

5440-642/2024

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DEED OF DEVELOPMENT AGREEMENT

THIS DEED OF DEVELOPMENT AGREEMENT IS
EXECUTED ON THIS 8TH DAY OF FEBRUARY, 2024
(TWO THOUSAND TWENTY FOUR);

Contd.....P/2

সংখ্যা নং 29905 08/02/2024
খরিদার বা Onkarnath Majumdar
সহ Pejarhat বা Pejarhat
মূল্য 5000/-
Sadas Bhattacharya
VEDAS BHATTACHARYA
of 10/10/18



3
Additional District
Sub-Registrar

- 8 Feb 2024

Purulia (W.E.)

Onkar Nath Majumder

[2]

B E T W E E N :

Sri. Onkar Nath Majumder son of Late Manoj Mohan Majumder, (PAN-AFOPM5068H, Epic No. CGC4078671), Hindu by religion, Indian citizen, Business by occupation, residing at CC78A, Narayantala East, Rajarhat, Gopalpur M, Aswini Nagar, P.O. Aswini Nagar, P.S. Rajarhat and Dist. North 24 Parganas, Pin-700059, West Bengal, hereafter called and referred to as the LAND LORD/OWNER (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include his legal heirs, executors, admini-strators, legal representatives and assignees etc.) of the FIRST PART.

AND

B.B. CONSTRUCTION, PAN-ABBFM2108B, a partnership firm, having its registered office at Malir Bagan, Cooks-Compound, Purulia, P.O. Purulia, P.S. Purulia (T) and Dist. Purulia, West Bengal, herein after called and referred to as the DEVELOPER (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include its heirs, executors, administrators, legal representatives and assignees etc. in office) of the SECOND PART, being represented by its one of the partners Sri Basuprada Banerjee (PAN-AIVPB5316K, Epic No. FTZ2518488) son of Late Banshidhari Banerjee, Hindu by religion, Indian citizen, business by occupation, residing at Malir bagan, Cook's Compound, Purulia, P.O. Purulia, P.S. Purulia (T) Dist-Purulia, West Bengal.

WHEREAS the property in Mouza Nadiha, being J.L. No. 291/3, under R.S. Khatian No. 720, being R.S. Plot No. 2505, specifically mentioned in the schedule herein below had been previously owned and possessed by one Brajendranath Majumdar and he, in course of his life time, have executed a Deed of Gift in favour of his wife namely Umashashi Majumdar through a registered Deed of Gift being No. 4193, Dated 08-04-1943, registered at Purulia Sub-Registry Office and accordingly after the said deed of gift, said Umashashi Majumdar became the absolute owner in possession over the aforesaid property mentioned in the schedule herein below.

It is pertinent to mention here that said Brajendranath Majumdar had two sons namely Sri Manoj Mohan Majumdar (since deceased) and Manoranjan Majumdar (since deceased) and he had also three nos. of daughters namely Ashalata Ghosh, Anima Bose and Rama Chakraborty as his only legal heirs.

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[3]

AND

WHEREAS subsequently said Umashashi Majumdar died leaving behind her aforesaid two sons and three daughters and accordingly after the demise of said Umashashi Majumdar, the property mentioned in the schedule herein below have been devolved upon jointly in the name of aforesaid legal heirs of Umashashi Majumdar.

AND

WHEREAS after acquiring the aforesaid property jointly, the aforesaid sons and daughters of Umashashi Majumdar have been in absolute physical possession over their respective 1/5th share in the same and subsequently said Ashalata Ghosh and Anima Bose being the daughters of said Umashashi Majumdar have transferred their 1/5th share in the property to Manoj Mohan Majumdar and accordingly after the said purchase, said Manoj Mohan Majumdar have become the owner in possession over his 3/5th share in the schedule mentioned property and subsequently said Manoj Mohan Majumdar died leaving behind his two sons namely Adinath Majumdar, Onkarnath Majumdar (the landlord herein) and Bhaswati Sarkar as his legal heirs and accordingly after the demise of said Manoj Mohan Majumdar, the aforesaid legal heir of Manoj Mohan Majumdar have come into the ownership in possession over the property left by him i.e. 3/5th share in the schedule property.

AND

WHEREAS similarly said Manoranjan Majumdar died leaving behind his two sons namely Somnath Majumdar and Indranath Majumdar (since deceased) as his legal heirs and accordingly after the death of said Umashashi Majumdar, the 1/5th share of Manoranjan Majumdar have been equally divided into his aforesaid two sons namely Somnath Majumdar and Indranath Majumdar and subsequently said Indranath Majumdar died leaving behind his widow namely Krishna Majumdar, Sayantani M Nambiar and Reetuparna Basu as his legal heirs.

[4]

AND

WHEREAS after the death of said Umashashi Majumdar as well as the demise of predecessors of all the legal heirs, the landlord alongwith his other co-sharers jointly have come into the physical possession in ownership over their calculated respective shares in the property described in the schedule herein below with their co-sharer namely Rama Chakraborty being one of the daughter of said Umashashi Majumdar and said Rama Chakraborty also is in occupation of her own 1/5th share in the schedule property.

AND

WHEREAS after acquiring their own share in the aforesaid property by inheritance, said Adinath Majumdar, Bhaswati Sarkar, Krishna Majumdar, Reetuparna Basu, Satyani M Nabiar and Somnath Majumdar jointly transferred their own inherited 3/5th share i.e. an area of 2 Cottahs 7 Sq.ft. to their other co-sharer namely Onkarnath Majumdar being the landlord herein through a registered deed of sale being no. 5882, Dated 01-12-2021, registered at the office of the A.D.S.R. Purulia and subsequently said Rama Chakraborty have transferred her own inherited 1/5th share i.e. an area of 10 Chattaks 33 Sq.ft. to said Onkarnath Majumdar being the landlord herein through a registered deed of sale being no. 2207, Dated 17-05-2022, registered at the office of the D.S.R. Purulia.

AND

WHEREAS after purchasing the aforesaid property through the aforesaid two nos. of sale deeds, the present landlord have become the absolute owner in possession over the entire property including his own inherited 1/5th share i.e. the total area of 3 Cottahs 5 Chattaks 27 Sq.ft. and have been in absolute physical possession over the same with his absolute proprietary and transferable right, title and interest over the aforesaid property without any hindrance or interruption from any corner.

AND

WHEREAS for his own benefits, the present landlord/owner have envisaged and or entrusted the developer to develop the aforesaid purchased and inherited property, admeasuring a total area of 3 Cottahs 5 Chattak 27 Sq.ft., mentioned in the schedule herein below by constructing proposed multi-storied (B+G+5) building thereon over the aforesaid property, particularly mentioned in the schedule herein below.

[5]

AND

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WHEREAS now the present landlord have intended to develop the schedule property by constructing proposed multi-storied (B+G+5) building thereon and as the present owner have no infrastructural facilities and lacuna of experiences in the arena of constructional work, have decided to appoint the developer to develop the same and the developer while coming to know the intention of the owner agreed to develop the property and the owner also agreed with the proposal of the developer and hence this deed of development agreement:-

AND

WHEREAS the landlord/owner have assured the developer that the said property is free from all encumbrances liens attachment and mortgage of any nature what so ever and how so ever and the owner is in peaceful possession of his purchased and inherited property. The owner have assured the developer that he has marketable and saleable right and title over the schedule property.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS:-

1. That the first party/landowner will be bound to assist the second party/developer in every manner to develop the schedule property by constructing multistoried building consisting of residential independents flat/commercial unit/apartment.
2. That the first party/landowner has fully assured the developer that the land in question is free from all kinds of encumbrances, charges, liens, attachment and encroachment, mortgage etc. and there is no notice of the proposed multistoried building or buildings thereon and also there is no objection or hinderance or obstacles in obtaining approval and sanctioned plan for construction of multistoried building/apartment from the competent authorities.
3. That first party/land owner further assured the developer that apart from him no one else is/are entitled to or has/have any right and interest over the schedule property or any part thereof either as a partner or as the co-sharers and co-partner or otherwise the first party/land owner is not the benamdar trustee for any one in

respect of the schedule property and the first party/land owner is fully entitled to transfer, convey, dispose and alienate the property in any manner to any one as he/she/they think/s proper and fit his/her/their own and sole discretion.

4. That the first party/land owner also assured the developer that the developer will be in no manner liable for any of the outgoing and outstanding dues relate into the schedule land for the period prior to execution of this deed of development agreement and the same shall be sole liability and responsibility of first party/land owner only.

5. That the second party/developer do all acts and deeds matters, thinks, necessary for relating to the development and construction of proposed multistoried building apartment consisting of building apartment consisting of independent residential flats, garage, parking space etc. in general only on specific relief's written hereunder:-

6. The relief's have been given by the first party/land owner as follows:-

To prepare, amend or revise the building plans of the proposed Multi-storied building on the land in question and to process submit the same approval and sanction from the competent authority Concerned in this name or either in the name of the land owner at the cost and expenses of developer.

a. To appoint technical person, architects, engineers, contractors etc. and managerial personals for development and construction of the proposed multistoried building and for allied jobs as may be deemed necessary for the purpose.

b. To make application in the concerned authorities in the name of the first party/land owner in the name for sites.

7. That the first party/land owner is entitled to get 37% of the total constructed area of the multistoried building constructed by the developer through their own finance and capital and the second party developer will get remaining 63% of the total constructed area of the multistoried building. For more details of allocation of the first party/land owner and the second party/developer in the said multistoried building proposed to be constructed over the schedule property. It is described apparently as floows:

8. **OWNERS' ALLOCATION :**

a) After construction of the entire multi-storied building, the owner shall be entitled to get 37% of the total constructed area of the said building and the builders/developers shall not be entitled to claim over the aforesaid 37% of the total construction area.

Be it mentioned here that out of the aforesaid 37% share of the proposed building, a residential furnished flat (one A.C., one Gidger, one Bed, one Freeze, fans and lights) will be provided to the land owner.

b) The flats, apartments of the owner's allocation shall be finished flat, the floor shall be covered with marble/floor tiles, windows will be finished with aluminium with glass fitting, the doors will be flash doors made of by ply wood/woodden (saal wood) inside walls will be finished with wall potty with primary coating, the slab of the kitchen will be made of by marble stone/codappa stone, walls of bathroom and kitchen will be provided with the glaze tiles and the flats will be with complete electric wiring and the electric fittings as well as the electrical wires will be provided.

c) It is to be mentioned here that the aforesaid owners' allocation in the aforesaid proposed multi-storied building will be allocated by the Developer by their (Developer's) choice and discretion and the land owner will get his own allocation of the constructed area which is lying in his own land and he can not claim in the other portion of the building.

9. **DEVELOPER'S ALLOCATION :**

a. After deducting the said owner's allocation, the existing portion of the building i.e. 63% of the total construction of the said constructed area of the building will be developer's allocation. The developer shall construct and finished its/their allocated portion as per its/their own choice and decision.

The owner shall not be entitled to claim over the aforesaid 63% of the total constructed area of the building. If the developer extend the total construction then the extended area also be divided between the parties in the same proportion as stated in 'owners' allocation' and 'developer's allocation'. The owner's allocated area will be the exclusive share of the owner in which the developer and or their legal heirs, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be teneable or valid. The developer's allocated portion will be their exclusive share unconcernly with the owner in which the the owner and/or his legal heirs, nominees, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be teneable

or valid. After obtaining the sanction plan, the owner and developer shall jointly demarcate their own share on the sanctioned plan of the said proposed building as owner's allocation and after such demarcation the balance portion of the proposed building will be treated as developer's allocation. Over the top roof of the aforesaid proposed multistoried building the developer and the owner will have the right in accordance with their proportionate share i.e. 63% and 37% along with the parapet wall. It is further agreed and decided that the developer shall deliver the owner's allocation of the full and complete to the owners free of cost, charge and encumbrances. The developer shall be exclusively entitled to developer's allocation having valid right title interest therein as per this agreement with exclusive right to enter into agreement for sale, transfer, letout, lease, license over the same and execute the appropriate deeds to that effect. The owners shall be exclusively entitled to their own allocation having valid right, title, interest, ownership etc. over their own respective allocation and the owners can sell, transfer, lease, letout etc. to any intending person at their own discretion in respect of their own respective owner's allocated area and in the event of developer's allocation, if the developer intends to transfer their allocation in part or full by way of sale or any deed of conveyance to any intending buyer or purchaser then no prior consent from the owner is required to the effect. The developer may be entitled to take advance from the intending purchaser of their own allocation and they are allowed and/or to be permitted to execute and register sale deed in respect of their own allocation without taking the consent in writing from the owners. The developer as per their own discretion will be entitled to written or deliver possession of their allocated portion partly or wholly to any person or any such intending buyer, transferee, leasee, tenant etc. and no further consent of the owner is required to that effect and this agreement by itself be deemed to be and treated as the consent of both the parties.

It is hereby further agreed that on completion of owner's allocated portion, the developer either verbally or in written request the owner to take possession of his allocated portion. If any dispute arises in between the parties regarding their allocation as stated in this deed the matter should be referred to the Arbitrator within 7 days from the occurrence of dispute.

It is to be mentioned here that as the proposed multistoried building has yet to be started at this time and the parties of this deed have been mutually agreed that as soon as the sanctioned plan has been obtained the respective shares of the parties will have been demarcated in the sketch map and in this event the Developer will start construction work of the aforesaid multi-storied building after obtaining the sanction plan and also after demarketing the share of the parties.

10. It is agreed by the parties that the first party / owner will hand over the schedule property to the Developer and after delivery of possession of the schedule property, the Developer will be bound to complete the entire construction work of the multi-storied building within a period of **30 months** from the date of delivery of possession of the schedule property.

Be it specifically mentioned that if the construction work cannot be completed within the aforesaid stipulated period due to the unavoidable circumstances such as earth quake, flood, storm, riot, force majeure etc. then the time can be extended after mutual discussion by the parties.

Be it further be mentioned that if the construction work can not be completed within the aforesaid stipulated period without any prohibition by any unavoidable circumstances as stated above then the developer will be bound to compensate the same to the land owner and the same compensation will be determined after mutual discussion of the parties.

11. That if it is found after construction that the entire constructional area has been varied then the allocation of the owner and Developer also varied as per the aforesaid ratio of the owner and Developer allocation.

12. It is decided by the parties that only the Developer will be entitled to make development and or construction over the schedule property and no other person or persons will be in any way be permitted and or be entitled to make development or construction work of the schedule property.

13. It is agreed by the parties that during the period of this agreement the owner shall not any way cause impediment or obstruction in the construction or development of the said property to be carried on by the developer.

14. That the original title deed and or relevant papers of documents in respect of the said plot of land will be kept in custody of the developer and as and when the same will be required by the owner, the developer shall be bound to produce the same and after complete sale proceeds of the developer's allocation the developer shall return the same to the land owner.

15. It is mutually be decided between the parties that after execution and registration of this deed of development agreement, the first party/land owner will execute registered deed of power of attorney in favor of the developer for certain terms and conditions which will be recided in that deed of General Power of Attorney.

And generally to do all other acts, deeds and things which in the opinion of the owner ought to be done and all acts, deeds and things lawfully done by the developer shall be construed as the acts, deeds and things done by the owners as the owner is personally present and done the same himself.

And the owner does hereby ratify and confirm and agrees to ratify and confirm all the lawful acts of the developer which will be done by virtue of this development agreement and general power of Attorney hereby conferred and on the strength of this deed.

ARBITRATION*

Save and except what has been specifically stated here in before all disputes and differences between the parties arising out of the meaning, construction or imposed of this argument of their respective right and liabilities as per this agreement shall be adjudicate by reference to the arbitration of two independent each party who shall jointly appoint an umpire and the commencement of reference and the award of the arbitrator or the umpire as the case may be final and conclusive on the subject as between the parties and this clause shall be deed to be a submission within the meaning of arbitration Act 1940 (Act. of 1940) and its statutory modifications and/or re-enactment thereof in force from time to time.

[11]

Onward to be used

Notwithstanding the foregoing provision the right to use for specific performance of this contract by one party against the other as per terms of this agreement shall remain unaffected and this deed will be simultaneously treated as deed of Development agreement and General Power of Attorney.

Jurisdiction

All courts within the limit of the Purulia shall have the jurisdiction to entertain and determined all actions, suits and proceedings arising out of this present between the parties.

SCHEDULE

All that a homestead Landed property in **Mouza Nadiha** under the jurisdiction of Purulia Sub-Registry office within Purulia Town Police Station in Pargana Chharrah being J.L. No. 291/3 in the District of Purulia under Purulia Municipality Ward No. 6, being Holding no. 531 situated at Amdiha Road, recorded under **R.S. Khatian No. 720 (Seven Hundred Twenty)** being the **R.S./L.R. Plot No. 2505 (Two Thousand Five Hundred Five)** measuring a total landed area of **3 Cottahs 5 Chattaks 27 Sq.ft.** has been agreed to be developed by the Developer through this deed of Development Agreement and the same has been bounded by on the North - Amdiha Road, on both the South and East - L/o B.B. Construction and on the West - H/o Nihar Chakraborty.

THE LAND OWNER WILL BE PROVIDED THEIR UNITS IN FINISHED AS UNDER MENTIONED WORK SCHEDULE.

WORK SCHEDULE

1. Structure : R.C.C. frame structure/Brick structure.
2. Brickwork : External brick work 250 mm.(10 Inch) thick & internal brick work 125 mm.(5 Inch) thick.
3. Flooring : Bed room, kitchen, drawing cum dinning space with floor tiles.
4. Doors : Pannel Board Door with wooden frame.

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5. Windows : Aluminium sliding windows with glass pannels and integrated grill.
6. Wall finishing : Cement pluster finish with wall putty in bed rooms, drawing-cum-dining space, in the walls of toilet upto intel level and in kitchen over cooking platform, kitchen rack below cooking platform no. internal paintings will be provided except one coat of primer over wall putty.
7. Electricals : Concealed wiring on the roof and walls with neccessary fan, light and power points only.
8. Toilet : Glaze tiles up to T-hight of the wall from the floor and the flooring of the toilet will be provided by murble and both of the toilet will be provided with comode type low down cistern, Basin, shower privystem necessary stop cock/bid cock of ISI Mark, one Toilet will be western common fittings.
9. Kitchen : Cooking platform finished with marble slab and also sink with necessary stop cock, oven platform of black stone.
10. Water Supply : Water supply from deep tubewell, complete with pump and overhead reservoir.
11. Lift : Suitable (4 passanger) capacity elevators of good make.
12. Genarator : Suitable capasity genarator of good make.

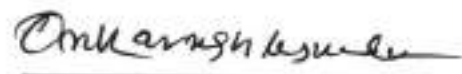
IN WITNESS WHEREOF the parties hereto have executed these presents on the day and year first above written.

Contd.....P/13

Note :- Signature with photo and fingers print of the parties are affixed on the specimen copy annexed with this Deed.

Witnesses

1. Ranjit Majhi
S/o Haradhan Majhi
Vil + P.O - Sator
P.S - Ansha
Dist - Purulia.


Signature of the OWNER


2. Budheshwar Banerjee
S/o Late - Nibaran Banerjee
Lagda - Purulia.

F. B. Construction

Partner

Signature of one of the
partners on behalf of the
DEVELOPER.























Drafted By:-


(Malay kumar Das)
Deed Writer, Purulia.
Licence No. 94.

Typed by

: Jafar Sadique Ansari
(Jafar Sadique Ansari) of Baghra, Purulia.

SPECIMEN FORM FOR PHOTO AND FINGERS' PRINT

Signature with Photo of the Land owner					
	Left Hand				
					
	Thumb	Index	Middle	Ring	Little
	Right Hand				
					
Fingers' Impression of my both hands: <i>Omman Singh Deywiler</i>					
Signature with Photo of the Partners of the Developer					
	Left Hand				
					
	Thumb	Index	Middle	Ring	Little
	Right Hand				
					
Fingers' Impression of my both hands: <i>Basiprade Bamraja</i>					

Major Information of the Deed



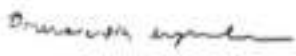
Deed No :	I-1402-00625/2024	Date of Registration	08/02/2024
Query No / Year	1402-2000354989/2024	Office where deed is registered	
Query Date	07/02/2024 5:08:05 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Malay Kumar Das Village Joynagar, Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, Mobile No. : 9635579521, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 27,85,860/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Amdiha Road, Mouza: Nadiha, , Ward No: 6, Holding No:531 Jt No: 3, Pin Code : 723102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2505	RS-720	Bastu	Bastu	3 Katha 5 Chatak 27 Sq Ft		27,85,860/-	Property is on Road
Grand Total :					5.5275Dec	0/-	27,85,860/-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Onkarnath Majumdar (Presentant) Son of Late Manoj Mohan Majumdar Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office		 Captured	
	CC78A, Narayantala East, Rajarhat, Gopalpur M, Aswini Nagar, City:- Rajarhat-gopalpore, P.O:- Aswini Nagar, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office	08/02/2024	LTI 08/02/2024	08/02/2024

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B.B. CONSTRUCTION Malir Bagan, Cooks Compound, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 , PAN No.:: ABxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Basuprada Banerjee Son of Late Banshidhari Banerjee Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office		 Captured	
		Feb 8 2024 2:18PM	LTI 08/02/2024	08/02/2024
Malir Bagan, Cooks Compound, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx6K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : B.B. CONSTRUCTION				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ranjit Majhi Son of Mr Haradhan Majhi Village:- Satra, P.O:- Satra, P.S:-Arsa, District:-Purulia, West Bengal, India, PIN:- 723154		 Captured	
	08/02/2024	08/02/2024	08/02/2024

Identifier Of Mr Onkarnath Majumdar, Mr Basuprada Banerjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Onkarnath Majumdar	B.B. CONSTRUCTION-5.5275 Dec

Endorsement For Deed Number : I - 140200625 / 2024

On 08-02-2024

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 12:40 hrs on 08-02-2024, at the Office of the A.D.S.R. PURULIA by Mr Onkarnath Majumdar ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 27,85,800/-

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

Execution is admitted on 08/02/2024 by Mr Onkarnath Majumdar, Son of Late Manoj Mohan Majumdar, CC78A, Narayantala East, Rajarhat, Gopalpur M, Aswini Nagar, P.O: Aswini Nagar, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Identified by Mr Ranjit Majhi, , Son of Mr Haradhan Majhi, P.O: Satra, Thana: Arsa, , Purulia, WEST BENGAL, India, PIN - 723154, by caste Hindu, by profession Others

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

Execution is admitted on 08-02-2024 by Mr Basuprada Banerjee,

Identified by Mr Ranjit Majhi, , Son of Mr Haradhan Majhi, P.O: Satra, Thana: Arsa, , Purulia, WEST BENGAL, India, PIN - 723154, by caste Hindu, by profession Others

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 08/02/2024 12:50PM with Govt. Ref. No: 192023240375772558 on 08-02-2024, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 4922300061017 on 08-02-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 29905, Amount: Rs.5,000.00/-, Date of Purchase: 08/02/2024, Vendor name: DEBDAS BHATTACHARYA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/02/2024 12:50PM with Govt. Ref. No: 192023240375772558 on 08-02-2024, Amount Rs: 10/-, Bank: SBI EPay (SBlePay), Ref. No. 4922300061017 on 08-02-2024, Head of Account 0030-02-103-003-02



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2024, Page from 11652 to 11671

being No 140200625 for the year 2024.



Ruhul

Digitally signed by RUHUL AMIN
Date: 2024.02.09 16:22:51 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 09/02/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. PURULIA

West Bengal.

