

## भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 271508

## DEVELOPMENT AGREEMENT

Certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endr-  
sements Attached with this  
Documents are the Part of this  
Document.

A.D.S.R. Durgapur  
Paschim Bardhaman

QUERY NO. : 2000698091/2026  
GRN NO. : 192025260518321692  
DISTRICT : Paschim Bardhaman  
MOUZA : Bhiringi  
P.S. : Durgapur  
AREA OF LAND : 13.3 Decimal

24 MAR 2026

Sl. No. 4791 Date 16/03/21  
Sold to Kingwood Homes Private Limited  
Address Durgapur - 13  
Value of Stamp 52  
Date of Purchase of the stamp paper  
from Treasury 06 MAR 2026  
Name of the Treasury from  
Durgapur  
Somnath Chatterjee  
Stamp Vendar  
A.D.S.R. Office, Durgapur-16  
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

24 MAR 2026

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 24<sup>TH</sup> DAY  
OF MARCH, 2026; AT A.D.S.R. DURGAPUR;

BETWEEN

(1) **SMT. SWAPNA DAS, [PAN- AIDPD5564D]**, Wife of Sri. Niranjan Kumar Das, By Faith: Hindu, by nationality Indian, by occupation- House wife, resident of: 17, Suryasen Nagar, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, (2) **SRI. NIRANJAN KUMAR DAS, [PAN- ACRPD4771A]**, Son of Late Nilratan Das, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: 41, Saradapall, Benachity, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, hereinafter refereed to and called as **"LANDOWNERS(S)"**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART.**

A N D

**"WINGWOOD HOMES PRIVATE LIMITED" [PAN - AACCW4061E]** (A Private Limited Company), having its registered office at - AS-2/85, Srinagarpally, Near DMC Health Center, City: Durgapur, P.O. Benachity, P.S.: Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, Represented by its **Director namely MR. SAMRAT DAS, [PAN- AIUPD1284F]**, Son of Mr. Satya Ranjan Das, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: 17, Suryasen Nagar, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, 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:**

**1.1** 1. Development and Construction of Building on scheduled Property: Terms and conditions agreed between the Owner and the Developer with regard to development and construction of multistoried Residential Building admeasuring an area 13.30 Decimal at the Scheduled premises in R.S. Plot No- 1500, corresponding to L.R. Plot No- 3885, of Mouza- Bhiringi, J.L. No- 119, L.R. Khatian Nos.- 7431 & 7432 respectively, under Durgapur Municipal Corporation, District- Paschim Bardhaman. 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:**

**WHEREAS** the Schdule mentioned land is previously purchased property by Sri. Badal Kumar Roy and Sri. Samir Kumar Roy, both are son of Late Subal Chandra Roy, vide Deed No. 66 for the year 1972 of Sub registrar of Raniganj at Durgapur, after that they jointly sold the same to present Landowners vide Deed No. 395 for the year 2006 of A.D.S.R. Durgapur and after purchasing the schedule mentioned land present Landowners mutated their name in L.R.R.O.R. After that Smt. Swapna Das converted her land from Baid to Commercial Bastu vide conversion case No-CN/ 2025/2311/1116 from the office of B.L.& L.R.O. Additional Fairdpur Durgapur and Sri Niranjana Kumar Das also converted his land from Baid to Commercial Bastu vide conversion case No-CN/

2025/2311/1115 from the office of B.L.& L.R.O. Additional Fairdpur Durgapur

**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 entirety the 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.

**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 multistoried building 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 as per sanctioned plan provided by the owner 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 .

**d) Finalization of Terms Based on Reliance on Representations:**

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 approved by Durgapur Municipal Corporation and Developer agree to construct multistoried building according to such plan.

**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 of this agreement 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:** Joint measurement of the land is already done by both the parties therefore neither of the parties shall raise any question regarding measurement of land in future.

**b) 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. 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 2<sup>nd</sup> Schedule below, common to all Units of the Said Complex (Specifications).



**c) Project Completion Time:-** Developer shall complete entire project within 5 years from the date of this agreement subject That Developer shall hand owner landowners allocation in tenable condition within a period of 5 years from the date of execution of the development power of attorney, with a grace period of 6 (Six) months, subject to Force Majeure as defined in Clause 20 below.

**d) 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, club, 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 WBSEDCL and/or other agencies. It is clarified that the expression Transferees includes the Owner and the Developer, to the extent of unsold Units comprised in the Owner's Allocation and the Developer'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.

**e) Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain at the costs of the Developer, 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.

A handwritten signature in black ink, appearing to be 'EDV' with a flourish above it.

f) **Modification:** Any amendment or modification to the Building Plans may be made or caused to be made by the Developer by informing the same to the owner.

g) **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 Developer / 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:** The Owner shall grant to the Developer and/or its nominees a registered Development Power of Attorney relating to the Said Property shall be executed by the land owner in favour of developer within 15 days from the development 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 and according to the Building Plans, 10 ( Ten ) Nos. of flats and 10 (Ten) Nos. of Parking space apart from that the area mentioned in the sanctioned plan as " Owners Area" shall remain with landowners as their allocation and they shall used that portion as they deem fit along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property. That Developer shall hand owner landowners allocation in tenable condition within a period of 4 years from the date of execution of this agreement, with a grace period of 6 (Six) months, subject to Force Majeure as defined in Clause 20 below which is particularly mentioned and Described in Second Schedule.

**b) Developer's Allocation:** The Developer shall be exclusively entitled to all flats and Parking spaces apart from the Flats & Parking Spaces allocated as Owner's share as mentioned in the preceding paragraph, constructed as per sanctioned plan along with undivided, impartible, indivisible and proportionate share in (i) the Common Portions and (ii) the land contained in the Said Property.

**c) waiver of landowner in case of further addition of land area and its effect:-** Developer can include any adjoining land area in future within this project and such case this landowner will have claim commensurate with such proportion as is equal to his contribution of the land in the project.

**9.** The Developer may arrange for financing of the Project 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 Development 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 Owner's 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.

**e) Sanction of plan:-** The Developer shall under obligation to sanction plan within 20 months from date of this agreement otherwise this agreement shall stand cancel with a fifteen days notice. A security deposit shall be forfeited by the landowner as damages.

## 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 Owner shall be responsible for marketing of the Owner's Allocation.

**c) Development Cost:** The owner shall be under obligation to pay Development cost to the developer for owner allocation, Development cost mean and include i) charges for electric equipment and cabling ii) charges for generator, water connection and other amenities and facilities and iii) charges for maintenance. The amount of the shall be determined by both the parties later on and that will be binding upon both the parties.

## 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. 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.

**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:**

**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. Both parties Declaration:-** However, the Landowner shall not transfer any right, title or interest in the schedule mentioned land by virtue of this Development Agreement and by virtue of this agreement no partnership will be created between the Landowner & Developer.

18/1

**FIRST SCHEDULE ABOVE REFERRED TO****(Description of Land)**

**All That** piece or parcel of Bastu Land admeasuring an area of **13.30** **(Thirteen point Three Zero) Decimal**, be the same, situated within **Mouza- Bhiringi**, J.L. No. 119, Police Station: Durgapur, Additional District Sub Registration Office- Durgapur, Dist.: Paschim Bardhaman, under Durgapur Municipal Corporation.

| <b>R.S. Plot No.</b>      | <b>L.R. Plot No.</b> | <b>L.R. Khatian No.</b> | <b>Classification</b> | <b>Area in Decimal</b>                                     |
|---------------------------|----------------------|-------------------------|-----------------------|------------------------------------------------------------|
| 1500                      | 3885                 | 7431                    | Bastu                 | 6.8                                                        |
| 1500                      | 3885                 | 7432                    | Bastu                 | 6.5                                                        |
| <b>Total Area of Land</b> |                      |                         |                       | <b>13.30</b><br><b>(Thirteen point Three Zero) Decimal</b> |

**Entire Land is butted and bounded:**

On the North : 16 Feet wide Road  
 On the South : Property of Mr. Saha  
 On the East : 42 Feet wide Road  
 On the West : Property of Mr. Kar

15/1

**SECOND SCHEDULE ABOVE REFERRED TO**  
**(LANDOWNER ALLOCATION)**

| Flat No.                                                                                                                                    | Floor No.       | Buildup/Covered Area in Sq. Ft. | Carpet Area in Sq. Ft. | Super Built-up Area in Sq. Ft. | Balcony Area in Sq. Ft. |
|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------|------------------------|--------------------------------|-------------------------|
| F1-A                                                                                                                                        | 1 <sup>st</sup> | 954.76                          | 721.89                 | 1400.32                        | 76.83                   |
| F1-B                                                                                                                                        | 1 <sup>st</sup> | 1090.20                         | 889.64                 | 1739.31                        | 47.45                   |
| F1-C                                                                                                                                        | 1 <sup>st</sup> | 855.52                          | 661.96                 | 1389.28                        | 55.52                   |
| F3-A                                                                                                                                        | 3 <sup>rd</sup> | 954.76                          | 721.89                 | 1400.32                        | 76.83                   |
| F3-B                                                                                                                                        | 3 <sup>rd</sup> | 1090.20                         | 889.64                 | 1739.31                        | 47.45                   |
| F3-C                                                                                                                                        | 3 <sup>rd</sup> | 855.52                          | 661.96                 | 1389.28                        | 55.52                   |
| F5-A                                                                                                                                        | 5 <sup>th</sup> | 954.76                          | 721.89                 | 1400.32                        | 76.83                   |
| F5-B                                                                                                                                        | 5 <sup>th</sup> | 1090.20                         | 889.64                 | 1739.31                        | 47.45                   |
| F5-C                                                                                                                                        | 5 <sup>th</sup> | 855.52                          | 661.96                 | 1389.28                        | 55.52                   |
| F6-B                                                                                                                                        | 6 <sup>th</sup> | 1090.20                         | 889.64                 | 1739.31                        | 47.45                   |
| <p style="text-align: center;">Apart from avbove mentioed flats the landowner also entitled to get Ten<br/> (10) Nos. of parking space.</p> |                 |                                 |                        |                                |                         |



**THIRD SCHEDULE****(Specifications)**

|                       |                                                                                                                                                                                                    |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>WATER SUPPLY</b>   | Durgapur Municipal Corporation                                                                                                                                                                     |
| <b>STRUCTURE</b>      | RCC framed construction with infill brick walls / blocks                                                                                                                                           |
| <b>WALLS</b>          | Blocks / Conventional brickwork. Internal Walls Cement plastering overlaid with smooth                                                                                                             |
| <b>WALL FINISH</b>    | Interior – Wall putty.<br>Exterior - Combination of weather coat.                                                                                                                                  |
| <b>FLOORING</b>       | Ceramic Tiles in all bedrooms, Living-cum-Dining, In Kitchen and Balcony anti skid ceramic Tiles,                                                                                                  |
| <b>KITCHEN</b>        | Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sink.                                                                         |
| <b>TOILET</b>         | 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. |
| <b>DOORS</b>          | Door with tough timber frames and solid-core flush shutters, and PVC door in toilet.                                                                                                               |
| <b>WINDOWS</b>        | Aluminum frames with fully glazed shutters and quality fittings.                                                                                                                                   |
| <b>WIRING</b>         | Standard concealed wiring for electricity.                                                                                                                                                         |
| <b>ELECTRIC METER</b> | Individual meter for each unit by individual cost.                                                                                                                                                 |
| <b>AMENITIES</b>      | Adequate standby generator for inside Flats, common areas, services.<br>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:

Swarna Das.

Niranjan Kumar Das.

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

WITNESSES:

① Swarna Das  
S/o. Niranjan Kumar Das  
Vill. - Anger. Durgapur  
P.S. - Conger. Durgapur

② Apurba Saha  
S/o. Anur K. Saha  
Vill. - purnsha  
P.S. - Durgapur-7

WINGWOOD HOMES PRIVATE LIMITED

Samrat Das

Director

(SAMRAT DAS)

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.

Subrata Mukherjee

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

## DETAILS OF IDENTIFIER WITH PHOTO

|    |                      |                   |
|----|----------------------|-------------------|
| 1. | NAME ( নাম )         | SURAJIT MONDAL    |
| 2. | FATHER NAME ( পিতা ) | MANORANJAN MONDAL |
| 3. | OCCUPATION ( পেশা )  | LAW CLERK         |

### 4. PERMANENT ADDRESS ( স্থায়ী ঠিকানা )

|   |                            |                    |
|---|----------------------------|--------------------|
| ❖ | VILLAGE/TOWN ( গ্রাম )     | VILLAGE - ANGADPUR |
| ❖ | POST OFFICE ( পোস্ট অফিস ) | ANGADPUR           |
| ❖ | POLICE STATION ( থানা )    | COKE-OVEN          |
| ❖ | PIN CODE                   | 713215             |
| ❖ | DISTRICT ( জেলা )          | PASCHIM BARDHAMAN  |
| ❖ | STATE ( রাজ্য )            | WEST BENGAL        |

5. RELATIONSHIP WITH SELLER/BUYER ( দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক ) OTHERS

6. AADHAAR NO : 2689 7090 2567

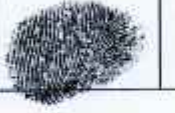
7. VOTER ID : WEP1483233

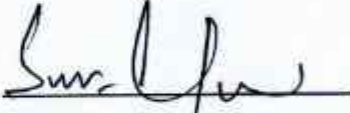
আমি ( শনাক্তকারী ) Development Agreement - এ দলিলে (Query No.)  
Somant Das & Others বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Surajit Mondal as identifier identifying the executants of the concerned deed

(Query No.) 2000698091/2026

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

|            |                                                                                     |                                                                                     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |
|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| LEFT HAND  |  |  |  |  |  |  |
| RIGHT HAND |  |  |  |  |  |                                                                                       |

  
IDENTIFIER SIGNATURE  
( শনাক্তকারীর সাক্ষর )



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



192025260518321692

GRN Details

|                   |                     |                     |                     |
|-------------------|---------------------|---------------------|---------------------|
| GRN:              | 192025260518321692  | Payment Mode:       | Counter Payment     |
| GRN Date:         | 17/03/2026 11:09:33 | Bank/Gateway:       | State Bank of India |
| BRN :             | 90045172            | BRN Date:           | 17/03/2026 00:00:00 |
| GRIPS Payment ID: | 170320262051832168  | Payment Init. Date: | 17/03/2026 11:09:33 |
| Payment Status:   | Successful          | Payment Ref. No:    | 2000698091/1/2026   |

[Query No\*/Query Year]

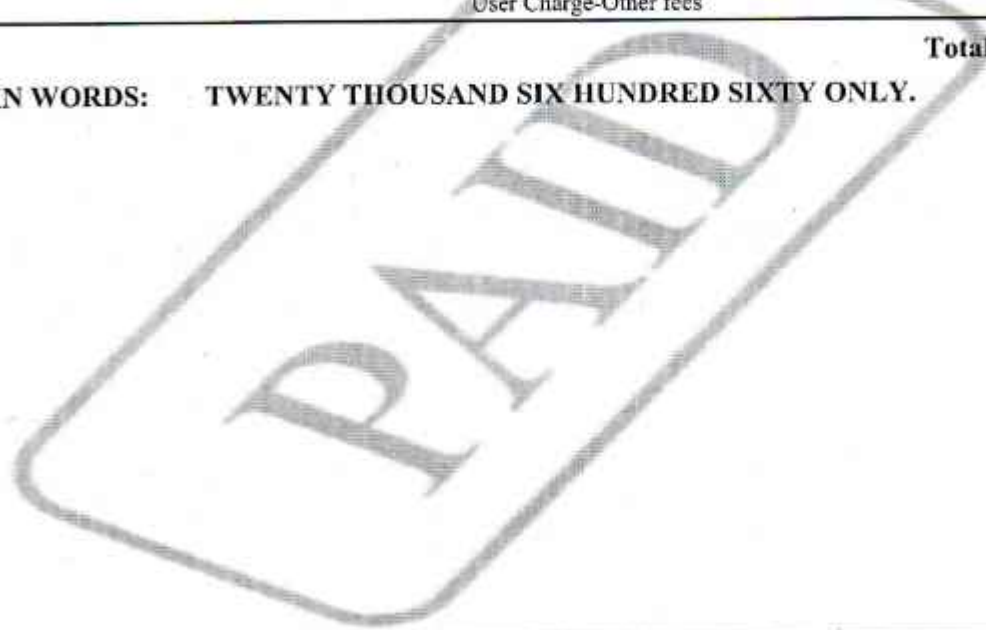
Depositor Details

Depositor's Name: Mr SAMRAT DAS  
Address: AS - 2/85 , SRINAGAR PALLY , NEAR DMC HEALTH CENTRE ,  
DURGAPUR 713213 , PASCHIM BARDHAMAN , WEST BEN  
Mobile: 9333177700  
EMAIL: info.wingwoodhomes@gmail.com  
Period From (dd/mm/yyyy): 17/03/2026  
Period To (dd/mm/yyyy): 17/03/2026  
Payment Ref ID: 2000698091/1/2026  
Dept Ref ID/DRN: 2000698091/1/2026

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description                                | Head of A/C        | Amount ( ) |
|---------|-------------------|-----------------------------------------------------------|--------------------|------------|
| 1       | 2000698091/1/2026 | Property Registration- Stamp duty                         | 0030-02-103-003-02 | 19960      |
| 2       | 2000698091/1/2026 | Property Registration- Registration Fees                  | 0030-03-104-001-16 | 400        |
| 3       | 2000698091/1/2026 | Receipts on account of Standard<br>User Charge-Other fees | 0030-02-102-008-16 | 300        |
| Total   |                   |                                                           |                    | 20660      |

IN WORDS: TWENTY THOUSAND SIX HUNDRED SIXTY ONLY.



|                                                                                   |       |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|-----------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |       | Thumb                                                                             | Fore                                                                              | Middle                                                                             | Ring                                                                                | Little                                                                              |
|                                                                                   | Left  |  |  |  |  |  |
|                                                                                   |       | Thumb                                                                             | Fore                                                                              | Middle                                                                             | Ring                                                                                | Little                                                                              |
|                                                                                   | Right |  |  |   |  |  |

Signature : *Swarna Das*

|                                                                                   |       |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|-----------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |       | Thumb                                                                             | Fore                                                                              | Middle                                                                             | Ring                                                                                | Little                                                                              |
|                                                                                   | Left  |  |  |  |  |  |
|                                                                                   |       | Thumb                                                                             | Fore                                                                              | Middle                                                                             | Ring                                                                                | Little                                                                              |
|                                                                                   | Right |  |  |  |  |  |

Signature : *Niranjan Kumar Das*

|                                                                                     |       |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|-------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |       | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |
|                                                                                     | Left  |  |  |  |  |  |
|                                                                                     |       | Thumb                                                                               | Fore                                                                                | Middle                                                                               | Ring                                                                                  | Little                                                                                |
|                                                                                     | Right |  |  |  |  |  |

WINGWOOD HOMES PRIVATE LIMITED

Signature :

*Samrat Das*

(SAMRAT DAS)

|  |       |       |      |        |      |        |
|--|-------|-------|------|--------|------|--------|
|  |       | Thumb | Fore | Middle | Ring | Little |
|  | Left  |       |      |        |      |        |
|  |       | Thumb | Fore | Middle | Ring | Little |
|  | Right |       |      |        |      |        |

Signature :



WINGWOOD HOMES PRIVATE LIMITED

Director

(SAMRAT DAS)



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LJK3054509



নির্বাচকের নাম : সমর দাস

Elector's Name : Samrat Das

পিতার নাম : সত্যজিৎ দাস

Father's Name : Satya Ranjan Das

লিঙ্গ/Sex : পুরুষ / M

জন্ম তারিখ : 25/12/1985

Date of Birth

LJK3054509

ঠিকানা:

17, সুর্যসেন নগর, বেনাচিটি, দুর্গাপুর, মুর্শিদাবাদ,  
বর্ধমান-713213

Address:

17, SURYA SEN NAGAR, BENACHITI,  
DURGAPUR (M CORP.), DURGAPUR,  
BURDWAN-713213

Date: 21/07/2017

277 - দুর্গাপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
আফিসারের স্বাক্ষর

Facsimile Signature of the Electoral  
Registration Officer for

277 - Durgapur Paschim Constituency

নিয়ন্ত্রক নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক  
আফিসারের স্বাক্ষর এবং  
একটি নথি সহ নির্বাচন নিয়ন্ত্রক  
একটি নথি সহ নির্বাচন নিয়ন্ত্রক

In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number: 120 / 316

(SAMRAT DAS)

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD** LJK3054558  
 পরিচয় পত্র




Elector's Name Swapna Das  
 নির্বাচকের নাম স্বপ্না দাস  
 Husband's Name Niranjan Das  
 স্বামীর নাম নিরঞ্জন দাস  
 Sex F  
 লিঙ্গ স্ত্রী  
 Age as on 1.1.2005 30  
 ১.১.২০০৫-এ বয়স ৩০

*Swapna Das*

Address:  
 17 Surjaseen Pally, 20 Durgapur Burdwan 713213

ঠিকানা:  
 ১৭ সুর্যসেন পাড়া, ২০ দুর্গাপুর বর্দমান ৭১৩২১৩

Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 265-Durgapur - II  
 বিধানসভা নির্বাচন ক্ষেত্র : ২৬৫-দুর্গাপুর-২  
 District: Burdwan জেলা: বর্দমান  
 Date: 18.03.2005 তারিখ: ১৮.০৩.২০০৫

RECORDED



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LJK4353561



নির্বাচকের নাম : নিরঞ্জন কুমার দাস

Elector's Name : Niranjan Kumar Das

পিতার নাম : নীলরতন দাস

Father's Name : Nilratan Das

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : 22/05/1965  
Date of Birth

*Niranjan Kumar Das*

LJK4353561

ঠিকানা:

17 সূর্যসেন পল্লী, 20 দুর্গাপুর বর্ডমান 713213

Address:

17 Surjyasen Pally, 20 Durgapur  
Burdwan 713213



Date: 31/08/2007

265-দুর্গাপুর-2 নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
অফিসারের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
265-Durgapur - II Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার সিলে নাম  
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নিম্নলিখিত ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

6407468

### Major Information of the Deed

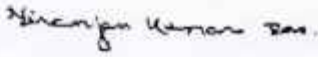
|                                                              |                                                                                                                                                       |                                                |            |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No :                                                    | I-2306-02803/2026                                                                                                                                     | Date of Registration                           | 24/03/2026 |
| Query No / Year                                              | 2306-2000698091/2026                                                                                                                                  | Office where deed is registered                |            |
| Query Date                                                   | 16/03/2026 8:54:53 PM                                                                                                                                 | A.D.S.R. DURGAPUR, District: Paschim Bardhaman |            |
| Applicant Name, Address & Other Details                      | SUBRATA MUKHERJEE<br>Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207,<br>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. 1,20,42,857/-                                                                                                                                     |                                                |            |
| Stamp duty Paid(SD)                                          | Registration Fee Paid                                                                                                                                 |                                                |            |
| Rs. 20,010/- (Article:48(g))                                 | Rs. 400/- (Article:E, E)                                                                                                                              |                                                |            |
| Remarks                                                      | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)                                                        |                                                |            |

### Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: 54 Feet Road, Mouza: Viringl, JI No: 119, Pin Code : 713213

| 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-3885<br>(RS :-1500 ) | LR-7431        | Bastu         | Bastu   | 6.8 Dec        |                         | 61,57,250/-           | Width of Approach Road: 58 Ft., Adjacent to Metal Road, |
| L2     | LR-3885<br>(RS :-1500 ) | LR-7432        | Bastu         | Bastu   | 6.5 Dec        |                         | 58,85,607/-           | Width of Approach Road: 58 Ft., Adjacent to Metal Road, |
|        |                         | <b>TOTAL :</b> |               |         | <b>13.3Dec</b> | <b>0 /-</b>             | <b>120,42,857 /-</b>  |                                                         |
|        | <b>Grand Total :</b>    |                |               |         | <b>13.3Dec</b> | <b>0 /-</b>             | <b>120,42,857 /-</b>  |                                                         |

**Land Lord Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                  |                                                                                                                                            |                                                                                                                       |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Name</b><br><b>Smt SWAPNA DAS</b><br><b>(Presentant )</b><br>Wife of Mr NIRANJAN KUMAR DAS<br>Executed by: Self, Date of Execution: 24/03/2026<br>, Admitted by: Self, Date of Admission: 24/03/2026 ,Place : Office                                                                                                                                                                                                          | <b>Photo</b><br><br>24/03/2026  | <b>Finger Print</b><br><br>Captured<br>LTI<br>24/03/2026  | <b>Signature</b><br><br>24/03/2026 |
|       | 17, Suryasen Nagar, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AIxxxxxx4D, Aadhaar No: 25xxxxxxxx0292, Status :Individual, Executed by: Self, Date of Execution: 24/03/2026 , Admitted by: Self, Date of Admission: 24/03/2026 ,Place : Office    |                                                                                                                  |                                                                                                                                            |                                                                                                                       |
| 2     | <b>Name</b><br><b>Mr NIRANJAN KUMAR DAS</b><br>Son of Late NILRATAN DAS<br>Executed by: Self, Date of Execution: 24/03/2026<br>, Admitted by: Self, Date of Admission: 24/03/2026 ,Place : Office                                                                                                                                                                                                                                | <b>Photo</b><br><br>24/03/2026 | <b>Finger Print</b><br><br>Captured<br>LTI<br>24/03/2026 | <b>Signature</b><br><br>24/03/2026 |
|       | 41, Saradapall, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ACxxxxxx1A, Aadhaar No: 42xxxxxxxx0340, Status :Individual, Executed by: Self, Date of Execution: 24/03/2026 , Admitted by: Self, Date of Admission: 24/03/2026 ,Place : Office |                                                                                                                  |                                                                                                                                            |                                                                                                                       |

**Developer Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                      |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>WINGWOOD HOMES PRIVATE LIMITED</b><br>AS-2/85, Srinagarpally, Near DMC Health Center, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX9 , PAN No.: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| Sl No                                                                                                                                                                                                                                                                                                                                                                          | Name,Address,Photo,Finger print and Signature                                                                                                                                                    |                                                                                                                         |                                                                                                                               |                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                              | <b>Name</b><br><b>Mr SAMRAT DAS</b><br>Son of Mr SATYA RANJAN DAS<br>Date of Execution - 24/03/2026, , Admitted by: Self, Date of Admission: 24/03/2026, Place of Admission of Execution: Office | <b>Photo</b><br><br>Mar 24 2026 4:18PM | <b>Finger Print</b><br><br>LTI<br>24/03/2026 | <b>Signature</b><br><br>(SAMRAT DAS)<br>24/03/2026 |
| 17, Suryasen Nagar, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: Alxxxxxx4F, Aadhaar No: 91xxxxxxxx1778 Status : Representative, Representative of : WINGWOOD HOMES PRIVATE LIMITED (as DIRECTOR) |                                                                                                                                                                                                  |                                                                                                                         |                                                                                                                               |                                                                                                                                       |

**Identifier Details :**

| Name                                                                                                                                                                                 | Photo                                                                              | Finger Print                                                                                   | Signature                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr SURAJIT MONDAL</b><br>Son of Mr MANORANJAN MONDAL<br>Angadpur, City:- Durgapur, P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 |  | <br>Captured |  |
|                                                                                                                                                                                      | 24/03/2026                                                                         | 24/03/2026                                                                                     | 24/03/2026                                                                          |
| Identifier Of Smt SWAPNA DAS, Mr NIRANJAN KUMAR DAS, Mr SAMRAT DAS                                                                                                                   |                                                                                    |                                                                                                |                                                                                     |

**Transfer of property for L1**

| Sl.No | From           | To. with area (Name-Area)              |
|-------|----------------|----------------------------------------|
| 1     | Smt SWAPNA DAS | WINGWOOD HOMES PRIVATE LIMITED-6.8 Dec |

**Transfer of property for L2**

| Sl.No | From                  | To. with area (Name-Area)              |
|-------|-----------------------|----------------------------------------|
| 1     | Mr NIRANJAN KUMAR DAS | WINGWOOD HOMES PRIVATE LIMITED-6.5 Dec |

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: 54 Feet Road, Mouza: Viringi, JI No: 119, Pin Code : 713213

| Sch No | Plot & Khatian Number                   | Details Of Land                                                                               | Owner name in English as selected by Applicant |
|--------|-----------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 3885, LR Khatian No:- 7431 | Owner:স্বপ্না দাস, Gurdian:বিরজেন , Address:বিক্র , Classification:বাস, Area:0.06800000 Acre, | Smt SWAPNA DAS                                 |
| L2     | LR Plot No:- 3885, LR Khatian No:- 7432 | Owner:বিরজেন দাস, Gurdian:নীলজেন , Address:বিক্র , Classification:বাস, Area:0.06500000 Acre,  | Mr NIRANJAN KUMAR DAS                          |



**Endorsement For Deed Number : I - 230602803 / 2026**

**On 24-03-2026**

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

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

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

Presented for registration at 13:42 hrs on 24-03-2026, at the Office of the A.D.S.R. DURGAPUR by Smt SWAPNA DAS , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,20,42,857/-

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

Execution is admitted on 24/03/2026 by 1. Smt SWAPNA DAS, Wife of Mr NIRANJAN KUMAR DAS, 17, Suryasen Nagar, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 2. Mr NIRANJAN KUMAR DAS, Son of Late NILRATAN DAS, 41, Saradapall, Benachity, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-03-2026 by Mr SAMRAT DAS, DIRECTOR, WINGWOOD HOMES PRIVATE LIMITED (Private Limited Company), AS-2/85, Srinagarpally, Near DMC Health Center, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Law Clerk

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2026 12:00AM with Govt. Ref. No: 192025260518321692 on 17-03-2026, Amount Rs: 400/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90045172 on 17-03-2026, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 19,960/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4791, Amount: Rs.50.00/-, Date of Purchase: 16/03/2026, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/03/2026 12:00AM with Govt. Ref. No: 192025260518321692 on 17-03-2026, Amount Rs: 19,960/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90045172 on 17-03-2026, Head of Account 0030-02-103-003-02



**Amaresh sah**

**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 2306-2026, Page from 64301 to 64336

being No 230602803 for the year 2026.



Digitally signed by Amaresh Sah  
Date: 2026.04.07 13:12:11 +05:30  
Reason: Digital Signing of Deed.

(Amaresh sah) 07/04/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.