the DEVELOPER SECOND PARTY shall submit necessary prayer for No Objection from Fire Brigade under the West Bengal Fire Services Act, Rules & Regulations. The DEVELOPER SECOND PARTY shall sign in all such prayers in their names. The OWNER FIRST PARTY shall have no objection in such matter. All the costs and expenses relating to the above shall be borne and shall be paid by the DEVELOPER SECOND PARTY.
9. That no litigation is pending in any Court of law or anywhere over the land in question and it is also further agreed that from this date

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Bikash Kr. Samal

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Partner

Biswanath Ghosh  
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of execution of this agreement in case any litigation is filed or started the same will be fought by the DEVELOPER SECOND PARTY and all costs and expenses for such litigation shall be borne by the Developer alone. In case of any legal dispute raised by anybody after execution of the development agreement in respect of the instant property, the DEVELOPER SECOND PARTY will be able to contest in any of such legal proceedings in any Court of law or before any other authority. The OWNER FIRST PARTY has executed separate Power of Attorney for that purpose and for other purposes in favour of the DEVELOPER SECOND PARTY.

Bivash Kr. Sanyal.  
Bivash Kr. Sanyal  
Bivash Kr. Sanyal

10. That the parties will take their allocations as follows: -

- That the OWNER FIRST PARTY shall get Rs. 1,00,00,000/- (Rupees One Crore only) and one flat (1000 sqft super builtup area (+/- 5%) on the 4th Floor, South-East side in the name of **Sri Bivash Kumar Sanyal**) & one flat (1000 sqft super builtup area (+/- 5%) on the 3rd Floor, South-East side in the name of **Sri Bikash Kumar Sanyal**) in the building together with undivided proportionate share in the land comprised in the premises together with undivided proportionate share in the common portions and facilities.

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Partner

Biswanath Chitra  
Mitali Chandra

- Apart from the owner's allocated area, the entire rest portion of the constructed areas shall be the Builder's allocation and the DEVELOPER SECOND PARTY shall have every right to transfer the same and to receive the consideration money on the basis of the instant agreement and the Power of Attorney;
- That for the purpose of transfer of the Builder's allocation, the DEVELOPER SECOND PARTY shall have their every right to enter into agreement for sale with the purchasers and to receive advance consideration money;
- That the OWNER FIRST PARTY shall be treated as one of the joint owners of the building along with other flat owners and they shall not have any special right as previous owners;
- If due to any unlawful act or obstruction on the part of the OWNER FIRST PARTY the execution of agreements with the purchasers or execution of Deed of Sale in favour of the purchasers or the construction work is stopped, then the OWNER FIRST PARTY shall be liable to pay the entire development cost along with damages and compensation to the DEVELOPER SECOND PARTY.
- In case of default in payment by the DEVELOPER SECOND PARTY as per Schedule of payment below and in case of

*Bivash Kr. Sanjal*

*Priyanka Ms. Sanjal*

**69**  
Partners

*Biswanath Chandra*

*Mitali Chandra*

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abandonment of the project by the DEVELOPER SECOND PARTY, the OWNER FIRST PARTY shall have the right to seek cancellation of the Agreement. In case of Cancellation at the instance on the owner, they will be liable to refund the money paid to him along with compensation and damages. And in case of Cancellation at this instance of the Developer they will be entitled to get refund back of the amount paid to owner only.

- Normally the Agreement unilaterally and the same can be cancelled only with the consent of both the parties, i.e. mutually.
- The OWNER FIRST PARTY shall not have any roof right or any right of construction over any portion of the property. However the OWNER FIRST PARTY shall be entitled to use the roof as common area along with other co-owners or other purchasers of the flat,

11. That at the time of execution of agreement to the prospective buyers by the DEVELOPER SECOND PARTY, the OWNER FIRST PARTY shall not be able to raise any objection.
12. That in developing the land and building the construction the DEVELOPER SECOND PARTY shall be entitled to do the

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 Pritvash Mr. Gangal

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 HOUSING SOCIETY  
 FEBRUARY

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following acts and the OWNER FIRST PARTY do hereby grants power to the DEVELOPER SECOND PARTY in this respect and also appoints and nominates them as his Constituted Attorney to do and perform the following acts :-

- (a) To appoint surveyors, engineers, contractors, architect and other persons;
- (b) To make application to the concerned authorities for obtaining electric, water and other connections and for the permits or quotation for cement, steel and other building materials;
- (c) To make applications before the development authority, Municipality, Fire Brigade, B.L. & L.R.O., D.L.&L.R.O. and before other authorities for necessary permissions. The OWNERS FIRST PARTY shall have no objection in such matter;
- (d) To accept any Writ of summons or other legal processes or notice and to appear and/or represent the OWNERS FIRST PARTY before any Court of Law or before any statutory authority or any other authority;
- (e) To construct building therein as aforesaid and to enter into agreement for sale of the building or any part thereof;

*Birash Kr. Sangal.*  
*Po. Poolesh Kr. Sangal*

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*Biswanath Singh*  
 Partner  
*Mitali Chosh*

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- (f) To execute agreements with the prospective buyers and to receive money for development;
- (g) To execute Deeds of transfer and to receive consideration money for development;
- (h) To give ownership to the buyers or purchasers;
- (i) The DEVELOPER SECOND PARTY shall be entitled to allot and sell and let out in rent directly their share in the property and shall be entitled to execute and register the deeds of transfer in respect of the same on the basis of the power of attorney in development;
- (j) The Developer shall be entitled to mortgage only the building portion with any financial institution in order to obtain loan subject to clause 18 of this agreement.
13. That the OWNER FIRST PARTY do hereby declare that the land in question has not been acquired by the State of West Bengal and no notice for requisition or acquisition under has been received by them and there is no notice or order passed by the development authority or Municipality or any other body or authority and that no statutory claims or demands or attachment or prohibitory order made by taxation authority or any other Govt. body or authority or authorities and that there is no subsisting agreement in respect of

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*Birash K. Sanjal*

**THE 69**  
*Biswanath Ghosh*  
 Farmer

*Biswanath Ghosh*

*Mitali Ghosh*

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the said property and also that in case the DEVELOPER SECOND PARTY finds any such arrangement they shall be entitled to get compensation.

14. That the DEVELOPER SECOND PARTY shall develop the said property in the name of his Firm and the name of the project/building shall be THE 69, BIDHANNAGAR, UNIT-1. There shall be minimum 8 floors i.e. G + 7 and further floors as may be decided by the DEVELOPER SECOND PARTY subject to sanction by the appropriate authorities i.e. Municipality and other authorities. The Allotment of the OWNER FIRST PARTY shall remain same in case of construction of further floors.
15. That all costs, charges and legal expenses incidental to this Development Agreement including stamp duty and registration charges of the conveyance or conveyances shall be borne by the Developers or its nominees.
16. That the Developer shall comply with the provisions of relevant laws, bye laws, rules and regulations and shall always keep the owners absolutely indemnified and harmless against the action, claims and demands whatsoever.
17. That the Developer shall provide for all civil, electrical, plumbing and sanitary works including installation of overhead tank,

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*Bivash kr. Samyal*  
*Bivash kr. Samyal*

**69**  
 BIDHANNAGAR  
 UNIT-1  
*Biswanath Ghosh*  
*Mitahi Ghosh*

provision of water supply, house pumps, house service lifts, drainage, compound wall, internal passage, sewerage, etc. as per specifications and identified set out in the plan approved by development authority or Municipality. But such specifications will be finally decided by the architect as per requirement of the building;

18. As it is necessary to arrange fund for completing the project and the owners have agreed to allow the Developer to mortgage the landed properties by deposit of title deeds in favour of the financing bank or financial institution from which finances is to be taken and for that purpose the OWNER FIRST PARTY has empowered the DEVELOPER SECOND PARTY by a registered power of Attorney to do all such acts of depositing title deeds to create mortgage and to take finance in the name of the firm and also undertake liability to pay sum along with interest and costs in full. In no case the owner shall be made liable for the dues of the firm on account of the loan taken by them.
19. The DEVELOPER SECOND PARTY have been empowered to enter into the premises, to pull down the existing structures (if any), remove garbage, earth, and start construction as per sanctioned plan. DEVELOPER SECOND PARTY and their men

Birach K. Samyal.

Birach K. Samyal

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POLICE  
PARTNER

Biswesh Ghosh  
Mitali Ghosh

- shall be able to stay in the premises by making sheds for completing the work after getting the premises in vacant position;
20. That the owner has executed & registered power of Attorney to do all the works starting from mortgage, taking loan to complete the construction and to sell out the units but in case of necessity the OWNER FIRST PARTY shall execute further deed and documents in favour of the DEVELOPER SECOND PARTY as may be found necessary;
21. The OWNER FIRST PARTY shall always remain liable to execute and/or register appropriate documents for effective implementation of the work/project.
22. That the owner and the developer have agreed upon the specification and construction of the proposed new building as described in schedule below;
23. That subject to the provision of this present the owner hereby grants to the developers exclusive right to construct a multistoried, commercial cum residential building upon the land as mentioned in the Schedule below as per sanctioned plan;
24. That the Developer shall be entitled to vary or modify the said Plan of construction subject to sanction of such modified plan by the appropriate authorities;

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Birash Kr. Sanyal

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Biswanath Ghosh

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25. That there shall be a timeframe of 24 months from the date of approval of final plan for construction by the civic authority and competent authority and the appropriate authority. Such timeframe may be extended up to 6 months further;
26. That the above-mentioned timeframe shall be subject to force majeure;
27. That the Developer shall have the exclusive prerogative to choose prospective buyers and to fix the price of the units and to fix the terms and conditions from developers allocation;
28. That the Owner hereby agree that they will not do anything which will prejudicially affect the right of the Developer in peaceful completion of the building and in selling out the same to the prospective buyers;
29. That after completion of the building, the Developer and the Owner along with the new purchasers shall form an Owners Association and a Society as per law to be formed by the purchasers and the Developer. The control and management of the building shall be handed over to the said Society/ Association;
30. That the Developer hereby agrees that they will keep the Owner indemnified against all third party claims or actions arising out of any act or omission on the part of the Developer or its agent or

*Birish kr Sanyal*

*Birish kr, Sanyal*

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PARTNER

*Biswanath Sanyal*

*Mitahi Ghosh*

men and the owner shall not have any liability to repay any loan to be incurred by the Developer for the purpose of this project;

31. That the instant Agreement has been executed purely on Principal to Principal basis and nothing contained in these presents shall be construed as Partnership business or agreement or joint venture between the OWNER AND THE DEVELOPER;
32. That it is hereby clearly understood that the DEVELOPER by virtue of these presents shall acquire all rights, title or interest in the consequent upon the Owner handing over the complete possession of the said property to the developers subject to the condition that the proposed building and the disposal of the units shall be done in times of the present agreement and without any hindrance from the part of the Owner or his agents or men or anybody claiming under him;
33. That the owner shall not object to any construction or laying of drainage water pipes or cables or other provisions made in accordance with the law and scheme of construction of the said building. The drinking water and other water for the household use will be provided with the deep tube well or from Municipal sources for the Complex. All such provisions shall be constructed

*Birash kr. Sanjal.*

*Birash kr. Sanjal.*

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*Biswanath Sanjal.*

*Mitahi Chosh*

within the project area and not outside the project area or over the vacant land, if any remains, outside the project areas;

- 34. Each term of this agreement will form the consideration of the other;
- 35. That in case of any dispute or difference arises relating to the land or construction of the intended building thereon covered by this agreement or relating to the interpretation of any one or more of the clauses and conditions herein contained or any matter whatsoever arising out of this Development Agreement, such differences and disputes shall be referred to the Arbitrator.
- 36. That only the Court at Midnapore within District Paschim Medinipur shall have the exclusive jurisdiction to try any legal dispute in between the parties.
- 37. That the original Development Agreement shall remain with the Developer.

In witness whereof the parties hereunto subscribe their hands and seals on the day, month and year stated at the outset in physically fit and mentally alert condition.

*Biwadh Kr. Sanjal*  
*Biwadh Kr. Sanjal*

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 1-Partner

*Bi Swarnab*  
*Mitali Chosh*

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SCHEDULE- 'P'

Total Land of the OWNER FIRST PARTY which is handed over to  
the DEVELOPER SECOND PARTY as mentioned above

Within District - Paschim Medinipur

P.S. - Kotwali

Mouza - Sekhpura

J.L. No. - 172

Khatian No. - 2128 (L.R.)

- Plot No. - 213 (R.S.), 2341 (L.R.) Measuring 0.0780 Acre - 3400 Sqft.

		Sq ft	Acre
5 (PART)	RS - 213 LR - 2341	100	0.0023
6 (PART)	RS - 213 LR - 2341	3300	0.0757
	<b>Total</b>	<b>3400</b>	<b>0.0780</b>

Shown specifically in the map annexed RED WASH.

**Measurement of Plot**

On the North Side - 68'ft 0''inch

On the South Side - 68'ft 0''inch

On the East Side - 50'ft 0''inch

On the West Side - 50'ft 0''inch

**Butted and bounded**

On the North Side - 18'ft wide road

On the South Side - 25'ft wide road

On the East Side - Late Gajendra Palai

On the West Side - Sujit Kumar De

*Bivash kr Samyal.*  
*Bi Nesh no. Seenzal.*

**69**  
**REGISTRATION**  
**PS/100**  
*Bi Swarnas*  
*Mitali Chosh*

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SCHEDULE- 'I'OWNER'S ALLOCATION

- One Flat in the name of Sri **Bivash Kumar Sanyal**, Measuring 1000 sq. ft. (+/- 5%) of super builtup area situated in the 4th floor, South-East side of the building.
- One Flat in the name of Sri **Bikash Kumar Sanyal**, Measuring 1000 sq. ft. (+/- 5%) of super builtup area situated in the 3rd floor, South-East side of the building.
- Rs. 1,00,00,000/- (Rupees one crore only) to be paid in the following manner :

Payment Schedule

1. Rs. 14,00,000 (Rupees Fourteen lakh only) on the date of execution of this Agreement through bank transfer.
2. Rs. 14,00,000 (Rupees Fourteen lakh only) after 2 month through bank transfer.

After payment of Rs. 28,00,000 (Rupees Twenty eight Lakh) (2<sup>nd</sup> Installment) OWNER FIRST PARTY must leave the house as the DEVELOPER SECOND PARTY can start the construction process.

After leaving the house the OWNER FIRST PARTY will receive Rs. 12,000/- (Twelve thousand only) per month (10% will be increase after one year) from the DEVELOPER SECOND PARTY as house rent.

*Bivash kr. Sanyal.*  
*Bivash kr. Sanyal*

11 FEB 2019  
PARTNER

*Bi Swarnal Ghosh*  
*Mitali Ghosh*

This house rent will be paid continuously until position given to the FIRST PARTY LAND OWNER in complete ready or finished position.

3. **Rs. 12,00,000 (Rs. Twelve lakh only)** after 7 months from the date of agreement by A/c payee post dated Cheque (Bivash Kumar Sanyal, Ch. No. 000078 amount 6,00,000/- (Rs. Six lakh only) dated 31.07.21 of HDFC Bank and Bikash Kumar Sanyal, Ch. No. 000079 amount 6,00,000/- (Rs. Six lakh only) dated 31.07.21 of HDFC Bank)
4. **Rs. 20,00,000 (Rs. Twenth lakh only)** after 12 months from the date of agreement by A/c payee post dated Cheque (Bivash Kumar Sanyal, Ch. No. 000080 amount 10,00,000/- (Rs. Ten lakh only) dated 31.12.21 of HDFC Bank and Bikash Kumar Sanyal, Ch. No. 000081 amount 10,00,000/- (Rs. Ten lakh only) dated 31.12.21 of HDFC Bank)
5. **Rs. 20,00,000 (Rs. Twenth lakh only)** after 15 months from the date of agreement by A/c payee post dated Cheque (Bivash Kumar Sanyal, Ch. No. 000082 amount 10,00,000/- (Rs. Ten lakh only) dated 31.03.22 of HDFC Bank and Bikash Kumar Sanyal, Ch. No. 000083 amount 10,00,000/- (Rs. Ten lakh only) dated 31.03.22 of HDFC Bank)

*Bivash K. Sanyal.*  
*Bikash K. Sanyal*

*69*  
*Partner*

*Bi Swarath*  
*Mitahi Ghosh*

*n*

6. **Rs. 20,00,000 (Rs. Twenth lakh only)** after 18 months from the date of agreement by A/c payee post dated Cheque (Bivash Kumar Sanyal, Ch. No. 000084 amount 10,00,000/- (Rs. Ten lakh only) dated 30.06.22 of HDFC Bank and Bikash Kumar Sanyal, Ch. No. 000085 amount 10,00,000/- (Rs. Ten lakh only) dated 30.06.22 of HDFC Bank)

*Bivash Kr. Sanyal.*  
*Bikash Mr. Sanyal.*

**SPECIFICATION OF BUILDINGS TO BE CONSTRUCTED**

(Nature of construction and fitting to the Flat)

1. **Foundation** : R.C.C Column and pedestal with both in foundation and in plinth
2. **Structure** : Reinforced cement concrete framed structure with R. C. C. columns, Beams and Slabs. R.C.C. framed structure with 10" outside and 5" inside brick wall with plaster.
3. **Flooring** : Entire floor are finished with Vitrified Tiles.
4. **Toilet & Bath** : Semi glazed tile flooring with Glazed Tiles upto 6' (six) ft. inside wall of bath and toilet with 4 (Four) water

**69**  
*Prakash*  
*Prakash*  
*Mitani, Ahosh*

*N*

- 8. Grill : points with shower and Anglo Indian Pan. Concealed pipeline.
- 5. Kitchen : Tiles Flooring, Blackstone gas table top (cooking table), Glazed tiles upto the height of 1'6" from the table top level around the wall. 1 (One) Water Point with concealed pipeline.
- 9. Stair
- 10. Stair Railing
- 11. L.I.D.
- 6. Electrical wiring : Concealed Electrical wiring in each room. hall, kitchen, bath and privy, verandah, etc four electric points per room, four electric points in hall, one point in Balcony, two points in kitchen, one point in Bath room, one point in main gate, one power points of 15 ampere in hall.
- 13. Electrical equipments
- 14. Chandeliers
- 12. Water
- 7. Door & Windows : Flush door (Commercial) with fittings and wood primer finish, Aluminium window fitted with M.S. grill and glass panes one in each room.
- 15. Plaster

*Bivash kr. Sanjay.*  
*Bi Rajesh kr. Sanjay*

*Bi Swarnat's Gid*  
*Mitali Ghosh*

*n*

8. **Grill** : Outside window grill covered by 4 mm. square bar box type or other type of design
9. **Stair** : Tiles finish
10. **Stair Railing** : 4mm square bar
11. **Lift** : 4/6 passenger lift of good quality (Branded)
12. **Painting of walls** : Internal walls and ceiling shall have wall putty finish.
13. **Electrical equipments** : All electrical fitting of ISI mark with shock proof
14. **Overhead tank** : Overhead tank should be provide on the roof of stair along with CPVG Pipeline
15. **Water** : 24 Hours water to be supplied through common overhead water tank operated by electric motor. There is sinking deep tube well for supply of water to the overhead tank.
16. **Plaster** : Putty finished inside walls and weather coat finished outside walls.

*Biwash K. Sanyal*  
*Poimash nr. Sanyal*

**IEB9**  
 FOR M.N. & O.G.E.  
 Partner

*Brishwanath Ghosh*  
*Mitali Ghosh*

*W*

17. Other

: Electrical wiring and switches, electrical fitting like tube light in common areas.

Bivash kr Sanyal.  
Bivash kr. Sanyal

Signature of the

OWNER FIRST PARTY

Biswanath Ghosh.  
Mitali Ghosh

Signature of the

Partner

DEVELOPER SECOND PARTY

Signatures of the witnesses

1. Abijit Bhosmick, Lt Tapan Bhosmick, Rangamati, Post-VU Paschim Medinipur
2. Joydutta Saha, gurne company sudanagar 1

Drafted by: Haripada Manna, Advocate  
KBF 935/917101, Indira Park

Computer type by :

Debasis Sahoo, Rangamati, Midnapore.

This deed has typed in 31 pages including 1 stamp paper and 30 demi papers.

Bivash kr Sanyal.

Bivash kr. Sanyal.

Biswanath Ghosh.  
Mitali Ghosh

Partner

Bivash kr. Sanyal.  
Bivash kr. Sanyal.

Biswanath Ghosh.  
Mitali Ghosh

MOUZA - SEKHPURA. J.L.NO-172.

P.S-MEDINIPUR. DIST. PASCHIM-MEDINIPUR.

SCALE - 1" = 50'-0"

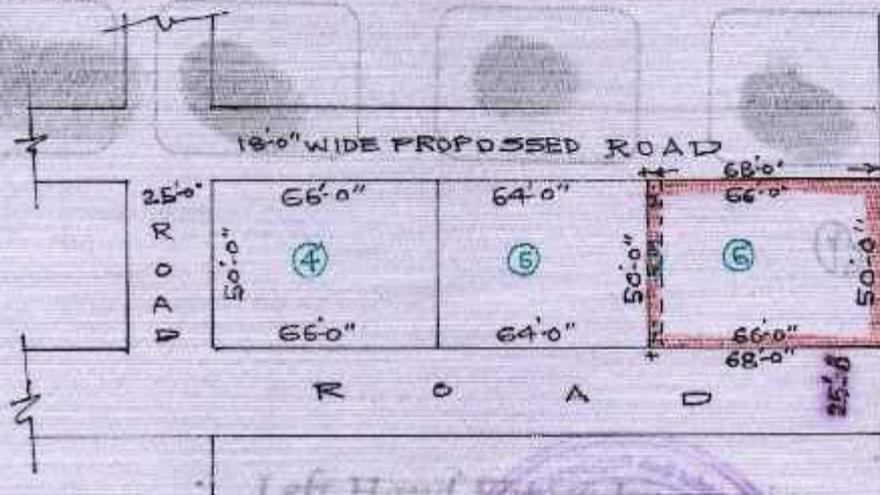
VENDEE:- 1. SRI BISWANATH GHOSH S/O SRI KALIPADA GHOSH.

2. SM. MITALI GHOSH W/O SRI BISWANATH GHOSH. OF RANGAMATI.

P.O. VIDYASAGAR UNIVERSITY. P.S. MEDINIPUR. DIST-

PASCHIM-MEDINIPUR.

Right Hand Finger Impression



Left Hand Finger Impression

Right Hand Finger Impression

*Bi Nath Uo. Bengali,  
Bivash Ko. Sanyal*

*Biswanath Ghosh  
Mitali Ghosh*

DRAWN BY:

SCHEDULE OF LAND:

SUB-PLOT NO	PLOT NO		AREA IN		COLOUR	REMARKS.
	R.S.	L.R.	SQFT	ACRE		
5-(PART)	213-(PART)	23400	100	0.0023	B-(P)	
6-(FULL)	213-(PART)	2341	3300	0.0757	G-(F)	
TOTAL..			3400	0.0780		

*Joydip Nandi*  
**JOYDIP NANDI**  
Surveyor  
Chirimansai, Medinipur

Signature

*Left Hand Finger Impression*



*Right Hand Finger Impression*



*Bivash Kr. Sanyal*

*Signature*

*Left Hand Finger Impression*



*Right Hand Finger Impression*



*Bivash Kr. Sanyal*

*Signature*

*Left Hand Finger Impression*



*Right Hand Finger Impression*

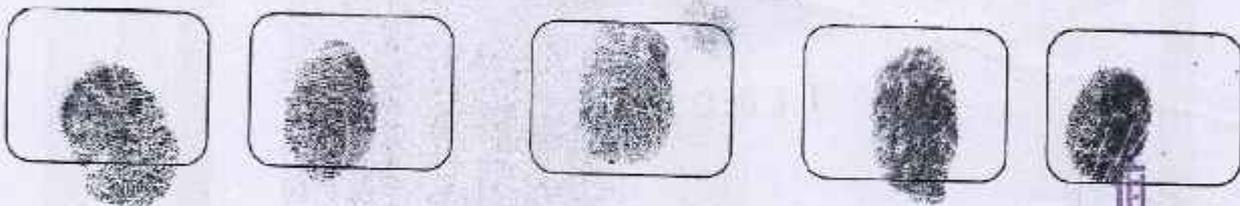


**HE 69**  
TOUGHNESS HOME  
*Biswanath Choudhary*  
Partner  
**Signature**

*Left Hand Finger Impression*



*Right Hand Finger Impression*



**HE 69**  
TOUGHNESS HOME  
*Mitali Choudhary*  
Partner  
**Signature**

Challan Details For GRN NO. 192020210163845611

GRN Date: 2020-12-11 14:12:04  
 BRN No: 200159570862020  
 Depositor's Name: Bisteenah Chash  
 Mobile No: 7908551120  
 E-Mail:  
 Bank Status: Pending

Bank Name: HDFC Bank  
 BRN DATE:  
 Phone No: Mr C Roy  
 Address:  
 Depositor's Type: Rangana  
 System Time: Buyer/Clearance  
 2020/12/11 14:17:34

PAYMENT DETAILS

SERVICE TYPE	ID/MULTIPLICATION NO	HEAD OF ACCOUNT	HEAD DESCRIPTION	BITRN Date	Challan No	Challan Date	AMOUNT
Stamp Duty	2-0159570862020	00-00-02-103-023-02	T-Property Registration- Stamp duty				35021
Registration Fees	200159570862020	00-00-03-104-001-16	Property Registration- Registration Fees				14020
<b>Total Amount:</b>							<b>49041</b>



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No. : 0647/00325/69275

To  
Biswanath Ghosh  
RAMAGAMATI  
Midnapore  
Vidyasagar University, West Midnapore,  
West Bengal - 721102  
9732595663

30102012  
30102039



KA803509390FH



आपका आधार क्रमांक / Your Aadhaar No. :

**4896 4243 4236**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Biswanath Ghosh  
DOB: 24/04/1971  
Male

4896 4243 4236

मेरा आधार, मेरी पहचान



Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का काम उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address: RAMAGAMATI, Midnapore,  
Vidyasagar University, West Midnapore, West  
Bengal, 721102

4896 4243 4236



1877



aa@uidai.gov.in



www.uidai.gov.in

*Biswanath Ghosh*

आयकर विभाग  
INCOME TAX DEPARTMENT  
BISWANATH GHOSH  
KALIPADA GHOSH

भारत सरकार  
GOVT OF INDIA

24041871

BRKPD1078A



*Biswanath Ghosh*



ভারত সরকার  
Unique Identification Authority of India  
Government of India

অনন্যত্ব আইডি / Enrollment No. : 1058/10480/01606

To  
MITALI GHOSH  
W/O Bishwanath Ghosh  
Midnapore  
Vidyasagar University, West Midnapore  
West Bengal - 721102

1058/10480/01606



KI 195526450DF  
19552645



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3978 5002 5998**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
GOVERNMENT OF INDIA

নাম  
MITALI GHOSH

জন্ম তারিখ/Year of Birth: 1975  
সঙ্গ: Female

3978 5002 5998




আধার - সাধারণ মানুষের অধিকার



Government of India

তথ্য

- আধার পরিচয়ের স্থান, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় অনন্যত্ব পরিচয় প্রাধিকারণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: W/O Bishwanath Ghosh, Midnapore, Vidyasagar University, West Midnapore, West Bengal, 721102

Address: W/O Bishwanath Ghosh, Midnapore, Vidyasagar University, West Midnapore, West Bengal, 721102

Mitali Ghosh

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

MITALI GHOSH  
BIRENDRA MAH GHOSH  
11/11/1976  
Permanent Account Number  
**ALEPG8375C**



Mitali Ghosh

0508 350 1 1

11/11/2023


**ভারত সরকার**  
**Government of India**


**স্বাক্ষর: অজিতা**  
**Abhija Bhawanick**  
**পিতা: তপন ভবানীক**  
**Father: Tapan Bhawanick**  
**জন্ম বর্ষ / Year of Birth: 1995**  
**স্বাক্ষর: Abhija**



**7692 0913 4579**

**আধার - সাধারণ মানুষের অধিকার**


**ভারত সরকার**  
**Unique Identification Authority of India**

**ঠিকানা:**  
 কল ১৩ শেখপুরা হাউসিং,  
 ডাকবাংলা রোড, মিদনাপুর  
 ১২০১, মেরিনাডা, পশ্চিম  
 বেঙ্গাল, পশ্চিমবঙ্গ, ৭২১১০১

**Address:**  
 13 SHEAKPURA HOUSING  
 DAKBANOLA ROAD, Midnapore,  
 Midnapore, West Midnapore,  
 West Bengal, 721101

**7692 0913 4579**





*Abhija Bhawanick*

भारत सरकार  
INCOME TAX DEPARTMENT  
GOVERNMENT OF INDIA

BIKASH KUMAR SANYAL  
PRABHAS KUMAR SANYAL  
09/02/1980  
Permanent Account Number  
BPVPS6643J

*Bikash Kumar Sanyal*  
Signature



*Bikash Kumar Sanyal*



ভারত সরকার  
Government of India



বিকাশ কুমার সান্যাল  
Bikash Kumar Sanyal  
পিতা : প্রহাস কুমার সান্যাল  
Father : PRAHAS KUMAR SANYAL  
জন্ম সাল / Year of Birth : 1980  
পুরুষ / Male



5312 0387 8418

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পিওআই পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
ডি 1, বিধাননগর, মেদিনীপুর  
(এম), মেদিনীপুর, পশ্চিম  
মেদিনীপুর, পশ্চিমবঙ্গ, 721101

Address:  
v/1, BIGHANNAGAR, Midnapore,  
Midnapore, West Midnapore,  
West Bengal, 721101

5312 0387 8418



Bikash Mr. Sanyal

आयकर विभाग  
INCOME TAX DEPARTMENT  
BIVASH KUMAR SANYAL



भारत सरकार  
GOVT. OF INDIA

PRAVASH SANYAL

12/01/1976  
Permanent Account Number

BXBPS2707P

  
Signature



*Bivash K. Sanyal*

 **भारत सरकार**  
Government of India

 **बिवाश कुमार सन्याल**  
Bivash Kumar Sanyal  
जन्म तिथि/DOB: 12/01/1976  
पुलक MALE

**3610 9161 2784**  
PIN: 9171 5611 1469 2286

**आधार आधार, आधार परिचर**



 **एन.डी.ए.ई.**  
Unique Identification Authority of India

**बिवाश**  
ए. १, बिहाननगर, मदिनपुर (पश्चिम), पश्चिम बंगाल,  
मदिनपुर - 721101

**Address:**  
V 1, BIDHANNAGAR, Midnapore, West  
Midnapore,  
West Bengal - 721101



**3610 9161 2784**  
PIN: 9171 5611 1469 2286

8-4

*Bivash Kumar Sanyal.*

### Major Information of the Deed

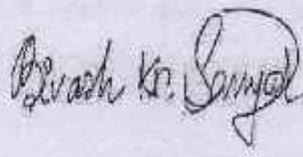
Deed No :	I-1003-04453/2020	Date of Registration	14/12/2020
Query No / Year	1003-2001595708/2020	Office where deed is registered	
Query Date	02/12/2020 3:44:54 PM	1003-2001595708/2020	
Applicant Name, Address & Other Details	C Roy Midnapur, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 7908551120, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 14,00,000/-]		
Set forth value	Market Value		
Rs. 1,70,00,000/-	Rs. 1,70,00,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 40,021/- (Article: 48(g))	Rs. 14,021/- (Article: E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

#### Land Details :

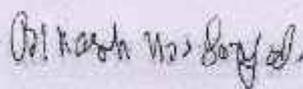
District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE Road: Sekhpura Municipal Road, Mouza: SEKHPURA, JI No: 172, Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2341 (RS -213)	LR-2128	Commercial	Udvastu	7.8 Dec	1,70,00,000/-	1,70,00,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>7.8Dec</b>	<b>170,00,000 /-</b>	<b>170,00,000 /-</b>	

#### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Bivash Kumar Sanyal (Presentant)</b> Son of Late Pravas Kumar Sanyal Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office	 11/12/2020	 L11 11/12/2020	 11/12/2020

V I Bidhannagar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BXxxxxx7P, Aadhaar No: 36xxxxxxxx2734, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020  
 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office

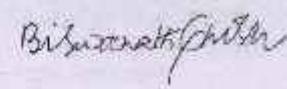
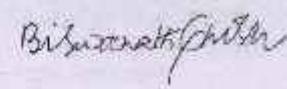
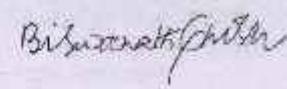
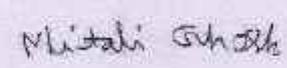
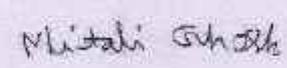
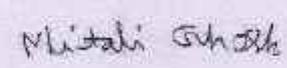
2	Name	Photo	Finger Print	Signature
	<b>Shri Bikash Kumar Sanyal</b> Son of Late Pravas Kumar Sanyal Executed by: Self, Date of Execution: 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office			
		11/12/2020	LTI 11/12/2020	11/12/2020

V I Bidhannagar, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxx3J, Aadhaar No: 53xxxxxxxx8418, Status :Individual, Executed by: Self, Date of Execution: 11/12/2020  
 , Admitted by: Self, Date of Admission: 11/12/2020 ,Place : Office

**Developer Details :**

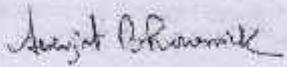
SI No	Name,Address,Photo,Finger print and Signature
1	<b>The 69</b> Rangamati, P.O.- Midnapore, P.S.- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101 , PAN No.:: AAxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td><b>Shri Biswanath Ghosh</b> Son of Kalpada Ghosh Date of Execution - 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 11 2020 4:04PM</td> <td>LTI 11/12/2020</td> <td>11/12/2020</td> </tr> </tbody> </table> <p>Rangamati, P.O:- Vidyasagar University, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxx8A, Aadhaar No: 48xxxxxxxx4235 Status : Representative, Representative of : The 69 (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Shri Biswanath Ghosh</b> Son of Kalpada Ghosh Date of Execution - 11/12/2020 , Admitted by: Self, Date of Admission: 11/12/2020, Place of Admission of Execution: Office					Dec 11 2020 4:04PM	LTI 11/12/2020	11/12/2020
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Rangamati, P.O - Vidyasagar University, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal India, PIN - 721102, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No... ALxxxxxx6Q, Aadhaar No: 39xxxxxxxx5998 Status : Representative, Representative of : The 69 (as Partner)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Shri Avijit Bhowmik</b> Son of Late Tapan Bhowmik Rangamati, P.O:- Vidyasagar University, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101			
	11/12/2020	11/12/2020	11/12/2020
Identifier Of Shri Bivash Kumar Sanyal, Shri Bikash Kumar Sanyal, Shri Biswanath Ghosh, Smt Mitall Ghosh			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Bivash Kumar Sanyal	The 69-3.9 Dec
2	Shri Bikash Kumar Sanyal	The 69-3.9 Dec

#### Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Road: Sekhpura Municipal Road, Mouza: SEKHPURA, JI No: 172, Pin Code: 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2341, LR Khatian No:- 2128	Owner: বিভাস কুমার সান্যাল, Gurdian: প্রভাস , Address: নিজ , Classification: উন্নত, Area: 0.03900000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 100304453 / 2020

On 11-12-2020

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

Presented for registration at 15:42 hrs on 11-12-2020, at the Office of the A.D.S.R. MIDNAPORE by Shri Blvash Kumar Sanyal, one of the Executants.

**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. 1,70,00,000/-

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

Execution is admitted on 11/12/2020 by 1. Shri Blvash Kumar Sanyal, Son of Late Pravas Kumar Sanyal, V I Bidhannagar, P.O: Midnapore, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession Business, 2. Shri Bikash Kumar Sanyal, Son of Late Pravas Kumar Sanyal, V I Bidhannagar, P.O: Midnapore, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Indetified by Shri Avijit Bhowmik, Son of Late Tapan Bhowmik, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

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

Execution is admitted on 11-12-2020 by Shri Biswanath Ghosh, Partner, The 69, Rangamati, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Indetified by Shri Avijit Bhowmik, Son of Late Tapan Bhowmik, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

Execution is admitted on 11-12-2020 by Smt Mitali Ghosh, Partner, The 69, Rangamati, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN - 721101

Indetified by Shri Avijit Bhowmik, Son of Late Tapan Bhowmik, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Business

*Rabindranath Sau*

RABINDRANATH SAU  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. MIDNAPORE  
Paschim Midnapore, West Bengal

On 14-12-2020

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14,021/- ( B = Rs 14,000/- , E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/12/2020 2:12PM with Govt. Ref. No. 192020210163845611 on 11-12-2020, Amount Rs: 14,021/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1315189395 on 11-12-2020, Head of Account 0030-03-104-001-18

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,021/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2229, Amount: Rs.5,000/-, Date of Purchase: 11/12/2020, Vendor name: Srikanta Kundu

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/12/2020 2:12PM with Govt. Ref. No: 192020210163845611 on 11-12-2020, Amount Rs: 35,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1315189395 on 11-12-2020, Head of Account 0030-02-103-003-02

*Rabindranath Sau*

**RABINDRANATH SAU  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. MIDNAPORE  
Paschim Midnapore, West Bengal**

1003-2020

ertificate of Registration under section 60 and Rule 69.  
egistered in Book - I  
Volume number 1003-2020, Page from 106771 to 106822  
being No 100304453 for the year 2020.



*Rabindranath Sau*

Digitally signed by RABINDRANATH SAU  
Date: 2020.12.23 11:34:31 +05:30  
Reason: Digital Signing of Deed.

(RABINDRANATH SAU) 2020/12/23 11:34:31 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. MIDNAPORE  
West Bengal.

(This document is digitally signed.)