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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Notarized that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.

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12-10-20
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Anjana Datta
 Archana Saha
 Karshik Dey

Anjana Datta

Archana Saha

Karshik Dey

Additional District Sub-Registrar BURDWAN

10 JAN 2025

Mousumi

Kenshik Ghosh

Dansu Bhattacharya

GREEN APPY

Soumitra Halder

Partners

GREEN APPY

Mousmita Halder

Partners



DEVELOPMENT AGREEMENT

77/25

8

10 JAN 2025

Pan Pr Sarathi Datta
Anima Datta

Anjana Datta

Archana Sil

Kaushik Dey

Mousumi Das

Koushik Bhattacharjee

Tanusree Bhattacharjee
GREEN APPY
Summita Halder

Partners

GREEN APPY

Mousumi Halder
Partners

THIS AGREEMENT is executed on this 10th day of January' 2025

By and Amongst

1. **MR. PARTHA SARATHI DUTTA**, PAN- AAFPD2244L, S/o Late- Kalyan Kumar Datta, by Nationality- Indian, by Occupation- Business, resident of D-703, 7th Floor, Unique Insurance CGHS Limited, Plot No. 38, Sector- 6, Dwarka, South West Delhi, Pin- 110075;
2. **MRS. ANIMA DATTA**, PAN- AWBPD5257H, W/o Mr. Pranab Sarathi Datta, by Nationality- Indian, by Occupation- House wife, resident of Officer's Colony, Bardhaman, P.O.- Sripalli, P.S.- Burdwan Sadar, Pin- 713103;
3. **MRS. ANJANA DATTA**, PAN- KCPPD2224E, W/o Mr. S.K. Datta, by Nationality- Indian, by Occupation- House wife, resident of 13/4, Vishram Nagar Housing Society, Nagpur, Maharashtra, Pin- 440003;
4. **MRS. ARCHANA SIL**, PAN- HANPS4184R, W/o Mr. Dipal Kumar Sil, by Nationality- Indian, by Occupation- House wife, resident of Officer's Colony, Bardhaman, P.O.- Sripalli, P.S.- Burdwan Sadar, Pin- 713103;
5. **MR. KAUSHIK DEY**, PAN- ADNPD9652K, S/o- Mr. Mukul Prasad Dey, aged about- 56 years, by Nationality- Indian, by Occupation- Service, resident of 3, Central Park East, Jadavpur, Kolkata, Pin- 700032;
6. **MRS. MOUSUMI DAS**, PAN- AJVPD5303K, W/o- Mr. Tapan Kumar Das, by Nationality- Indian, by Occupation- House wife, resident of Kasturi Apartment, Flat- 209, 4 Johura Bazar Lane, Kasba, Kolkata, Pin- 700042;
7. **MR. KOUSHIK BHATTACHARJEE**, PAN- ANRPB4871C, S/o- Mr. Dipak Bhattacharjee, by Nationality- Indian, by Occupation- Service, resident of 3C, Raipur Road, Regent Estate, Circus Avenue, Kolkata, Pin- 700092;
8. **MRS. TANUSREE BHATTACHARJEE**, PAN- BKXPB5827J, W/o- Deepankar Chakraborty, by Nationality- Indian, by Occupation- House wife, resident of Roypur Road, Banskroni, Regent Estate, Circus Avenue, Kolkata, Pin- 700092;

Pan Kalyan Kumar Datta
Anirudh Datta

Anjana Datta
Archana Saha
Bandhu Day

Monami Das
Nandini Bhattacharya

Jayanti Bhattacharya
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Soumitra Halder
Partners

GREEN APPY
Moumita Halder
Partners

hereinafter jointly referred to as the LAND OWNERS (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include each of their heirs, legal representatives, executors, administrators and/or assigns etc.) as the ONE PART.

AND

GREEN APPY, a Partnership Firm, PAN-AALFG0513D, having its registered office at Premises No. 205, Rampada Halder Road, Beniapara, Monirampore, Barrackpore, North 24 Parganas, Pin- 700120, West Bengal, India; represented by its Partners, viz., (a) **MR. SOUMITRA HALDER**, PAN- ABHPH2544N, S/o- Late Sujay Krishna Halder, by nationality-Indian, by Faith- Hindu, by occupation-Business, resident of Vill & P.O.- Nabagram, P.S.- Jamalpur, District:-Purba Bardhaman, Pin – 713166, West Bengal, and (b) **MRS. MOUMITA HALDER**, PAN- ADJPH8811J, W/o- Mr. Soumitra Halder, by nationality-Indian, by Faith- Hindu, by occupation-Business, resident of Vill & P.O.- Nabagram, P.S.- Jamalpur, District:-Purba Bardhaman, Pin- 713166, West Bengal, hereinafter called and referred to as the DEVELOPER (Which expression shall unless otherwise excluded by or repugnant to the context be deemed to mean and include its successors, executors, administrators and/or assigns etc.) of the OTHER PART.

WHEREAS the Government of West Bengal with an intention to rehabilitate the Refugees from East Pakistan acquired the land having R.S. Plot No. 2050, Mouza - Ichlabad, Dist.- Purba Bardhaman including the land mentioned in the FIRST Schedule hereunder and the Government of West Bengal transferred the leasehold right of the land mentioned in the FIRST Schedule hereunder in favour of Mr. Kalyan Kumar Datta i.e. Predecessor -in-interest of the Landowners herein by dint of a Deed of Lease bearing No. 4811 for the year 1975. Thereafter, on 11th November 1987, after surrendering the aforesaid Leasehold Rights of the Schedule-mentioned Land, the Government of West Bengal conferred the absolute right, title, and interest of the Schedule-mentioned land by way of Gift in favour of the said Mr. Kalyan Kumar Datta,

Partha Sarathi Datta
Anima Datta

Ariana Datta

Archana Sil

Kaushik Dey

Mousumi Das

Koushik Bhattacharjee

Tanushree Bhattacharjee

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Mousumi Das

Partners

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Mousumi Das

Partners

by dint of a Deed of Indenture having No.1/66 for the year 1987, recorded in Book No. I, Pages from 1 to 4, registered at the Additional District Registrar.

AND WHEREAS the said Mr. Kalyan Kumar Datta during his ownership and possession expired on 08.02.1996, leaving behind his wife namely Mrs. Anita Datta, three daughters namely, Mrs. Anjana Datta, Mrs. Alpana Dey, Mrs. Archana Sil, two sons namely Partha Sarathi Datta and Pranab Sarathi Datta, grand-daughter Mrs. Tanushree Chakraborty, daughter of predeceased daughter Aparna Bhattacharya and grandson Kaushik Bhattacharya, son of predeceased daughter Aparna Bhattacharya, as his legal heirs and successors. It is relevant to mention here that the Mrs. Aparna Bhattacharya, who is one of the daughter of Mr. Kalyan Kumar Datta, expired on 28.10.1991. Thereafter, said Mrs. Anita Datta expired on 31.07.2002 leaving behind aforesaid three daughters and two sons, along with aforesaid grand-daughter and grandson, as her legal heirs and successors. Thereafter, aforesaid Alpana Dey expired on 07.11.2012 leaving behind his one son Koushik Dey and one daughter Mousumi Das, as her legal heirs and successors. Subsequently, the aforesaid Pranab Sarathi Datta expired on 05.07.2018 leaving behind his wife Anita Datta as his only legal heir and successor.

AND WHEREAS consequently, after the death of Mr. Kalyan Kumar Datta and his wife Mrs. Anita Datta, and their daughters Aparna Bhattacharya and Alpana Dey and son Pranab Sarathi Datta, the LAND OWNERS herein have become joint owners of the scheduled mentioned land in the following ratio: -

Partha Sarathi Datta-1/6th, Anita Datta-1/6th, Anjana Datta- 1/6th, Archana Sil-1/6th, Kaushik Dey-1/12th, Mousumi Das-1/12th, Kaushik Bhattacharjee-1/12th and Tanushree Bhattacharjee -1/12th.

AND WHEREAS, the aforesaid LAND OWNERS on duly recording their name in the present L.R.R.O.R. during their ownership and possession for a considerable period of time have been thinking of developing a multi-storied Building, consisting of several

Amtegarali Bhat.
Aaina Bhat.

Anjans Bhat
Archana Sidi
Kandhuk Dey

Mousumi Das
Korolik Bhattacharya

Hanviree Bhattacharya
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Sounmitra Bhatnagar
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Moumita Halder
Partners

self-contained Flats and Car parking spaces and Commercial Spaces on the land, which is described in details in the FIRST Schedule here under. But as the LAND OWNERS herein neither have experience, adequate and appropriate skill and knowledge nor have capacity and ability, both financially and technically, have been searching for competent DEVELOPER. Having learnt of intention of the LAND OWNERS, the DEVELOPER herein, who is a highly reputed Developer, having vast experience, knowledge, and skill in the field of real estate development, and has successfully completed so many same types of projects, upon making inspection and search and having been duly satisfied as to the marketable title of the 'Bastu' class of land, which is described in details in the FIRST Schedule hereunder has approached before the LAND OWNERS with an offer to develop the same at its own costs and expenses and in such manner which will afford greater financial advantage and benefits to the LAND OWNERS herein.

AND WHEREAS the LAND OWNERS herein having been satisfied with the competency and reputation of the DEVELOPER herein have accepted the offer and agreed to engage the DEVELOPER to develop a multi-storied building in the name of "GREEN APPY- IV", consisted of several self-contained Flats and Parking spaces and commercial spaces together with other amenities and common facilities, subject to compliance with the rules and regulations prescribed by the law, on the 'Bastu' class of land, which is described in details in the FIRST Schedule hereunder on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows: -

ARTICLE- I DEFINITIONS

In these presents, unless there is something in the subject or context inconsistent with: -

- I. **LAND:** - shall mean 'BASTU' class of Land measuring an area of 6 (Six) Decimals, more or less, which is described in detail in the FIRST Schedule hereunder.

Anthe Sarathi Dutta
Anima Dutta

Anjama Dutta

Anchona Saha

Ranathak Dey

Mousumi Das

Hemanta Ghattajay

Hansu Bhattacharya

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Sannitree Keller

Partners

GREEN APPY

Moumita Halder

Partners

- II. **BUILDING:** - shall mean the proposed multi-stored Building, consisted of several self-contained Flats and Parking spaces and commercial spaces together with other common amenities and facilities which the parties hereto have proposed to erect or upon the land, which is described in details in the FIRST Schedule hereunder, according to the building plan to be sanctioned by the Burdwan Municipality.
- III. **BUILDING PLAN:** - shall mean the plan, which shall be prepared in consultation with the LAND OWNERS and be sanctioned for the construction and development of the proposed Multi-stored Building in the name of " **GREEN APPY- IV** ", by the Burdwan Municipality and shall include such modification or alternation as may be deemed fit by the DEVELOPER herein from time to time.
- IV. **COMMON AREA AND FACILITIES:** shall include Open Space of four sides of the complex, passage-ways, driveways, corridors, lifts, stairways, landings, water reservoir, pump room, generator space/room, community room, meter room, transformer and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the Complex, as stated in details in the FOURTH Schedule hereunder, meant for use of Land Owners/Developer and all occupiers.
- V. **LAND OWNERS' ALLOCATION:-**
- (a) Landowner No.1 MR. PARTHA SARATHI DUTTA shall get a Flat having Built-up area measuring 500 Sq. ft., more or less, TOGETHER WITH proportionate undivided impartible share of the land, which is described in details in the FIRST Schedule hereunder ALONG WITH rights upon common areas and facilities, as full and final adjustment of his allocation.
- (b) Landowner No.2 MRS. ANIMA DATTA shall get a Flat having Built-up area measuring 500 Sq. ft., more or less, TOGETHER WITH proportionate undivided impartible share of the land, which is described in details in the FIRST Schedule hereunder ALONG WITH rights upon common areas and facilities, as full and final adjustment of her allocation.

Anima Datta

Anima Datta

Anjana Datta

Archana Sil

Kaushik Dey

Mousumi Das

Monika Bhattacharjee

Tanusree Bhattacharjee

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Sumitra Halder

Partners

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Mousumi Halder

Partners

(c) Landowner No.3 MRS. ANJANA DATTA shall get Rs.10,00,000/- (Rupees Ten Lakhs Only) as full and final adjustment of her allocations.

(d) Landowner No.4 MRS. ARCHANA SIL shall get Rs.10,00,000/- (Rupees Ten Lakhs Only) as full and final adjustment of her allocations.

(e) Landowner No.5 MR.KAUSHIK DEY shall get Rs.5,00,000/- (Rupees Five Lakhs Only) as full and final adjustment of his allocation.

(f) Landowner No.6 MRS.MOUSUMI DAS shall get Rs.5,00,000/- (Rupees Five Lakhs Only) as full and final adjustment of her allocation.

(g) Landowner No.7 MR. KOUSHIK BHATTACHARJEE shall get Rs.5,00,000/- (Rupees Five Lakhs Only) as full and final adjustment of his allocation.

(h) Landowner No.8 MRS. TANUSREE BHATTACHARJEE shall get Rs.5,00,000/- (Rupees Five Lakhs Only) as full and final adjustment of her allocation.

VI. DEVELOPER'S ALLOCATION:- Entire Built-up area, save and except the Built-up area of the two Flats allotted to the LAND OWNERS NO.1&2 MR. PARTHA SARATHI DUTTA and MRS.ANIMA DATTA as full and final adjustment of their allocations, of the proposed Multi-storied Building to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of several self-contained Flats and Parking spaces and commercial space TOGETHER WITH proportionate undivided impartible share and/or interest of the land, *which is described in details in the FIRST Schedule hereunder* ALONG WITH rights upon common areas and facilities.

VII. ARCHITECT/STRUCTURAL ENGINEER/CIVIL ENGINEER shall mean any qualified person(s) or firm to be appointed or nominated by the Developer at its own cost as architect or Structural Engineer and Civil Engineer of the Complex to be constructed on the land, more fully described in the FIRST Schedule *hereunder*.

VIII. FLOOR AREA RATIO:- shall mean the floor area ratio available for construction of the proposed Multi-Storied Building according to prevailing law considering total

Anita Suresh Babu
Anita Desai

Anjans Desai

Arunima Saha

Kaushik Dey

Mousumi Das

Moushik Bhattacharya

Hemant Chatterjee

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Soumitra Das

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Moumita Halder

Partners

area of the proposed project measuring 6 Decimals, more or less, which is described in details in at the FIRST Schedule hereunder.

- IX. CARPET AREA:-** shall mean the area as defined in section 2(k) of the Real Estate (Regulation and Development) Act, 2016.
- X. COVERED/BUILD UP AREA:-** shall mean the Carpet Area of the flats and open terrace plus the thickness of the external walls and pillars PROVIDED THAT if any external wall and pillar be common between two Flats then one-half of the area under such wall and pillar shall be included in each Flats.
- XI. SUPER BUILT-UP AREA:-** Shall mean in context to a flat, as the area of the flats, computed by adding an agreed fixed percentage of 25% (Twenty Five Percent) with Built-up area/Covered area and such will be used and utilized only for selling purpose.
- XII. UNDIVIDED SHARE:-** shall mean the undivided proportionate share in the FIRST Schedule mentioned land hereunder, i.e. 6 Shatakof land attributable to each flat and parking space comprised in the said Residential Complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.
- XIII. CO-OWNER:-** shall according to its context mean and include all persons who acquire or agree to acquire self-contained Flats and Parking spaces in the proposed Multi-Storied Building including the Land Owners and Developer in relation to self-contained Flats and Parking spaces which are not to be alienated.
- XIV. Flats and Parking spaces:** shall mean the Flats and Parking spaces intended to be built and/or constructed and/or the covered area capable of being enjoyed and occupied for residential purpose.
- XV. COMMON EXPENSES:-** shall include all expenses to be incurred by the Co-owners for the maintenance, management and up keeping of the proposed Multi-Storied Building for common purposes.
- XVI. COMMON PURPOSES:-** shall mean purpose of managing and maintaining the proposed Multi-Storied Building and in particular the common areas and portions,

Subin Saha
Arima Datta

Pranika Datta

Archana Saha

Randhak Dey

Mousumi Das

Monika Ghosh

Nandini Chatterjee
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Sarmista Das

Partners

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Mousumi Datta

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collection and disbursement of common expenses for common portion and areas and dealing with the matter of common interest of the Co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective Flats and Parking spaces exclusively and the common portion in common.

XVII. ENCUMBRANCES:- shall mean charges, liens, lispence, claims, liabilities, trusts, demands, acquisition and requisition.

XVIII. SINGULAR NUMBER:- shall include the plural.

XIX. TIME: shall mean the period by which construction of the proposed Multi-Storied Building named "**GREEN APPY- IV**", shall be completed by the Developer. The Developer shall complete the construction of the proposed residential complex on or within 36 (Thirty-Six) months from the date of sanction of the building plan by the Burdwan Municipality.

XX. FORCE MAJEURE:- shall mean and include Flood, Earthquake, Riot, War, storm, Civil Commotion, State wide Strike, Pandemic, Natural Calamities, Unavoidable circumstances or Other irresistible force or any other act and circumstances beyond reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.

ARTICLE-II: -RIGHTS AND OBLIGATIONS

1. That being satisfied about the marketable title and possession of the LANDOWNERS, the DEVELOPER herein has entered this agreement with the LAND OWNERS. If any defect in respect of title and possession of the LANDOWNERS be transpired, the LANDOWNERS shall rectify the same at an earliest at the cost of the DEVELOPER.
2. The LANDOWNER shall hand over original title deeds, Record of Rights and other relevant documents the land, more fully described in FIRST Schedule hereunder, to the DEVELOPER.
3. The DEVELOPER herein shall develop the proposed Multi-Storied Building in the name "**GREEN APPY- IV**" in accordance with building plan to be sanctioned by the

Seetha Sankarini Sankar
Anima Dutta

Arijana Datta

Archana Saha

Kaushik Dey

Monami Das

Yousuf Ghossein

Jayaram Bhattacharya

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Moumita Halder

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Burdwan Municipality. The DEVELOPER shall be entitled to cause all such changes or modifications in the building plan, as may be required by the Burdwan Municipality or any Government authority to obtain sanction, Permission, clearance and approval as aforesaid.

4. The DEVELOPER shall abide by all laws, rules and regulations prescribed by the Law, Government of West Bengal, local bodies as the case may be and shall be answerable and responsible for any deviation and/or breach of any laws, bye laws rules and regulations.
5. The DEVELOPER shall at its own cost construct and complete the proposed Multi-Storied Building in the name of "GREEN APPY- IV" on the land which is described in details the FIRST Schedule hereunder, in accordance with sanctioned building plan without any hindrance or disturbance by the LANDOWNERS or any person claiming under them on or within 36 (Thirty-Six) months, computed from the date of sanction of Building Plan. In case the DEVELOPER fails to complete the said project within such stipulated period, the same may be extended not beyond further six (6) months.
6. The DEVELOPER undertakes to construct the proposed Multi-Storied Building in accordance with sanctioned building plan and ensures that the proposed complex will be made of I.S.I. materials only. The DEVELOPER further undertakes to pay damages and penalties payable to the authority (ies) concerned for any deviation thereof.
7. The DEVELOPER shall be entitled to use the names of the LANDOWNERS to apply for obtaining quota entitlements for cements, steel, bricks and other building materials as may be required for the construction of the proposed residential complex.
8. The DEVELOPER shall be entitled to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity power, telephone and/or gas and other public utility services and facilities as think proper at its own cost. The

Anita Saha
Anita Saha

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Anita Saha

Mousumi Das

Mousumi Das

Dawere Bhattacharya

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Mousumi Halder

Partners

LAND OWNERS shall sign, execute and deliver all papers and applications and approval enabling the DEVELOPER to obtain such public utility services and facilities.

9. The DEVELOPER shall pay all expenses to be incurred towards sanction of the building plan including expenses towards fees of the Architect, Structural Engineer, Civil Engineer and soil testing etc. whatsoever shall become necessary for the purpose of construction of the proposed multi-storied building.
10. That, after execution of this Development Agreement, the DEVELOPER shall have authority to obtain project loan from the bank by mortgaging the land, which is described in the FIRST Schedule hereunder. The LAND OWNERS do hereby express their 'no objection' in this regard and no separate consent of the LAND OWNERS in writing will be required.
11. In carrying out the construction of the proposed Multi-Storied Building, the DEVELOPER shall keep the LAND OWNERS indemnified from and against all claims or compensations.
12. In consideration of this instant agreement, the DEVELOPER shall deliver peaceful vacant physical possession to the LAND OWNERS No.1&2 of their allocation, free from all encumbrances, completed in all respects TOGETHER WITH other common areas and facilities and to retain, enjoy and transfer the DEVELOPER'S allocation without any interruption(s) from the LAND OWNERS or any person(s) claiming under the LAND OWNERS.
13. The LAND OWNERS will execute and register Power of Attorney in favour of the DEVELOPER at the cost of DEVELOPER thereby authorizing and empowering the DEVELOPER to construct the proposed multi-storied Building, in accordance with building plan to be sanctioned by the Burdwan Municipality, smoothly. By virtue of the said Power of Attorney, the DEVELOPER shall have the right to enter Agreement for Sale and subsequent to that execute and register formal Deed of Sale/Deed of Conveyance to sell, transfer or otherwise dispose of DEVELOPER'S

Anil Kumar
Anil Kumar

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Mousumi Das

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allocation to any intending purchaser along with undivided proportionate share of the land which is described in details the FIRST Schedule hereunder, together with right of common amenities and facilities, without consent of the LAND OWNERS. The LAND OWNERS have no control or say regarding the sale of the DEVELOPER'S allocation. The DEVELOPER shall retain entire consideration amount of its allocation in its account.

14. The LAND OWNERS No.1&2 shall have exclusive right to deal with or transfer their respective allocation in the proposed Multi-Storied Building along with proportionate undivided share of the land which is described in details the FIRST Schedule hereunder TOGETHER WITH common amenities and facilities and in favour of any intending purchaser (s) thereby entering agreement for sale as well as by executing and registering formal Deed of Sale/Deed of Conveyance. But in course of construction and before receiving possession of their respective allocation, if the LAND OWNERS No.1&2 herein enter agreement for sale with intending Purchaser(s) in respect of their respective allocation in that event DEVELOPER shall also join and execute agreement for sale and formal Deed of Sale/Deed of Conveyance as CONFIRMING PARTY along with the LAND OWNERS herein. The LAND OWNERS No.1&2 will directly accept the consideration amount of their allocation from intending purchaser(s) and the DEVELOPER has no right to receive any consideration amount in respect of LAND OWNERS' allocation.
15. The occupancy, or completion certificates shall be collected by the DEVELOPER before delivery of possession to the LAND OWNERS No.1&2.
16. The LAND OWNERS shall bear and pay all rates and taxes in respect of the land which is described in details the FIRST Schedule hereunder till giving vacant possession and soon thereafter the DEVELOPER shall bear and pay all rates and taxes in respect of the said land till delivery of possession of respective allocated flats ALONG WITH other common areas and facilities, completed in all respects.

for the same to be
Anima Datta

Anima Datta

Anchona Ltd.

Kaushik Dey

Mousumi Das

Moumita Bhattacharya

Mousumi Das

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Moumita Bhattacharya

Partners

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Moumita Bhattacharya

Partners

17. As soon as the construction of said Multi-storied Building shall be completed, in accordance with sanctioned building Plan, the DEVELOPER shall give written notice to the LAND OWNERS No. 1&2 to take possession of their respective allocation and at all times thereafter the LAND OWNERS No. 1&2 shall be exclusively responsible for payment of all taxes and charges, whatsoever, of their allocation. Similarly, the DEVELOPER shall be responsible for the said taxes payable in respect of the DEVELOPER'S allocation. The said taxes, if levied, on the proposed Building, as a whole, then in such event it shall be apportioned on pro-rata basis.
18. On and from the date of service of notice to take physical possession of their allocation, the LAND OWNERS No.1 & 2 and their nominee(s), as the case may be, shall be responsible to pay on demand to the DEVELOPER or its nominee(s) or the Apartment Owners' Association, the service charges for common amenities, facilities and utilities of the Building. The said charges shall include premium of insurance of the Building, if required, water, fire and scavenging charges, taxes, lights, sanitation operation, repair and renewals, security guards' salary and management of common facilities including replacement, repair and maintenance charges and expenses for the all of common wiring, pipes, electric and mechanical equipment, switch, gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment of lift, stair ways, corridors, halls, passage ways and other common facilities, whatsoever. Similarly, as and from the said date the DEVELOPER or its nominees or Purchaser(s) of Commercial Spaces, Flat(s) and Car Parking spaces shall also be responsible to pay and bear proportionate share of service charges for aforementioned facilities.
19. The DEVELOPER shall form an Apartment Owners Association for maintenance of the common areas, portions, facilities and essential services in such manner and form as may be required at the said proposed Multi-Storied Building.

Pankaj Suresh Kumbhar

Anirama Datta

Anirama Datta

Anirama Datta

Ranishik Datta

Mousumi Das

Mousumi Das

Jayashree Bhattacharya

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Soumitra Halder

Partners

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Moumita Halder

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The Developer shall cause all purchasers, occupiers or their assigns to join in and be bound by the rules and regulations of the Association.

20. That the terms and conditions contained in this agreement will be binding upon the parties to this agreement and their legal heirs, successors, executor, administrator, assigns, etc. On occurrence of death of any of the LANDOWNER during subsistence of the instant Development Agreement, then the legal heirs, successors, executor, administrator and assignees of the deceased Landowner shall be bound by the terms and conditions of this Agreement and the liability under this Agreement shall also be devolved upon the legal heirs successors, executor, administrator, assignees of the deceased Landowner. The legal heirs, successors, executor, administrator and assignees of the deceased Land owner will be duty bound to execute and register Deed of Confirmation of the terms and conditions of this Development Agreement in the forms of declaration as well as Power of Attorney in favour of the Developer, if require, for completion of the proposed project as well as to protect the right of the Developer under this Development Agreement.

ARTICLE-III: MISCELLANEOUS

1. The LAND OWNERS and the DEVELOPER have entered into the instant agreement purely on a principal-to-principal basis and nothing stated herein shall be deemed or construed as Joint Venture between the LAND OWNERS and the DEVELOPER.
2. That if the DEVELOPER compelled to suspend the construction by existence of force majeure, the LAND OWNERS shall not consider the same as breach of terms and conditions.
3. That during the subsistence of this Agreement and/or during the progress of the concerned Development Work, if for any unforeseen reason, the DEVELOPER Firm is dissolved and/or the Partners are declared insolvent and/ or the Development work

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Pratik Kumar Das
Anirban Das
Pranab Das
Anchana Das
Ranabir Das

Mousumi Das
Moumita Das

Jayanta Bhattacharya
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Sourav Kumar

Partners

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Moumita Das
Partners

is stopped for a period of more than six (6) months, the LAND OWNERS shall not consider the same as breach of terms and conditions.

4. In case of any dispute or difference, which may arise between the LAND OWNERS and the DEVELOPER herein or their legal heir(s), successors and representatives in relation to this agreement shall be referred to ARBITRATOR; to be nominated by the Parties herein mutually and the decision of the said ARBITRATOR shall be final and binding upon the Parties. The seat and venue of the Arbitration proceeding shall be within area of Town & P.s.- Burdwan Sadar, District- Purba Bardhaman. This clause shall be deemed to be submission within the meaning of the Indian Arbitration and Conciliation Act'1996 including its statutory modification, amendment, and re-enactment.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of the define and demarcated 'BASTU' class of Land, measuring an area of 6 Decimals, more or less, situated at Dist.- Purba Bardhaman, P.s.- Burdwan Sadar, Mouza- Ichlabad, J.L. No.-75, appertaining to L.R. Khatian No. 14297, 14298, 14299, 14300, 14301, 14302, 14303, 14304, comprised in R.S. Plot No. 2050, L.R. Plot No.132, within local limits of Burdwan Municipality under Ward No.10, Holding No.118, which is butted and bounded by :-

ON THE NORTH :- House of Harisadhan Chakraborty.

ON THE SOUTH :- Municipal Road;

ON THE EAST :- House of Tapan Das.

ON THE WEST :- 23 ft. 6 inch wide Municipal Road.

SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

- a) Landowner No.1 MR. PARTHA SARATHI DUTTA shall get a Flat having Built-up area measuring 500 Sq. ft., more or less, TOGETHER WITH proportionate

Partha Sarathi Dutta
Anima Datta.

Anjana Datta

Archana Sil,

Kaushik Deo

Mousumi Das.

Koushik Bhattacharjee

Tanusree Bhattacharjee

GREEN APPY

Partners
GREEN APPY

Partners

GREEN APPY

Moumita Halder

Partners

undivided impartible share of the land, which is described in details in the FIRST Schedule hereunder ALONG WITH rights upon common areas and facilities, as full and final adjustment of his allocation.

- b) Landowner No.2 MRS. ANIMA DATTA shall get a Flat having Built-up area measuring 500Sq. ft., more or less, TOGETHER WITH proportionate undivided impartible share of the land, which is described in details in the FIRST Schedule hereunder ALONG WITH rights upon common areas and facilities, as full and final adjustment of her allocation.
- c) Landowner No.3 MRS. ANJANA DATTA shall get Rs.10,00,000/- (Rupees Ten Lakhs Only) as full and final adjustment of her allocations.
- d) Landowner No.4 MRS. ARCHANA SIL shall get Rs.10,00,000/- (Rupees Ten Lakhs Only) as full and final adjustment of her allocations.
- e) Landowner No.5 MR. KAUSHIK DEY shall get Rs.5,00,000/- (Rupees Five Lakhs Only) as full and final adjustment of his allocation.
- f) Landowner No.6, MRS. MOUSUMI DAS shall get Rs.5,00,000/- (Rupees Five Lakhs Only) as full and final adjustment of her allocation.
- g) Landowner No.7 MR. KOUSHIK BHATTACHARJEE shall get Rs.5,00,000/- (Rupees Five Lakhs Only) as full and final adjustment of his allocation.
- h) Landowner No.8 MRS. TANUSREE BHATTACHARJEE shall get Rs.5,00,000/- (Rupees Five Lakhs Only) as full and final adjustment of her allocation.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER ALLOCATION)

Entire Built-up area, save and except the Built-up area of the two Flats allotted to the LAND OWNERS NO.1 & 2 MR. PARTHA SARATHI DUTTA and MRS. ANIMA DATTA, of the proposed Multi-stored Building to be built in accordance with building plan to be sanctioned by the Burdwan Municipality, consisted of several self-contained Flats and Parking spaces and commercial spaces, TOGETHER WITH proportionate

For the Sachin Kumar
Anirama Duttan.

Pranama Datta

Archana S.S.

Randhik Singh

Mousumi Das.

Manish Prasthija

Hansu Bhattacharya

GREEN APPY

Sumitra Kishor

Partners

GREEN APPY

Moumita Halder

Partners

undivided impartible share and/or interest of the land, which is described in details in the FIRST Schedule hereunder, TOGETHER WITH rights upon common areas and facilities.

FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON AREA)

- I. Defined and Demarcated 'BASTU' class of land, measuring an area of 6 Decimals, more or less, which is described in detail in the FIRST Schedule hereinabove.
- II. Water reservoir, tank on the roof, septic tank, Meter room & pump room, outside wall of the commercial spaces etc.
- III. Foundation column, girders, beams, supports, main Walls, corridors, lobbies, fire escapes, lighting arrangement in the common areas and gate, entrances and exits of the Building but excluding the corridors and lobbies, if any, within flats.
- IV. The Four side open spaces, not meant for exclusive use and enjoyment of any particular occupier of flat, which is to be kept open to sky as per provisions of law and as to be shown in the sanctioned building plan.
- V. All other parts of the building necessary or convenient to its existence, maintenance and safety as well as normally forming part of the main building not being exclusively held and enjoyed by any flat owners.

Limited Common Area reserved for the Flat Owners Only

- I. Fourwheeler Car Parking Spaces shall be meant for Flat Owners only.
- II. Top Roof of the Building shall be used and enjoyed by the Flat Owners only. Commercial Space holder shall not be allowed to avail and enjoy the top roof save and except for repairing water tank to be installed at the top roof.
- III. Stair Case, Stairways and Landing from Ground Floor to the Top roof of the building. Commercial Space holder shall not be allowed to avail and enjoy Stair

Amrita Datta
Animes Datta

Anjama Datta

Archana Sidi

Ranish Dey

Moumuni Das

Kenshi Bhattacharya

Mousumi Bhattacharya

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Soumitra Halder

Partners

GREEN APPY

Mousumi Halder

Partners

Case, Stairways and Landing from Ground Floor to the Top roof on regular basis save and except for repairing of water tank to be installed at the top roof.

- IV. Lift shall be meant for the Flat Owners only. Commercial Space holder shall not be allowed to avail the Lift.
- V. Storage space meant for common use or for the use and enjoyment of the Flat Owners Only.

FIFTH SCHEDULE ABOVE REFERRED TO

(COMMON EXPENSE)

- I. Costs of maintenances, operating, replacing, white washing, painting, decorating and renewing the main structure, water tanks, septic tanks also the outer walls of the complex including all outer plumbing and sanitary pipes and fittings and electric lines to all common areas etc.
- II. The expenses of repairing, maintaining, white washing and colour washing of the main structure of the building of the complex including the exterior of the building of complex and also the common area of building of the complex.
- III. The cost of clearing and lighting of the entrance of the complex, passages and spaces around four sides of the complex, lobby, corridors, staircase and other common areas.
- IV. Municipal Taxes and Land Rents in respect of his/her/their respective allocation shall be paid by the occupiers of the complex, proportionately up to the date of mutation of his/her/their respective allocation in his/her/their name/name(s), from the date of getting physical possession of the flat(s) and parking spaces.

SIXTH SCHEDULE

(JOBS TO BE DONE BY THE DEVELOPER)

Foundation and Super-structure: -The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized

Subhojit Kumar Das
Anirban Das

Partners & Datta

Archana Saha

Resubhik Das

Moumuni Das

Partners

Jayanta Bhattacharya

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Partners

Partners

GREEN APPY

Moumita Halder

Partners

programme and/or as per specification of the Architect/Structural Engineer/Civil Engineer, duly sanctioned by the Burdwan Municipality/other Competent Authority.

Building :- R.C.C frame structure Building.

Wall:- Brick wall with cement mortar, outer wall 10 inch, inner or Partition wall 5 inch.

Window:- Aluminium window fitted with glass and necessary accessories.

Main Doors:- Frame- Malyasian Sal, Shutter/Palla- Flash Door Material with necessary accessories including lock, handle, chitkani, hasplot, stopper etc.

Internal Doors :- Frame- Malyasian Sal and Flash Door Material with necessary accessories including lock, handle, chitkani, hasplot, stopper etc.

Flooring:- Standard Marble/Vitrified Tiles flooring.

Kitchen:- Black stone cooking platform fitted with sink and work self 2 inch height glazed tiles all over the cooking platform. Marble/Vitrified Tiles flooring.

Toilet:- Standard tiles flooring and walls.

Water Supply:- PVC pipe with standard fittings in kitchen/toilet.

Sources of Water Supply:- Overhead tank along with Electrically operated pump.

Painting:- Inside and outside of each building of the complex shall be finished with standard colour.

And

Other works to be done extra as per quotation basis.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED AND SEALED at Purba Bardhaman

Purba Bardhaman
Anima Dutta,
Anjana Dutta

In the presence of Witnesses: -

Archana Saha,
Renuka Dey

1. SK. Sarit
S/O - SK. Mansur Ali
Vill - Koria
P.O. - Baikunthapur
P.S. - Suktigersh
Dist. - Purba Bardhaman
Pin - 713104

Mousumi Das,
Koushik Bhattacharya
Tanusree Bhattacharyya

Signature of LAND OWNERS

GREEN APPY
Sumitra Halder

Partners

GREEN APPY

Meemita Halder

Partners

Signature of the DEVELOPER

2. Sudip Sarkar
S/O Lt. S. P. Sarkar
Vill. P.O. : Nabagram
P.S. : Jamalpur,
Dist. : Purba Bardhaman
Pin - 713166

Drafted by me

Subrata Ghosh

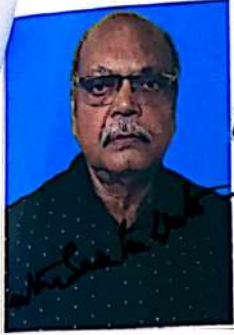
(Subrata Ghosh)

Advocate

Dist. Judge's Court, Purba Bardhaman.

Enrolment No. - WB/1325/2002.

Finger Prints of MR. PARTHA SARATHI DUTTA



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Partha Sarathi Dutta

Signature of **MR. PARTHA SARATHI DUTTA** ✓

Finger Prints of MRS. ANIMA DATTA



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Anima Datta

Signature of **MRS. ANIMA DATTA**

Finger Prints of MRS. ANJANA DATTA



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Anjana Datta

Signature of **MRS. ANJANA DATTA** ✓

Finger Prints of MRS. ARCHANA SIL



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Archana Sil
Signature of **MRS. ARCHANA SIL**

Finger Prints of MR. KAUSHIK DEY



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Kaushik Dey
Signature of **MR. KAUSHIK DEY**

Finger Prints of MRS. MOUSUMI DAS



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Mousumi Das
Signature of **MRS. MOUSUMI DAS**

Finger Prints of MR. KOUSHIK BHATTACHARJEE



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Koushik Bhattacharjee

Finger Prints of MR. KOUSHIK BHATTACHARJEE

Finger Prints of MRS. TANUSREE BHATTACHARJEE



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Tanusree Bhattacharjee

Finger Prints of MRS. TANUSREE BHATTACHARJEE

Finger Prints of MR. SOUMITRA HALDER



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Soumitra Halder

Finger Prints of MR. SOUMITRA HALDER

Finger Prints of MRS. MOUMITA HALDER

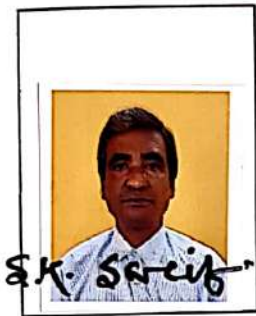












Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	Right Hand

Moumita Halder

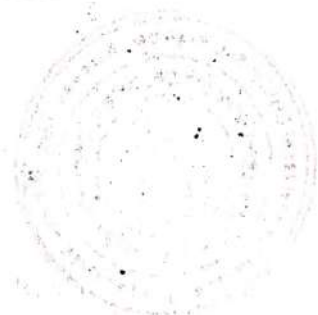
Finger Prints of MRS. MOUMITA HALDER

Finger Prints of SK SARIF



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb Finger	
					Left Hand
Thumb Finger	Index Finger	Middle Finger	Ring Finger	Little Finger	
					Right Hand

SK Sarif
Finger Prints of SK SARIF



भारत सरकार
GOVERNMENT OF INDIA



पार्थ सारथी दत्ता
Partha Sarathi Dutta
जन्म तिथि/DOB: 07/04/1952
पुरुष/ MALE
Mobile No: 9811062010

7692 2114 1145
VID : 9186 7014 0258 7658

मेरा आधार, मेरी पहचान

Partha Sarathi Dutta

आधार
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
S/O के के दत्ता, डी-703, सेवन्ट फ्लोर, यूनिक इन्शुरन्स
सेक्टर-6, दक्षिण पश्चिमी दिल्ली,
दिल्ली - 110075

Address :
S/O K K Dutta, D-703, Seventh Floor, Unique
Insurance CGHS Ltd, Plot No-38 Sector-6 Dwarka,
Dwarka Sec-6, South West Delhi,
Delhi - 110075

Download Date: 17/08/2018

7692 2114 1145
VID : 9186 7014 0258 7658

1947 help@uidai.gov.in www.uidai.gov.in P.O. Box No. 1947, Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT
ARCHANA SIL



भारत सरकार
GOVT. OF INDIA



KALYAN DUTTA
30/11/1953
Permanent Account Number
HANPS4184R



Archana Sil
Signature

उपरोक्त - श्री
Archana Sil.

Archana Sil.

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें:
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टैलिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No: 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



अजना दत्ता
Anjana Datta
जन्म तारीख/DOB: 01/01/1942
पहिला/ FEMALE



9249 0993 4195

माझे आधार, माझी ओळख

जयभार

पत्ता:
जिल्हा कार्यालय, 134, विश्राम नगर, अजिंठा,
पिन - 440003

Address:
W/O S R Datta, 134, vishram nagar
housing society, Ajni, Nagpur,
Maharashtra - 440003



1947
1800 200 1947

mailto:india@gov.in

www.india.gov.in

P.O. Box No. 1947,
Bhopal-462 001

Anjanadatta





भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. : 1528/61074/04513

03/06/2017

To
 Koushik Bhattacharjee
 S/O: Dipak Bhattacharjee
 3C
 Raipur Road
 Regent Estate
 Regent Estate, Circus Avenue, Kolkata,
 West Bengal - 700092
 7411568336



KA241658217FH

24165821



आपका आधार क्रमांक / Your Aadhaar No. :

5759 1489 0080

मेरा आधार, मेरी पहचान



Koushik Bhattacharjee

DOB: 22/07/1985

Male

5759:1489:0080



Koushik Bhattacharjee



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANIMA DATTA

GANANDRA CHANDRA DEBNATH

09/09/1961

Permanent Account Number

AWBPD5257H

Anima Datta

Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
आयकर पैन सेवा यूनिट, यू टी आई एस एल,
प्लॉट नं: 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614.

Anima Datta,



GOVERNMENT OF INDIA



कोशिक डे
Kaushik Day
जन्म तिथि/DOB: 13/10/1968
पुरुष/ MALE



3831 9599 8706

आधार - आम आदमी का अधिकार

Address:

SO. MAUL Prasad Day, J. Central
Park East, Jadavpur, Jadavpur
University, Kolkata,
West Bengal - 700032

आय. प्र. मुकुल प्रसाद डे, जे. सेंट्रल पार्क ईस्ट,
जदवपुर, जदवपुर विनिर्देशित, कोलकाता,
वेस्ट बंगाल - 700032



1800 208 1800

mailto:qa@india.gov.in

www.india.gov.in

पिन कोड 700032

Kaushik Day



Mousumi Das
DOB: 22/09/1964
Female / FEMALE



7696 9444 0519

আধার সাধারণ মানুষের অধিকার

भारत REPUBLIC OF INDIA

Address

W/O: Tapan Kumar Das, Kasturi
Apartment, Flat-209,, 4 Johura Bazar
Lane, Kasba, Kolkata,
West Bengal - 700042



1947
1800 300 1947



help@uidai.gov.in

www.uidai.gov.in

VNWX

P.O. Box No. 1947,
Kolkata-700 097

Mousumi Das



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 0653/09888/00260

To
Tanusree Bhattacharjee

26/02/2018

W/O: Deepankar Chakraborty
3C
ROYPUR ROAD
BANSRONI
Regent Estate
Regent Estate, Circus Avenue, Kolkata,
West Bengal - 700092
9073332550



KA534494374FH

53449437



आपका आधार क्रमांक / Your Aadhaar No. :

2345 2373 8825

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Tanusree Bhattacharjee



DOB: 08/10/1978

Female

2345 2373 8825



मेरा आधार, मेरी पहचान

Tanusree Bhattacharjee





भारत सरकार
Government of India



Sk Sarif

Father : Sk Mansur Ali

DOB: 12/10/1975

Male



8492 5935 8174

आधार - आम आदमी का अधिकार



भारतीय प्रजासत्ताक
Unique Identification Authority of India

Address: BAIKUNTHAPUR,
koria, Baikunthapur,
Baikunthapur, Barddhaman,
West Bengal, 713101

8492 5935 8174

1947
1600 300 1947

help @uidai.gov.in

www
www.uidai.gov.in

SK. Sarif

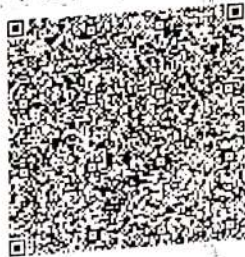


आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या
Permanent Account Number
KCPPD2224E

नाम / Name: Anjana Datta
जन्म तिथि / Date of Birth: 01/01/1942
लिंग / Gender: Female
आधार संख्या / Aadhaar Number: XXXXXXXX4195



Signature Not Verified

Digitally signed by
DS INCOME TAX
DEPARTMENT 12
Date: 2025.01.06
04:00:17 IST

Permanent Account Number (PAN) is a ten digit alpha numeric number allotted by the Income-tax department for compliance to the provisions of Income-tax Act and Rules including filing of Income-tax return, payment of taxes etc.

स्थायी लेखा संख्या (पैन) एक दस अंक का अक्षराकीय संख्या है जो आयकर अधिनियम के प्रावधानों के तहत कर का भुगतान कर आयकर विवरण भरने के लिए नियमों का अनुपालन इत्यादि करने हेतु आवश्यक किया जाता है।

Quoting of PAN is mandatory for several transactions specified under Income-tax Act, 1961 (Refer Rule 114B of Income-tax Rules, 1961). आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेम के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अनिवार्य है (आयकर नियम, 1962 के नियम 114बी) का सदम ले।

Possession or use of more than one PAN is against the law and may attract penalty of Rs. 10,000/- एक से अधिक स्थायी लेखा संख्या (पैन) रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये का अर्थदण्ड लगाया जा सकता है।

The PAN card enclosed contains QR Code which is readable by a specific mobile App. सलगम पैन कार्ड में एनहान्स क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है।

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या
Permanent Account Number
KCPPD2224E

नाम / Name
Anjana Datta

जन्म तिथि / Date of Birth
01/01/1942

हस्ताक्षर / Signature

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:
संयुक्त निदेशक (प्रणाली) -1, पैन मॉड्यूल
9वीं मंजिला, आयकर भवन, सेक्टर -3, वैशाली,
गाज़ियाबाद - 201010, उत्तर प्रदेश

If this card is lost / someone's lost card is found,
please inform / return to:
Joint Director (Systems)-1, PAN Module
9th floor, Ayakar Bhawan, Sector - 3, Vaishali,
Ghaziabad - 201010, Uttar Pradesh
Tel. no. 0120-2770078, Fax : 0120-2770078
Mail id: epan@incometax.gov.in

Anjana Datta



GREEN APY
Sourin Ar. Akhri
Partners

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ABHPH2544N



नाम / Name
SOUMITRA HALDER

पिता का नाम / Father's Name
SUJAY KRISHNA HALDER

जन्म की तारीख
Date of Birth
25/12/1969

Soumitra Halder
हस्ताक्षर / Signature

16062020

GREEN APPY
Soumitra Halder
Partners





ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1058/20314/19181

25/01/2014

To
Moumita Halder
মৌমিতা হালদার
NABAGRAM
Nabagram
Nabagram, Bardhaman
West Bengal - 713166



KL743833782FT
74383378



আপনার আধার সংখ্যা / Your Aadhaar No. :

7844 1701 8536

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



মৌমিতা হালদার
Moumita Halder
পিতা : অজিত কুমার পাল
Father : AJIT KUMAR PAUL

জন্মতারিখ/DOB: 19/08/1979
মহিলা / Female

7844 1701 8536



আধার - সাধারণ মানুষের অধিকার

GREEN APPY

Moumita Halder
Partners



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



192024250350754538

158/25

GRN Details	
GRN:	192024250350754538
GRN Date:	10/01/2025 08:41:29
BRN:	1161761470646
Gateway Ref ID:	88938717
GRIPS Payment ID:	100120252035075452
Payment Status:	Successful
Payment Mode:	SBI Epay
Bank/Gateway:	SBIePay Payment Gateway
BRN Date:	10/01/2025 08:41:48
Method:	Axis Bank-Retail NB
Payment Init. Date:	10/01/2025 08:41:29
Payment Ref. No:	2000074942/4/2025
	[Query No*/Query Year]

Depositor Details	
Depositor's Name:	Mr SOUMITRA HALDAR
Address:	Burdwan
Mobile:	8637322575
Period From (dd/mm/yyyy):	10/01/2025
Period To (dd/mm/yyyy):	10/01/2025
Payment Ref ID:	2000074942/4/2025
Dept Ref ID/DRN:	2000074942/4/2025

Payment Details		Head of A/C Description	Head of A/C	Amount (₹)
1	2000074942/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	206010
2	2000074942/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	40014
			Total	246024

IN WORDS: TWO LAKH FORTY SIX THOUSAND TWENTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-0203-00158/2025	Date of Registration	10/01/2025
Query No / Year	0203-2000074942/2025	Office where deed is registered	
Query Date	08/01/2025 6:41:46 PM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	MIRZA RAJA BEGG BURDWAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713101, Mobile No. : 9434469033, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4306] Other than Immovable Property, Sale [Rs : 40,00,000/-]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 43,63,640/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,07,010/- (Article:48(g))	Rs. 40,014/- (Article:E, E, A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



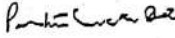



Land Details :



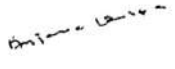


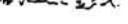


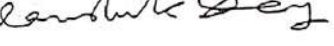
District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Sripally Road, Mouza: Ichhlabad, ,
Ward No: 10, Holding No:118 JI No: 75, , SRIPALLY, Pin Code : 713103









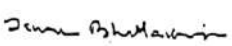
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-132 (RS :-)	LR-14302	Bastu Bastu	1 Dec	1/-	7,27,273/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-132 (RS :-)	LR-14304	Bastu Bastu	1 Dec	1/-	7,27,273/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	LR-132 (RS :-)	LR-14297	Bastu Bastu	1 Dec	1/-	7,27,273/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L4	LR-132 (RS :-)	LR-14303	Bastu Bastu	1 Dec	1/-	7,27,273/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L5	LR-132 (RS :-)	LR-14299	Bastu Bastu	0.5 Dec	1/-	3,63,637/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L6	LR-132 (RS :-)	LR-14298	Bastu Bastu	0.5 Dec	1/-	3,63,637/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,

LR-132 (RS -)	LR-14301	Bastu	Bastu	0.5 Dec	1/-	3,63,637/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
LR-132 (RS -)	LR-14300	Bastu	Bastu	0.5 Dec	1/-	3,63,637/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
TOTAL :				6Dec	8 /-	43,63,640 /-	
Grand Total :				6Dec	8 /-	43,63,640 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr PARTHA SARATHI DUTTA (Presentant) Son of Late KALYAN KUMAR DUTTA Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office	 <small>10/01/2025</small>	 Captured <small>LTI 10/01/2025</small>	 <small>10/01/2025</small>
D703,SEVENTH FLOOR UNIQUE INSURANCECGS LTD, City:- , P.O:- DWARKA, P.S:-Dwarka North, District:-South West, Delhi, India, PIN:- 110075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office				
2	Mrs ANIMA DATTA Daughter of Mr PRANAB SARATHI DATTA Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office	 <small>10/01/2025</small>	 Captured <small>LTI 10/01/2025</small>	 <small>10/01/2025</small>
OFFICERS COLONY, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AWxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs ANJANA DATTA Daughter of Mr S K DATTA Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office		 Captured	
13/4 VISHRAM NAGAR HOUSING SOCIETY, City:- , P.O:- AJNI, P.S:-AJANI, District:-Nagpur, Maharashtra, India, PIN:- 440003 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: KCxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office			
Name	Photo	Finger Print	Signature
4 Mrs ARCHANA SIL Wife of Mr DIPAL KUMAR SIL Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office		 Captured	
OFFICERS COLONY, City:- Burdwan, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: HAxxxxxx4R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office			
Name	Photo	Finger Print	Signature
5 Mr KAUSHIK DEY Son of Mr MUKUL PRASAD DEY Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office		 Captured	
3 CENTRAL PARK EAST, JADAVPUR UNIVERSITY, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: ADxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office			

	Name	Photo	Finger Print	Signature
	Mrs MOUSUMI DAS Wife of Mr TAPAN KUMAR DAS Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office		 Captured	
		10/01/2025	LTI 10/01/2025	10/01/2025
KASTURI APARTMENT FLAT 209, 4 JOHURA BAZAR, City:- , P.O:- KASBA, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AJxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office				
7	Mr KOUSHIK BHATTACHARJEE Son of Mr DIPAK BHATTACHARJEE Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office		 Captured	
		10/01/2025	LTI 10/01/2025	10/01/2025
3C RAIPUR ROAD, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: ANxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office				
8	Mrs TANUSREE BHATTACHARJEE Wife of Mr DEEPANKAR CHAKRABORTY Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office		 Captured	
		10/01/2025	LTI 10/01/2025	10/01/2025
Roy Pur Road, BANSDRONI, REGENT ESTATE, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: BKxxxxxx7J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/01/2025 , Admitted by: Self, Date of Admission: 10/01/2025 ,Place : Office				







Developer Details :

Name,Address,Photo,Finger print and Signature



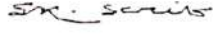
GREEN APPY

205 RAMAPADA HALDER, BENIAPARA, City:- , P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAXxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOUMITRA HALDER Son of Late SUJOY KRISHNA HALDER Date of Execution - 10/01/2025, , Admitted by: Self, Date of Admission: 10/01/2025, Place of Admission of Execution: Office	 Jan 10 2025 1:03PM	 Captured LTI 10/01/2025	 10/01/2025
NABAGRAM, Village:- NABAGRAM, P.O:- NABAGRAM, P.S:-Jamalpur, District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ABxxxxxx4N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mrs MOUMITA HALDER Wife of Mr SOUMITRA HALDER Date of Execution - 10/01/2025, , Admitted by: Self, Date of Admission: 10/01/2025, Place of Admission of Execution: Office	 Jan 10 2025 1:04PM	 Captured LTI 10/01/2025	 10/01/2025
NABAGRAM, Village:- NABAGRAM, P.O:- NABAGRAM, P.S:-Jamalpur, District:-Purba Bardhaman, West Bengal, India, PIN:- 713166, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ADxxxxxx1J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GREEN APPY (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SK SARIF Son of Mr SK MANSUR ALI KORIA, Village:- KORIA, P.O:- BAIKUNTHAPUR, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	 10/01/2025	 Captured 10/01/2025	 10/01/2025
Identifier Of Mr PARTHA SARATHI DUTTA, Mrs ANIMA DATTA, Mrs ANJANA DATTA, Mrs ARCHANA SIL, Mr KAUSHIK DEY, Mrs MOUSUMI DAS, Mr KOUSHIK BHATTACHARJEE, Mrs TANUSREE BHATTACHARJEE, Mr SOUMITRA HALDER, Mrs MOUMITA HALDER			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
	Mr PARTHA SARATHI DUTTA	GREEN APPY-1 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mrs ANIMA DATTA	GREEN APPY-1 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mrs ANJANA DATTA	GREEN APPY-1 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mrs ARCHANA SIL	GREEN APPY-1 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr KAUSHIK DEY	GREEN APPY-0.5 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mrs MOUSUMI DAS	GREEN APPY-0.5 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mr KOUSHIK BHATTACHARJEE	GREEN APPY-0.5 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	Mrs MOUSUMI DAS	GREEN APPY-0.5 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S.- Barddhaman, Municipality: BURDWAN, Road: Sripally Road, Mouza: Ichhlabad, Ward No: 10, Holding No:118 JI No: 75, SRIPALLY Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 132, LR Khatian No:- 14302	Owner:পার্ব সারথী দত্ত, Gurdian:কল্যাণ কুমার দত্ত, Address:নিক , Classification:বাড়, Area:0.01000000 Acre,	Mr PARTHA SARATHI DUTTA
L2	LR Plot No:- 132, LR Khatian No:- 14304	Owner:অনিমা দত্ত, Gurdian:প্রণব সারথী, Address:নিক , Classification:বাড়, Area:0.01000000 Acre,	Mrs ANIMA DATTA
L3	LR Plot No:- 132, LR Khatian No:- 14297	Owner:অঞ্জনা দত্ত, Gurdian:এম কে দত্ত, Address:নিক , Classification:বাড়, Area:0.01000000 Acre,	Mrs ANJANA DATTA
L4	LR Plot No:- 132, LR Khatian No:- 14303	Owner:অর্চনা শীল, Gurdian:দিপীপ কুমার, Address:নিক , Classification:বাড়, Area:0.01000000 Acre,	Mrs ARCHANA SIL

	LR Plot No:- 132, LR Khatian No:- 14299	Owner:କୌଶିକ ଦେ, Gurdian:ସୁକୁମ ସମାପ ଦେ, Address:ନିଜ , Classification:ବାସ, Area:0.00500000 Acre,	Mr KAUSHIK DEY
L6	LR Plot No:- 132, LR Khatian No:- 14298	Owner:ମୌସୁମି ଦାସ, Gurdian:ତପନ କୁମାର ଦାସ, Address:ନିଜ , Classification:ବାସ, Area:0.00500000 Acre,	Mrs MOUSUMI DAS
L7	LR Plot No:- 132, LR Khatian No:- 14301	Owner:କୌଶିକ ଭଟ୍ଟାଚାର୍ଯ୍ୟ, Gurdian:ଶିବକ ଭଟ୍ଟାଚାର୍ଯ୍ୟ, Address:ନିଜ , Classification:ବାସ, Area:0.00500000 Acre,	Mr KOUSHIK BHATTACHARJEE
L8	LR Plot No:- 132, LR Khatian No:- 14300	Owner:ତନୁଶ୍ରୀ ଭଟ୍ଟାଚାର୍ଯ୍ୟ, Gurdian:ଶିବକ ଭଟ୍ଟାଚାର୍ଯ୍ୟ, Address:ନିଜ , Classification:ବାସ, Area:0.00500000 Acre,	Mrs TANUSREE BHATTACHARJEE

Endorsement For Deed Number : I - 020300158 / 2025

10-01-2025

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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 12:10 hrs on 10-01-2025, at the Office of the A.D.S.R. Bardhaman by Mr PARTHA SARATHI DUTTA , 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 43,63,640/-

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

Execution is admitted on 10/01/2025 by 1. Mr PARTHA SARATHI DUTTA, Son of Late KALYAN KUMAR DUTTA, D703,SEVENTH FLOOR UNIQUE INSURANCECGS LTD, P.O: DWARKA, Thana: Dwarka North, , South West, DELHI, India, PIN - 110075, by caste Hindu, by Profession Business, 2. Mrs ANIMA DATTA, Daughter of Mr PRANAB SARATHI DATTA, OFFICERS COLONY, P.O: SRIPALLY, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife, 3. Mrs ANJANA DATTA, Daughter of Mr S K DATTA, 13/4 VISHRAM NAGAR HOUSING SOCIETY, P.O: AJNI, Thana: AJANI, , Nagpur, MAHARASHTRA, India, PIN - 440003, by caste Hindu, by Profession House wife, 4. Mrs ARCHANA SIL, Wife of Mr DIPAL KUMAR SIL, OFFICERS COLONY, P.O: SRIPALLY, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713103, by caste Hindu, by Profession House wife, 5. Mr KAUSHIK DEY, Son of Mr MUKUL PRASAD DEY, 3 CENTRAL PARK EAST, JADAVPUR UNIVERSITY, P.O: JADAVPUR UNIVERSITY, Thana: Amharst Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 6. Mrs MOUSUMI DAS, Wife of Mr TAPAN KUMAR DAS, KASTURI APARTMENT FLAT 209, 4 JOHURA BAZAR, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife, 7. Mr KOUSHIK BHATTACHARJEE, Son of Mr DIPAK BHATTACHARJEE, 3C RAIPUR ROAD, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 8. Mrs TANUSREE BHATTACHARJEE, Wife of Mr DEEPANKAR CHAKRABORTY, Roy Pur Road, BANSDRONI, REGENT ESTATE, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife

Indetified by Mr SK SARIF, , , Son of Mr SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 10-01-2025 by Mr SOUMITRA HALDER, PARTNER, GREEN APPY (Partnership Firm), 205 RAMAPADA HALDER, BENIAPARA, City:- , P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Indetified by Mr SK SARIF, , , Son of Mr SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Execution is admitted on 10-01-2025 by Mrs MOUMITA HALDER, PARTNER, GREEN APPY (Partnership Firm), 205 RAMAPADA HALDER, BENIAPARA, City:- , P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120

Indetified by Mr SK SARIF, , , Son of Mr SK MANSUR ALI, KORIA, P.O: BAIKUNTHAPUR, Thana: Bardhaman , , Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 40,014.00/- (A(1) = Rs 40,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 40,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/01/2025 8:41AM with Govt. Ref. No: 192024250350754538 on 10-01-2025, Amount Rs: 40,014/-, Bank: SBI EPay (SBlePay), Ref. No. 1161761470646 on 10-01-2025, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,07,010/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 2,06,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 397, Amount: Rs.1,000.00/-, Date of Purchase: 09/01/2025, Vendor name: K BANERJEE

2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/01/2025 8:41AM with Govt. Ref. No: 192024250350754538 on 10-01-2025, Amount Rs: 2,06,010/-,
Bank: SBI EPay (SBlePay), Ref. No. 1161761470646 on 10-01-2025, Head of Account 0030-02-103-003-02

Sanjit

Sanjit Sardar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
Purba Bardhaman, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2025, Page from 27831 to 27888

being No 020300158 for the year 2025.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2025.02.25 15:16:40 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 25/02/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.