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Bardwan

01 MAR 2023

DEVELOPMENT OR CONSTRUCTION AGREEMENT

QUERY NO. : 2000442492/2023

DISTRICT : Paschim Bardhaman

MOUZA : Manikara (Manikara)

P.S. : Kanksa

AREA OF LAND : 497.25 Decimal

11.27 Am
01.03.23
Oreo. 2000442492/23
Bardwan

Handwritten signature/initials.

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 1st DAY OF MARCH, 2023

BETWEEN

SRI. BHARAT SHARMA [PAN-ANFPS5276C] Son of Late RAM ADHAR Sharma, Nationality- Indian by faith-Hindu, by occupation- Business, residing at -, P.O. - Bidhannagar, P.S. - New Township District- Burdwan presently Paschim Bardhaman, PIN-713212 hereinafter refereed to and called as the "**LANDOWNERS**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**

AND

BUILDPRO INFRACON PRIVATE LIMITED [PAN - AAKCB7569A] a company incorporated under the companies' act 2013 and having its registered office at BN-83 Judith Path, Bidhannagar, P.O. -Bidhannagar P.S. - New Township District- Burdwan presently Paschim Bardhaman , PIN-713212 Represented by its **Directors** (1) **SRI. BHARAT SHARMA [PAN-ANFPS5276C]** Son of Late Ram Adhar Sharma, Nationality- Indian by faith-Hindu, by occupation- Business, residing at -BN-83 Judith Path, Bidhannagar, P.S. - New Township District- Burdwan presently Paschim Bardhaman , PIN-713212 (2) **SRI. SUVOJIT SHYAM[PAN-EQCPS7100B]** Son of TAPAN Shyam, Nationality- Indian by faith-Hindu, by occupation- Business, residing at -D-266 Eagle Street, Bidhannagar, P.S. - New Township District- Burdwan presently Paschim Bardhaman , PIN-713212 hereinafter refereed to and called as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

Subject Matter of Agreement

1. Development and Construction of Building on scheduled Property: Terms and conditions agreed between the Owner and the Developer /Contractor with regard to development and construction of Residential cum commercial Complex consisting of Flat/ Apartment, Parking Space, duplex, row house, shopping mall, cinema hall, Multiplex , etc at the scheduled premises in R.S. & L.R. plot No. 668 measuring area 23 Decimal; classification- Baid, R.S. & L.R. plot No. 653 measuring area 103.75 Decimal; classification- Baid, R.S. & L.R. plot No. 655 measuring area 25Decimal; classification- Baid , R.S. & L.R. plot No. 670 measuring area 79 Decimal; classification- Baid, R.S. & L.R. plot No. 669 measuring area 44 Decimal; classification- Baid, R.S. & L.R. plot No. 656 measuring area 50 Decimal; classification- Baid , , R.S. & L.R. plot No. 663 measuring area 65 Decimal; classification- Baid , R.S. & L.R. plot No. 657measuring area 37 Decimal; classification- Baid , R.S. & L.R. plot No. 665 measuring area 4.5 Decimal; classification- Baid , R.S. & L.R. plot No. 662 measuring area 66Decimal; classification- Baid , Total area of Land 501.5 decimal situated within Dist. Burdwan presently Paschim Bardhaman under Amlajora Gram Panchyat , Police Station- Kanksa, A.D.S.R. office - Durgapur, Mouza- Manikara , J.L.No-77;L.R. Khatian No- 1549, 3434 (Scheduled / Said- Property).

2. Representations, Warranties and Background:

2.1. **Owner's Representations:** The Owner's have represented and warranted to the Developer as follows:

a) Ownership of Said Property: schedule mentioned land is purchased property of present owner. Total area of land 501.25 decimal entire land is situated at Mouza- Manikara, P.S.- Kanksa in District- Paschim Bardhaman. Out of 501.25 decimal land 23 decimal land is situated at R.S. & L.R. Plot No- 668 of mouza- Manikara, measuring 23 decimal which was purchased by present vendor vide deed No- 3789 for the year 2005 of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R., R.S. & L.R. Plot No- 653 of mouza- Manikara, measuring 53 decimal which was purchased by present vendor vide deed No- 4704 for the year 2006 of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R. R.S. & L.R. Plot No- 655 of mouza- Manikara, measuring 28 decimal which was purchased by present vendor vide deed No- 4704 for the year 2006 of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R. R.S. & L.R. Plot No- 670 of mouza- Manikara, measuring 79 decimal which was purchased by present vendor vide deed No- 5590 for the year 2009 of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R. R.S. & L.R. Plot No- 669 of mouza- Manikara, measuring 44 decimal which was purchased by present vendor vide deed No- 2536 for the year 2014 of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R. R.S. & L.R. Plot No- 656 of mouza- Manikara, measuring 50 decimal which was purchased by present vendor vide deed No- 8132 for the year 2021 of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R. R.S. & L.R. Plot No- 653 of mouza- Manikara, measuring 51.75 decimal which was purchased by present vendor vide deed No- 5739 for the year 2003 of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R. R.S. & L.R. Plot No- 663 of mouza- Manikara, measuring 65 decimal which was purchased by present vendor vide deed No- 5739 for the year 2003 of A.D.S.R. Durgapur, R.S. & L.R. Plot No- 667 of mouza- Manikara, measuring 37 decimal which was purchased by present vendor vide deed No- 5739 for the year 2003 of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R. R.S. & L.R. Plot No- 665 of mouza- Manikara, measuring 4.5 decimal which was purchased by present vendor vide deed No- 5739 for the year 2003 of A.D.S.R. Durgapur, R.S. & L.R. Plot No- 662 of mouza- Manikara, measuring 66 decimal which was purchased by present vendor vide deed No- 5739 for the year 2003 of A.D.S.R. Durgapur The delineation of the said property as soon in the aforesaid sale deed annexed hereto is accurate and correct and such sale deed is and shall always be treated as a part of this agreement. It is pertinent to mentioned that R.S. & L.R. Plot No- 653 measuring 1 decimal and R.S. & L.R. Plot No- 655 measuring 3 decimal accrued by NHAI. Therefore landowner offered **497.25 decimal** to the Developer for Development purpose.

b) Rights of Owners: The Owners are seized and possessed of and well and sufficiently entitled to the Said Property. Save as mentioned herein, no person other than the Owners has any manner of right, title, interest, claim or demand of any nature whatsoever in the Said Property or any part thereof and there are no outstanding

claims or demands between the Owner and any third party and thus the entirety of We Said Property is free from all encumbrances, liens, mortgages, charges, Lis pen dens, trusts, debutors, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments of whatsoever or howsoever nature.

c) No Express or implied Mortgage: Neither the title deeds nor any other documents in respect of the Said Property or any part thereof have been deposited in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise.

d) No Previous Agreement: The Owner has not dealt with the Said Property in any manner nor created any right, title or interest therein in favour of any third party in any manner whatsoever or howsoever and have not entered into been party to any agreement of any nature whatsoever including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Property.

e) No Disputes Relating to Statutory Outgoings: The Said Property is free from any land charge and all statutory outgoings in respect thereof including land revenue have been paid in full by the Owner till the date of this Agreement.

f) No Covenants and Restrictions: The Said Property is not subject to any covenants, restrictions, stipulations, easements, rights of pre-emption, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same.

g) Easements Unrestricted: No right or easement appurtenant to or benefiting the Said Property is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the Said Property.

h) No Boundary Dispute: The entirety of the Said Property is butted and bounded and there is no manner of boundary dispute in respect thereof.

i) No Legal Proceeding: (1) There is no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, initiated, made, existing, pending, threatened or anticipated in respect of the Said Property or the Owner, which may in any manner prejudicially affect the due performance enforceability of this Agreement or any obligation, act, omission or transaction stated hereunder nor is there any threat of any such proceedings (2) there are no unfulfilled or unsatisfied judgment attachments, court orders, debts, notice in respect of the Said Property or the Owner (3) there is no order of any Court or any other statutory authority prohibiting development, sale, transfer and/or alienation of the Said Property and (4) there is no suit, action, litigation, investigation, claim, complaint, grievances or proceedings, appeals or applications for review, which are in process or pending against or relating to the Said Property or the Owner and the Owner is not engaged, whether as plaintiff, or defendant or otherwise, in any litigation, criminal or arbitration proceedings before any court, tribunal, statutory or governmental body, department, board or agency and no litigation, criminal or arbitration proceedings are pending by or against the Owner and there are no facts which are likely to give rise to the same or to proceedings in respect of which the Owner would be liable to indemnify any person concerned.

j) Status of Possession: Save as mentioned herein, the Said Property is and shall continue to be in the khas, vacant, peaceful, physical and absolute possession of the Owner and no third party or parties have or had or has ever claimed or acquired any manner of right, title or interest over or in respect of any part or portion of the Said Property, by way of adverse possession or otherwise.

k) Owner has Marketable Title: The Owner has good, free, clear, marketable, bankable and transferrable right, title and interest in the Said Property, free from all encumbrances of any and every nature whatsoever save as mentioned herein. The Owner shall at its own cost and responsibility keep its title in the Said Property good, free, clear, marketable, bankable and transferrable, till the completion of the Project (defined in Clause 5.3 below).

2.2 Developer's Representations: The Developer has represented and warranted to the Owner as follows:

a) Infrastructure, Expertise and Financial Capacity of Developer: The Developer is carrying on business of civil construction and development of real estate and has necessary infrastructure and expertise in this field and the Developer has the necessary financial capacity to carry out the entire process of development / construction and at no point of time shall take plea that the Project cannot be carried out due to lack of financial capacity.

b) Developer has Authority: The Developer has full authority to enter into this Agreement and appropriate authorizations to that effect exist.

c) Decision to Develop / construct : The Owner decided to have the Said Property developed into Residential cum commercial multistoried building consisting of Flat/ Apartment, Parking Space, duplex, row house, shopping mall, cinema hall, Multiplex etc and pursuant thereto discussions were held with the Developer for taking up the development and construction of multistoried building at the Said Property by constructing a cluster of ready-to-use residential buildings of mutually decided height with car parking spaces, specified areas, amenities and facilities to be enjoyed in common and land (collectively Said Complex) and commercial exploitation of the Said Complex for the benefit of the Parties hereto (such development and construction of multistoried building collectively Project) by selling the saleable spaces and amenities in the Said Complex (Units) to prospective buyers [collectively Transferees, which expression includes, without limitation or exception all persons who agree to buy Units in the Said Complex and for the purposes contained in Clauses 5(f) and 12(b) below shall include (I) the Owner for the unsold Units comprised in the Owner's Allocation [defined in Clause 8(a) below] and (ii) the Developer for unsold Units comprised in the Developer's Allocation [defined in Clause 8(b) below].

d) Finalization of Terms Based on Representations of Parties: Pursuant to the above and relying on the representations made by the Parties to each other, final terms and conditions for the Project are being recorded by this Agreement.

3. Basic Understanding

a) Development of Said Property by Construction of multistoried residential building of Said Complex: The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the Said Complex thereon of the Said Complex on principal to principal basis, with (1) specified inputs and

responsibility sharing by the Parties as mentioned herein and (2) exchange with each other of their specified inputs as mentioned herein.

b) Building Plans: The Said Complex shall be constructed in accordance with architectural plans (Building Plans) which will be got prepared by the Developer by such Architect as be decided by the Developer and after approval of the Building Plans by the Owner, the Developer shall submit the same to Panchyat and other statutory authorities concerned with sanction (collectively Planning Authorities) and obtain sanction/permission, in the manner mentioned in this Agreement.

c) Costs of Development / construction etc.: The Developers shall bear and pay all costs and expenses of and relating to construction of the Said Complex and shall have absolute right and full authority to appoint sub-contractors, agents, sub-agents etc.

4. Appointment and Commencement

a) Appointment and Acceptance: The Parties hereby accept the Basic Understanding between them and the conditions precedent as recorded in Clause 3 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the Owner hereby appoints the Developer as the Developer of the Said Property with right to execute the Project. The Developer hereby accepts the said appointment by the Owner.

b) Commencement and Tenure: This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this agreement shall remain valid and in force all obligations of the Parties towards each other stand fulfilled and performed.

5. Sanction and Construction

a) Survey and Measurement: Within 30 (thirty) days from the date of this Agreement, the Said Property shall be surveyed and measured jointly by the Parties and the measurements given in the 1st Schedule of this Agreement shall be finalized on the basis of such survey and measurement.

b) Sanction of Building Plans: On completion of the survey as aforesaid, the Architect shall prepare the Building Plans and the Developer shall have the same approved by the Owner. Thereafter, the Developer shall submit the Building Plans for sanction. In this regard it is clarified that (1) the Developer shall be responsible for obtaining all approvals needed for the Project and (ii) all costs, charges, expenses, outgoings and fees for sanctions and clearances of the Building Plans shall be borne and paid by the Developer/ contractor. If by any reason the building plan shall not sanctioned by the Panchyat/ other statutory authority then that shall be intimated to the Land Owner within 18 month.

c) Architect and Consultants: The Developer shall pay all costs, charges and expenses of the Architect and other consultants in connection with construction work of the Project including professional fees and supervision charges and the Owner shall have no liability or responsibility therefore. **d) Construction of Said Complex:** The Developer shall commence the construction work of the Said Complex after receiving all necessary approvals for commencement of construction. The Developer shall, at its own costs and expenses, construct, erect and complete the Said Complex in accordance with the

sanctioned Building Plans. Such construction shall be as per specifications described in the 4th Schedule below, common to all Units of the Said Complex (Specifications).

e) Completion Time: With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall construct, erect and complete Said Complex within a period of 60 (Sixty) months from the date of sanction of the Building Plans, with a grace period of 6 (six) months, subject to Force Majeure

f) Common Portions: The Developer shall, at its own costs, install and erect in the Said Complex the common areas, amenities and facilities such as stairways, lifts, firefighting apparatus, passages, driveways, common lavatory, electric meter space, pump room, reservoir, overhead water tank, water pump and motor, drainage connection, sewerage connection and other facilities required for establishment, enjoyment, maintenance and management of the Said Complex etc. For permanent electric connection to the Units, the Transferees shall pay the deposits demanded by Durgapur Project Limited and/or other agencies. It is clarified that the expression Transferees includes the Owner and the Developer/ contractor, to the extent of unsold Units comprised in the Owner's Allocation and the Developer's/ contractor's Allocation. It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Transferees (including Transferees of the Owner's Allocation) (i) charges for electric equipment and cabling (ii) charges for generator, water connection and other amenities and facilities and (iii) charges for maintenance.

g) Temporary Connections: The Developer shall be authorized in the name of the Owner to apply for and obtain at the costs of the Developer/ contractor, temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage and other applicable charges.

h) Modification: Any amendment or modification to the Building Plans may be made or caused to be made by the Developer.

i) Co-operation: Neither Party shall indulge in any activities that may be detrimental to the Project and/or may affect the mutual interest of the Parties. The Owner shall provide all cooperation that may be necessary for successful completion the Project.

6. Possession and Title Deeds

a) Possession of Said Property: For the purpose of carrying out the development in terms of this Agreement, the Owner has already inducted the Developer as a licensee in respect of scheduled / said property.

b) Deposit of Title Deeds: The Developer shall be entitled to take delivery of the said original title deeds and all link deeds from the Owners for production thereof before authorities, banks etc. and subject to the provisions of Clause 10(d) below, will have to return the same to the Owners. The said original title deeds and all link deeds will not be mortgaged by the Developer in favour of any banks and/or financial institutions and/or any other persons, save and except as required for the purposes of the Project, in the manner mentioned in Clause 10(d) below. On completion of the Project, the Contractor / or Owner (as the case may be) shall handover the original title deeds and all link deeds to the Association of Transferees of Units.

7. Powers and Authorities

a) Development Power of Attorney: Simultaneously herewith, the Owner shall grant to the Developer and/or its nominees a registered Development Power of Attorney relating to the Said Property for booking and entering into agreements for sale and for the purpose of execution of sale deed of the Units comprised in the Developer's Allocation [defined in Clause 8(b) below].

b) Further Acts: Notwithstanding grant of the General Power Of Attorney, the Owner hereby undertakes that it shall execute, as and when necessary, all papers, documents, plans etc. that may be necessary for enabling the Developer to perform all obligations under this Agreement.

8. Owner's / Developer's Consideration

a) Owner's Allocation: The Developer shall at its own costs and expenses, construct, finish, complete and make available collectively to the Owner, in tenantable condition 40% of constructed area of the sanctioned plan in proposed building.

b) Developer's Allocation: The Developer shall be exclusively entitled to get 60% of constructed area of the sanctioned plan in proposed building along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property.

9. Financials

a) Project Finance: The Developer may arrange for financing of the Project (Project Finance) by a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of the Developer's Allocation and construction work-in-progress/receivables to the extent pertaining to the Developer's Allocation but collateral security may be created by depositing the original title deeds of the Said Property, in which event the Owners shall handover the original title deeds and link deeds to the Developer. The Owner shall deposit the title deeds of the Said Property with the Banker but on the clear understanding that no corporate or personal guarantee of the Owner is being given and the Banker shall have no right of recovery against the Owner and the Owner's Allocation. For this purpose, the Owner shall execute necessary documents through its delegated authority as contained in the General Power Of Attorney and if required by the Banker, the Owner shall join as consenting party to create a charge in favour of Banker for availing such Project Finance.

10. Dealing with Respective Allocations

a) Sale of Owner's Allocation: The Owner shall sell the Owner's Allocation through its own efforts and cost and appropriate the entire consideration from such sale

b) Sale of Developer's Allocation: The Developer shall sell the Developer's Allocation through its own efforts and cost and appropriate the entire consideration from such sale.

c) Transfer of Developer's Allocation: In consideration of the Developer constructing the Owner's Allocation, the Owner shall execute deeds of conveyance of the undivided share in the land contained in the Said Property and the Building Plans as be

attributable to the Developer's Allocation in favour of the Transferees of the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution by the Owner shall be through the delegated authority given to the Developer by the Development Power of Attorney.

d) Transfer of Owner's Allocation: The Developer shall join the deeds of conveyance in favour of the Transferees of the Owner's Allocation and shall execute and register the same in its capacity as the confirming party. Such execution by the Developer shall be through the delegated authority given to the Owner by the Power of Attorney.

e) Cost of Transfer: The costs of such conveyances (both in respect of the Owner's Allocation and the Developer's Allocation) including stamp duty and registration fees and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

f) Possession to Transferees: If at the end of the Project, there are any unsold Units in the Owner's Allocation, then the Developer shall handover the same to the Owner, complete in all respect charges after receiving payment for generator, water connection and other amenities and facilities.. In this regard it is clarified that upon completion of the Project, the Developer shall give 15 (fifteen) days' notice to the Owner for taking possession and thereafter the Developer will be free to deliver possession and register conveyances of the Developer's Allocation, irrespective of possession being taken by the Owner.

11. Municipal Taxes and Outgoings

a) Relating to Period Prior to Agreement: All municipal taxes, land revenue and outgoings (collectively Rates) on the Said Property relating to the period till the date of this Agreement shall be borne, paid and discharged by the Owner. It is made specifically clear that all Rates outstanding upto such date shall remain the liability of the Owner and such dues shall be borne and paid by the Owner as and when called upon by any statutory authority.

b) Relating to Period After Agreement: All Rates on the Said Property relating to the period after the date of this Agreement shall be borne, paid and discharged by the Developer. It is made specifically clear that all Rates outstanding after such date shall remain the liability of the Developer and such dues shall be borne and paid by the Developer, till the Project is completed.

c) Relating to Period After Completion of Project: After completion of the Project, the Parties shall bear and pay the Rates applicable to the unsold portions of their respective allocations while the Transferees shall pay the Rates applicable to their respective Units.

12. Post Completion Maintenance

a) Maintenance: The Developer shall frame a scheme for the management and administration of the Said Complex and/or Common Portions thereof.

b) Maintenance Charge: As and from the date possession of various phases of the Said Complex is delivered (Possession Date), the concerned Transferees and the Owner and the Developer (in respect of unsold Units allocated to them) shall become responsible for payment of all charges and taxes thereon for maintenance and upkeep of the Common Portions and facilities in the Said Complex ;Maintenance Charge). The

Maintenance Charge shall be fixed by the Developer and till such maintenance is handed over to a Society/Association and/or any other organization, the Developer shall collect the Maintenance Charge.

13. Common Restrictions

a) Applicable to Both: The Owner's Allocation and the Developer's Allocation in the Said Complex shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the Said Complex.

14. Obligations of Developer

a) **Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within the Completion Time unless extended in writing.

b) **Meaning of Completion:** The word 'completion' and its grammatical variants shall mean habitable and tenantable state with adequate water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Units ready-for-use and occupation

c) **Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure proper compliance.

d) **Construction at Developer's Risk and Cost:** The Developer shall construct the Said Complex at its own cost, risk and responsibility, by adhering to the Building Plans and all applicable laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and to the third parties and the public in general and shall alone be liable for any loss, damage or compensation or for any claim arising from or relating to such construction and shall indemnify the Owner fully against any claims, losses and damages for any default, failure, breach, act, omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Developer and/or any employees/agents/representatives thereof.

15. Obligations of Owner

a) **Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.

b) **Marketing of Owner's Allocation:** The Developer shall be responsible for marketing of the Owner's Allocation.

16. Indemnity

a) **By Developer:** The Developer hereby indemnifies and agrees to keep the Owner saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the Project and/or to the development and/or to the construction of the Said Complex and/or defect therein and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

b) By Owner: The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of from and against any and all actions, suits, costs, proceedings and claims that the Developer may suffer due to any defect in title of the Owner to the Said Property and/or any encumbrance or liability whatsoever thereon.

17. Limitation of Liability

a) No Indirect Loss: Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect loss suffered or incurred.

18. Miscellaneous

a) **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

19. Termination

a) **Circumstances of Termination:** In the event sanction of the Building Plans and all other permissions, consents, clearances, registrations and no objections required for commencement of construction not being granted for any reason whatsoever, this Agreement shall stand terminated at the option of the Developer without claiming any cost and expenses from landowner.

b) **No Termination:** Except as mentioned above, none of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered to award specific performance or cancellation of this Agreement and additionally also to award ° damages and other such reliefs.

20. Force Majeure

a) **Meaning of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots (9) non availability or reduced availability of building materials and strike by material suppliers, transporters, contractors, workers and employees (10) delay on account of receiving statutory permissions (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations (collectively Force Majeure).

b) **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.

21. Amendment/Modification

a) **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

22. Arbitration

Disputes and Pre-referral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement between the Owner and the Developer (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

- a) Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.
- b) Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators:
- c) Appointment by Owner: 1 (one) Arbitrator to be appointed by the Owner.
- d) Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.
- e) Conduct of Arbitration Proceeding: The Parties irrevocably agree that:-
- i) Place: The place of arbitration shall be Durgapur.
- ii) Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.
- iii) Binding Nature: The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

FIRST SCHEDULE (Said Property)

All that piece and parcel of Land measuring **497.25 (Four Hundred Ninety Seven Point Two Five) Decimal**, more or less situate, lying at and being **Mouza- Manikara**, P.S.: Kanksa, J.L.No-77,, **R.S. & L.R. plot No. 668** measuring area **23** Decimal; classification- Baid, **R.S. & L.R. plot No. 653** measuring area **103.75** Decimal; classification- Baid, **R.S. & L.R. plot No. 655** measuring area **25** Decimal; classification- Baid, **R.S. & L.R. plot No. 670** measuring area **79** Decimal; classification- Baid, **R.S. & L.R. plot No. 669** measuring area **44** Decimal; classification- Baid, **R.S. & L.R. plot No. 656** measuring area **50** Decimal; classification- Bastu, **R.S. & L.R. plot No. 663** measuring area **65** Decimal; classification- Baid, **R.S. & L.R. plot No. 657** measuring area **37** Decimal; classification- Baid, **R.S. & L.R. plot No. 665** measuring area **4.5** Decimal; classification- Baid, **R.S. & L.R. plot No. 662** measuring area **66** Decimal; classification- Baid, **L.R. Khatian No- 3434 & 1549** within Amlajora Gram Panchyat, A.D.S.R. Durgapur, Dist-Burdwan presently Paschim Bardhaman entire land is butted and bounded as follows:-

In the East:-	Plot No-658	In the West:-	Plot No-674
In the South:-	Plot No-672	In the North:-	G.T. Road (NH-2)

**SECOND SCHEDULE
(Specifications)**

WATER SUPPLY	Ground Water
STRUCTURE	RCC framed construction with infill brick walls
WALLS	Conventional brickwork. Internal Walls Cement plastering overlaid with smooth
WALL FINISH	Interior - Wall putty. Exterior - Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining, In Kitchen and Balcony anti skid ceramic Tiles ,
KITCHEN	Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sink
TOILET	Anti skid ceramic Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 5 feet. ISI/ISO branded sanitary and CP fittings (as per supply), Concealed plumbing and pipe work.
DOORS	Door with tough timber frames and solid-core flush shutters, and PVC door in toilet.
WINDOWS	Aluminum frames with fully glazed shutters and quality fittings
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for inside Flats, common areas, services. Lift provided for every floor in the building.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of this deed

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

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

[Signature]

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

BUILDPRO INFRACON PVT. LTD.

WITNESSES:

[Signature]

Director

(1) *Debasish Mandal*
S/o Sri Nimai Chandra Mandal
H/o Benachity, P.O. Durgapur-13
Dist - Paschim Bardhaman

BUILDPRO INFRACON PVT. LTD.

[Signature]
Director

(2) *Sarade Mukherjee*
S/o H. Sarade Mukherjee
H/o Benachity, P.O. Durgapur-13
Dist - Paschim Bardhaman

Drafted and Typed by me & I have read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Sarade Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

হাতামূলের টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

মহাশয়

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

মহাশয়

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Surojit Shyam

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

भारत सरकार
Government of India

Debashis Mondal

DOB: 03/11/1978
Male

5473 9509 6942



मेरा आधार, मेरी पहचान



Deb

Debashis Mondal

आधार
Unique Identification Authority of India

Address: S/O: Nimai
Chandra Mondal, BHIRINGI
NACHAN ROAD, Faridpur
Durgapur, Bardhaman,
Bengal, West Bengal,
713213

5473 9509 6942

1947

help@uidai.gov.in

www.uidai.gov.in



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

[Pursuant to sub-section (2) of section 7 and sub-section (1) of section 8 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that **BUILDPRO INFRACON PRIVATE LIMITED** is incorporated on this Seventeenth day of May Two thousand twenty-two under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

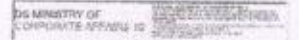
The Corporate Identity Number of the company is **U45309WB2022PTC253949**.

The Permanent Account Number (PAN) of the company is **AAKCB7569A** *

The Tax Deduction and Collection Account Number (TAN) of the company is **CALB23170A** *

Given under my hand at Manesar this Seventeenth day of May Two thousand twenty-two .

Additional Registrar
Bardhaman, West Bengal



Digital Signature Certificate
SHIVARAJ C RANJERI

ASST. REGISTRAR OF COMPANIES

For and on behalf of the Jurisdictional Registrar of Companies

Registrar of Companies

Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

BUILDPRO INFRACON PRIVATE LIMITED
BN-83 (C), III, JUDITH PATH,, BIDHANNAGAR, DURGAPUR,
Bardhaman, West Bengal, India, 713212



* as issued by the Income Tax Department

27/05/22



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



192022230312379578

GRN Details

GRN: 192022230312379578 Payment Mode: SBI Epay
GRN Date: 27/02/2023 11:32:30 Bank/Gateway: SBIEPay Payment Gateway
BRN : 5724125824813 BRN Date: 27/02/2023 11:33:31
Gateway Ref ID: IGAPEXRLO9 Method: State Bank of India NB
GRIPS Payment ID: 270220232031237956 Payment Init. Date: 27/02/2023 11:32:30
Payment Status: Successful Payment Ref. No: 2000442492/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SUVOJIT SHYAM
Address: BIDHANNAGAR
Mobile: 9531620403
Period From (dd/mm/yyyy): 27/02/2023
Period To (dd/mm/yyyy): 27/02/2023
Payment Ref ID: 2000442492/2/2023
Dept Ref ID/DRN: 2000442492/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000442492/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	70010
2	2000442492/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
Total				70024

IN WORDS: SEVENTY THOUSAND TWENTY FOUR ONLY.

PAID

Major Information of the Deed

Deed No :	I-2306-01780/2023	Date of Registration	01/03/2023
Query No / Year	2306-2000442492/2023	Office where deed is registered	
Query Date	18/02/2023 2:20:34 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
		Rs. 29,53,66,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,010/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks			

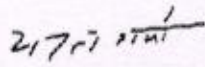
Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: AMLAJORA, Mouza: Manikara, JI No: 77, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-668 (RS :-668)	LR-1549	Other Commercial Usage	Baid	23 Dec		1,36,62,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L2	LR-653 (RS :-653)	LR-1549	Other Commercial Usage	Baid	103.75 Dec		6,16,27,500/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L3	LR-655 (RS :-655)	LR-1549	Other Commercial Usage	Baid	25 Dec		1,48,50,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L4	LR-670 (RS :-670)	LR-1549	Other Commercial Usage	Baid	79 Dec		4,69,26,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L5	LR-669 (RS :-669)	LR-1549	Other Commercial Usage	Baid	44 Dec		2,61,36,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L6	LR-656 (RS :-656)	LR-3434	Other Commercial Usage	Bastu	50 Dec		2,97,00,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L7	LR-663 (RS :-663)	LR-1549	Other Commercial Usage	Baid	65 Dec		3,86,10,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,

L8	LR-657 (RS :-657)	LR-1549	Other Commercial Usage	Sole	37 Dec	2,19,78,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L9	LR-665 (RS :-665)	LR-1549	Other Commercial Usage	Baid	4.5 Dec	26,73,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L10	LR-662 (RS :-662)	LR-1549	Other Commercial Usage	Baid	66 Dec	3,92,04,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
		TOTAL :			497.25Dec	0 /-	2953,66,500 /-
		Grand Total :			497.25Dec	0 /-	2953,66,500 /-

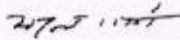
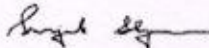
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BHARAT SHARMA (Presentant) Son of Late RAM ADHAR SHARMA Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office	Photo  01/03/2023	Finger Print  LTI 01/03/2023	Signature  01/03/2023
	BN-83 Judith Path, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANxxxxxx6C, Aadhaar No: 74xxxxxxxx2836, Status :Individual, Executed by: Self, Date of Execution: 01/03/2023 , Admitted by: Self, Date of Admission: 01/03/2023 ,Place : Office			

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BUILDPRO INFRACON PRIVATE LIMITED BN-83 Judith Path, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BHARAT SHARMA Son of Late RAM ADHAR SHARMA Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 01/03/2023, Place of Admission of Execution: Office	Photo  Mar 1 2023 4:38PM	Finger Print  LTI 01/03/2023	Signature  01/03/2023
BN-83 Judith Path, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx6C, Aadhaar No: 74xxxxxxxx2836 Status : Representative, Representative of : BUILDPRO INFRACON PRIVATE LIMITED (as DIRECTOR)				
2	Name Mr SUVOJIT SHYAM Son of Mr TAPAN SHYAM Date of Execution - 01/03/2023, , Admitted by: Self, Date of Admission: 01/03/2023, Place of Admission of Execution: Office	Photo  Mar 1 2023 4:40PM	Finger Print  LTI 01/03/2023	Signature  01/03/2023
D-266 Eagle Street, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: EQxxxxxx0B, Aadhaar No: 21xxxxxxxx6002 Status : Representative, Representative of : BUILDPRO INFRACON PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASISH MONDAL Son of Mr NIMAI MONDAL Beanchity, City:- Durgapur, P.O:- Beanchity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	 01/03/2023	 01/03/2023	 01/03/2023
Identifier Of Mr BHARAT SHARMA, Mr BHARAT SHARMA, Mr SUVOJIT SHYAM			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-23 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-66 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-103.75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-79 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-44 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-50 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-65 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-37 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-4.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: AMLAJORA, Mouza: Manikara, JI No: 77, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 668, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.23000000 Acre,	Mr BHARAT SHARMA
L2	LR Plot No:- 653, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:1.03000000 Acre,	Mr BHARAT SHARMA

L3	LR Plot No:- 655, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.25000000 Acre,	Mr BHARAT SHARMA
L4	LR Plot No:- 670, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.79000000 Acre,	Mr BHARAT SHARMA
L5	LR Plot No:- 669, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.44000000 Acre,	Mr BHARAT SHARMA
L6	LR Plot No:- 656, LR Khatian No:- 3434	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:বিধান নগর , Classification:বায়ু, Area:0.50000000 Acre,	Mr BHARAT SHARMA
L7	LR Plot No:- 663, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.65000000 Acre,	Mr BHARAT SHARMA
L8	LR Plot No:- 657, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:শোল, Area:0.37000000 Acre,	Mr BHARAT SHARMA
L9	LR Plot No:- 665, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.05000000 Acre,	Mr BHARAT SHARMA
L10	LR Plot No:- 662, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.66000000 Acre,	Mr BHARAT SHARMA

On 01-03-2023**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

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

Presented for registration at 11:27 hrs on 01-03-2023, at the Office of the A.D.S.R. DURGAPUR by Mr BHARAT SHARMA ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 29,53,66,500/-

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

Execution is admitted on 01/03/2023 by Mr BHARAT SHARMA, Son of Late RAM ADHAR SHARMA, BN-83 Judith Path, Bidhannagar, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr DEBASISH MONDAL, , , Son of Mr NIMAI MONDAL, Beanchity, P.O: Beanchity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-03-2023 by Mr BHARAT SHARMA, DIRECTOR, BUILDPRO INFRACON PRIVATE LIMITED (Private Limited Company), BN-83 Judith Path, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr DEBASISH MONDAL, , , Son of Mr NIMAI MONDAL, Beanchity, P.O: Beanchity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Execution is admitted on 01-03-2023 by Mr SUVOJIT SHYAM, DIRECTOR, BUILDPRO INFRACON PRIVATE LIMITED (Private Limited Company), BN-83 Judith Path, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr DEBASISH MONDAL, , , Son of Mr NIMAI MONDAL, Beanchity, P.O: Beanchity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2023 11:33AM with Govt. Ref. No: 192022230312379578 on 27-02-2023, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 5724125824813 on 27-02-2023, Head of Account 0030-03-104-001-16

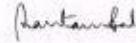
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 70,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8084, Amount: Rs.5,000.00/-, Date of Purchase: 28/02/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/02/2023 11:33AM with Govt. Ref. No: 192022230312379578 on 27-02-2023, Amount Rs: 70,010/-, Bank: SBI EPay (SBlePay), Ref. No. 5724125824813 on 27-02-2023, Head of Account 0030-02-103-003-02



Santanu Pal

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

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 30883 to 30908

being No 230601780 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.03.02 12:35:48 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/03/02 12:35:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
