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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 593467

7-30 b.m
14/12/2023

Certified that the Endorsement
Sheet and the Signature Sheet
attached to this documents
are part of the Document

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Q - 200302175/2023

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

20 DEC 2023 . .

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS 12th DAY
DECEMBER, 2023

BETWEEN

Signature

2327 01/12/23 1000/-
Sl. No. Date Value
Purchaser's Name **AAYRA INFRASTRUCTURE**
Address **Durgapur-17**
Stamp Vender's Sign **Ajoy Kumar Chand**

AJOY KUMAR CHAND

STAMP VENDER

A. D. S. R. Office, Raniganj

Lic. No. 1 of 1989

Purchased On

from Asansol Treasury

Sikha Mondal 30 NOV 2023

1951

Sikha Mondal

1952

Kabir Mondal

1953

Don't

1954

AAYRA INFRASTRUCTURE

Sunila Sinha Roy
Partner

1955

AAYRA INFRASTRUCTURE

Sapriya Chakraborty
Partner

1956

AAYRA INFRASTRUCTURE

Anindya Sen (Son)
Partner



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

14 DEC 2023

(1) **SRI KALOBARAN MONDAL** Son of Late Nidan Bandhu Mondal by Caste- Hindu, by Nationality- Indian, by occupation- Business resident of Andal More, P.O.- Andal, P.S.- Andal, A.D.S.R. Office- Raniganj, Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713321.

(2) **SRI ASHOK KUMAR** Son of Late Basdeo Prasad by Caste- Hindu, by Nationality- Indian, by occupation- Business resident of Andal More, P.O.- Andal, P.S.- Andal, A.D.S.R. Office- Raniganj, Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713321.

(3) **SMT. SIKHA MONDAL** W/o. Sri Kalobaran Mondal by Caste- Hindu, by Nationality -Indian, by Occupation - Business, resident of Andal More, P.O.- Andal, P.S.- Andal, A.D.S.R. Office- Raniganj, Sub-Division- Durgapur, Dist- Paschim Bardhaman, PIN- 713321.

(4) **SMT. BARKHA LALCHANDANI** W/o. Mr. Ashok Kumar by Caste- Hindu, by Nationality- Indian, by occupation- Business resident of Andal More, P.O.- Andal, P.S.- Andal, A.D.S.R. Office- Raniganj, Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713321.

(5) **SRI SANJAY KUMAR** Son of Late Basdeo Prasad by Caste- Hindu, by Nationality- Indian, by occupation- Business resident of Andal More, P.O.- Andal, P.S.- Andal, A.D.S.R. Office- Raniganj, Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713321.

HEREINAFTER refereed to and called as "**LAND OWNERS** " (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**

AND

AAYRA INFRASTRUCTURE (a Partnership firm) (**PAN – ACEFA0093M**) having its office at Street No – 18, Sujara . Plot, Gopalmath, P.O. – Oyaria, P.S. – Durgapur, Dist. – Paschim Bardhaman, Pin – 713217, represented by its Partners.

Amarendra Sen
(1) **MR. ANINDYA SEN** S/o Arunabha Sen by faith Hindu, by Nationality- Indian, by occupation Business, residing at Tapoban City, Block- 46, Flat No.- 3A, Bamunara Forest Office, Durgapur-713212, P.O.- Bamunara, P.S.- Kanksa, Dist-Pachim Bardhaman, PIN- 713212.

(2) **MR. SUPRIYA CHAKRABORTY** S/o Shyamal Kumar Chakraborty, by faith Hindu, by Nationality- Indian, by occupation Business residing at Flat No.- 2/47, Shivaji Road, A Zone, P.O.- Durgapur, P.S.- Durgapur, Dist.- Paschim Bardhaman, PIN- 713204.

(3) **MR. DEBNANDAN CHATTERJEE** S/o Narayan Chatterjee, by faith Hindu, by Nationality- Indian, by occupation Business residing at Street No- 18, Sujara Plot, Gopalmath, P.O. - Oyaria, P.S.- Durgapur, Dist- Paschim Bardhaman, Pin- 713217.

(4) **MRS. SUMITA SINGHA ROY** W/o Mr. Abhijit Singha Roy, by faith Hindu, by Nationality- Indian, by occupation Business residing at Asansol Police Line, Burnpur Road, Raghunath Chak, P.O.- Upper Chelidanga, P.S.- Asansol, Dist- Paschim Bardhaman, Pin- 713304.

HEREINAFTER referred to and called as the "**DEVELOPER**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART.**

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

Subject Matter of Agreement

1. Development and Construction of Building on scheduled Property: Terms and conditions agreed between the Owners and the Developer/Contractor with regard to development and construction of multistoried Building at the scheduled premises in R.S. Plot No. & L.R. Plot No. 2779 measuring area 143 Decimal, classification- Danga, situated within Dist. Burdwan Presently Paschim Bardhaman under Andal Gram Panchayat, Police Station- Andal, Sub- Registration office Raniganj, Mouza- Andal J.L.No. - 52 (Scheduled / Said- Property).

2. Representations, Warranties and Background:

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

Ownership of Said Property: Whereas Mukesh Kumar Jain, Rakesh Kumar Jain, Smt Anguri Devi, Smt Anup Devi Jain sold 47 Decimal of land to Mrinal Kanti Mukherjee by a registered deed of Sale being No. 1185 for the year 1990 of A.D.S.R. Office Raniganj, AND 49 Decimal of land to

Archana Mukherjee by a registered deed of Sale being No. 1187 for the year 1990 of A.D.S.R. Office Raniganj, AND 47 Decimal of land to Veena Kumari @ Jyoti Chawla by a registered deed of Sale being No. 1189 for the year 1990 of A.D.S.R. Office Raniganj, AND WHEREAS the said Mrinal Kanti Mukherjee sold 8 Decimal of land to Sanjay Kumar by a registered deed of Sale being No. 184 dated 24/01/2017 of A.D.S.R. Office Raniganj, AND the said Mrinal Kanti Mukherjee & Archana Mukherjee jointly sold 78 Decimal of land to Sikha Mondal & Barkha Lalchandani by a registered deed of Sale being No. 4019 dated 10/10/2002 of A.D.S.R. Office Raniganj, AND the said Archana Mukherjee sold 10 Decimal of land to Kalo Baran Mondal by a registered deed of Sale being No. 305 dated 05/02/2009 of A.D.S.R. Office Raniganj AND the said Veena Kumari @ Jyoti Chawla gifted 47 Decimal of land to Ashok Kumar by two registered Gift Deed being Nos. 2672 & 2673 dated 05/06/2015 of A.D.S.R. Office Raniganj and also recorded their names in L.R. Record under Khatian No. 3992, 4092, 4689, 4690 & 4734. and all the Land Owners are owning, seizing, possessing the same as Owners with having unfettered power and authority to convey schedule below property.

a) 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 Owners and any third party and thus the entirety of the Said Property is free from all encumbrances, liens, mortgages, charges, Lispendens, trusts, debutors, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments of whatsoever or howsoever nature.

b) 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 or any financial institution with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise.

c) No Previous Agreement: The Owners have 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.

d) 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 Owners till the date of this Agreement.

e) No Covenants and Restrictions: The Said Property is not subject to any covenants, restrictions, stipulations, easements, rights of preemption, 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.

f) 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.

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

h) 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 Owners, 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 Owners (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 Owners and the Owners 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 Owners and there are no facts which are likely to give rise to the same or to proceedings in respect of which the Owners 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 Owners 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. Any obstruction, unauthorized possession (if any) is present at the site the same must be removed within 90 days from the date of this agreement and the same timeline will be added as extra to the Possession Time as mentioned in Clause.

k) Owners have Marketable Title: The Owners have 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 Owners 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 Owners 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 Owners 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 mutually decided height with car parking spaces, specified areas, amenities and facilities to be enjoyed in common and land (collectively Said Complex) and commercial exploitation of the Said Complex for the benefit of the Parties hereto (such development and construction of multistoried building collectively Project) by selling the saleable spaces and amenities in the Said Complex (Units) to prospective buyers collectively Transferees, which expression includes, without limitation or exception all persons who agree to buy Units in the Said Complex.

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 got prepared by the Developer by such Architect as be decided by the Developer and the Developer shall submit the same to PANCHYAT and other statutory authorities concerned with sanction (collectively Planning Authorities) and obtain sanction/permission, in the manner mentioned in this Agreement.

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

4. Appointment and Commencement

a) Appointment and Acceptance: The Parties hereby accept the Basic Understanding between them and the conditions precedent as recorded in Clause 3 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the Owners 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 Owners.

b) Commencement and Tenure: This Agreement commences and shall be deemed to have commenced on and with effect from the date of sanctioned plan and this agreement shall remain valid and in force till 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) Sanction of Building Plans: The Developer's Architect shall prepare the Building Plans. Thereafter, the Developer shall submit the Building Plans for sanction. In this regard it is clarified that (i) the Developer shall be responsible for obtaining all approvals needed for the Project and (ii) all costs, charges, expenses, outgoings and fees for sanctions and clearances of the Building Plans shall be borne and paid by the Developer/contractor.

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

Plans. Such construction shall be as per specifications described in the 2nd Schedule below, common to all Units of the Said Complex (Specifications).

e) Completion Time: With regard to time of completion of the Project. It has been agreed between the Parties that the Developer shall construct, erect and complete Said Complex within a period of 84 (Eighty Four) months from the date of sanction of the Building Plans, with a grace period of 6 (Six) months, subject to Force Majeure as defined in Clause 20 below (Completion Time). In this regard it is clarified that the Completion Time shall not include submission of completion certificate & the time required for obtaining occupancy certificate from PANCHYAT — the Said Complex shall be deemed to be completed if completion certificate is submitted by the Architect to PANCHAYAT. The Developer will try all its efforts to complete all sanction related activities within 18 Months from the date of signing of this agreement.

f) Common Portions: The Developer shall, at its own cost, install and erect in the Said Complex the common areas, amenities and facilities such as stairways, lifts, firefighting apparatus, passages, driveways, common lavatory, electric meter space, pump room, reservoir, overhead water tank, water pump and motor, drainage connection, sewerage connection and other facilities required for establishment, enjoyment, maintenance and

management of the Said Complex etc. For permanent electric connection to the Units, the Transferees shall pay the deposits and other charges (if any) demanded by WBSEDCL and/or other Electricity Distribution agencies. It is clarified that the expression Transferees includes the Owners and the Developer/ contractor, to the extent of unsold Units comprised in the Owners Allocation and the Developer's/ contractor's Allocation.

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

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

i) Name of Said Complex: The Said Complex shall be named "**AAYRA CROWN**" and such name shall not be changed under any circumstances, except by the Developer.

j) 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 Owners shall provide all cooperation that may be necessary for successful completion the Project.

k) RERA Guidelines: The proposed project must be registered under respective RERA authorities and all concerned guidelines must be adhered under all circumstances.

6. Possession and Title Deeds

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

b) Deposit of Title Deeds: The Developer shall be entitled to take delivery of the said original title deeds and all link deeds from the Owners for production thereof before authorities, banks etc. and subject to the provisions of Clause 10(d) below, will have to return the same to the Owners. The said original title deeds and all link deeds will not be mortgaged by the Developer in favour of any banks and/or financial institutions and/or any other persons, save and except as required for the purposes of the Project, in the manner mentioned in Clause 10(d) below. On completion of the Project, the Contractor / or Owners (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 Owners shall grant to the Developer and/or its nominees a registered Development Power of Attorney relating to the Said Property within 30 days from this agreement for the purposes of (i) processing the documentation of the sanctioned plan (ii) booking and entering into agreements for sale of the Units comprised in the Developer's Allocation [defined in Clause 8 (a) & (b) below].

8. Owner's / Developer's Consideration

a) Owner's Share: The Developer shall at its own costs and expenses, construct, finish, complete and make available collectively to the Owners, in tenantable condition and according to the Building Plans. The Owners will get the Sale value of **35% area of sanctioned Residential Super Built up area & 35% area of sanctioned Commercial Super Built up area & 35% sanctioned parking space** and a cash of **Rs.50,00,000/-** as an advance which will be adjusted from the sale value of Owners allocation. The Proportionate Share of **GST as per Government Rule & the cost of Acquisition of Sales** will be deducted from the above mentioned SALE VALUE of The Land Owners.

b) Developer's Share: The Developer shall be exclusively entitled to get the Sale value of **65% area of sanctioned Residential Super Built up area & 65% area of sanctioned Commercial Super Built up area & 65% sanctioned parking space**. The Developers will liable to pay their Proportionate Share of **GST as per Government Rule & the cost of Acquisition of Sales** only.

9. Dealing with Respective Shares

a) Sale of Units: The Developers from its resources will arrange to sell all the units as per the Rate decided by the Developer. However under no circumstances the Developer shall sell any unit below **INR. 2500/- per Sq.Ft.** The Cost Of Acquisition of Sales will be paid proportionately by both the Developer & the Land Owner as per their respective proportion.

b) Transfer of Units: In consideration of the Developer constructing the Project, the Owners shall execute deeds of conveyance of the undivided share in the land contained in the Said Property and the Building Plans in favour of the respective Transferees, in such part or parts as shall be required by the Developer. Such execution by the Owners shall be through the delegated authority given to the Developer by the Development Power of Attorney.

c) Cost of Transfer: The costs of such 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.

10. Panchayat 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 Owners. It is made specifically clear that all Rates outstanding upto such date shall remain the liability of the Owners and such dues shall be borne and paid by the Owners 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.

11. 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 Owners 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 against all the units.

12. 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 Owners ship buildings, intended for common benefit of all occupiers of the Said Complex.

13. 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. However if the Developer fails to complete the project within the stipulated time as mentioned herein then the Developer & the Landowner will mutually decide the extended timeline on renewed mutually agreed terms & conditions post expiry of the Completion Time as mentioned in the Clause No 5(e).

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 Owners 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.

14. Obligations of Owners

a) Provide Clear & Marketable Title of the Land: The Owners will be liable to provide the land to the Developer free from all encumbrances. If any disputes arise regarding the title of Ownership or any property related documents the Owners will only be responsible to solve the problem and the time required to solve the problem will be added as extra to the completion time as mentioned in the Clause 5 (e). The Owners will also bear the total cost to solve the problem / dispute. The Owners will also indemnify the Developer from any such disputes fully.

b) Vacant Possession of the Said Land: The Owners will present the land to the Developer free from all encroachments, barriers. All encroachments, barriers on the land must be removed by the Owners within 3 months from the date of signing of this Development Agreement failing which the Developer will stop the processing of sanction related documents till such time the encroachment has been removed and this time will be added as extra to the completion time as mentioned in the Clause 5 (e).

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

15. Indemnity

a) By Developer: The Developer hereby indemnifies and agrees to keep the Owners saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owners 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 Owners: The Owners 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 Owners to the Said Property and/or any encumbrance or liability whatsoever thereon.

16. Limitation of Liability

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

17. 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.

18. 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 within 18 Months from the date signing of this agreement, this Agreement shall stand terminated at the option of the Developer without claiming any cost and expenses from land Owners.

b) No Termination: Except as mentioned above, none of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration during the subsistence of the tenure of this agreement as mentioned in Clause No 5(e). In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered to award specific performance or cancellation of this Agreement and additionally also to award damages and other such reliefs. However if the Developer will become unable to fulfill his obligation as per this agreement they will inform their inability to the Landowners and upon mutually decided terms and conditions both the parties can mutually decide to terminate this agreement.

19. 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 (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. (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) (14) Lockdown due to any Pandemic.

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.

20. Amendment/Modification

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

21. Arbitration

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

a) Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

b) Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators:

c) Appointment by Owners: 1 (one) Arbitrator to be appointed by the Owners.

d) Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.

e) Conduct of Arbitration Proceeding: The Parties irrevocably agree that:-

i) Place: The place of arbitration shall be Durgapur.

ii) Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

iii) Binding Nature: The directions and Interim/final award of the Arbitration Tribunal shall be binding on the Parties.

FIRST SCHEDULE

(Said Property)

All that piece and parcel of Danga Land measuring 143 Decimal more or less situate, lying at and being Mouza- Andal, J.L.No.-52, of the Andal Gram Panchyat, Sub-Registration Office Raniganj District Burdwan presently Paschim Bardhaman,

PART-I: [Land Owner name- Kalobaran Mondal] R.S. & L.R. Plot No. 2779 (two thousand seven hundred seventy nine), L.R. Khatian No.- 3992, Measuring Area- 10 Decimal.

PART-II: [Land Owner name- Ashok Kumar] R.S. & L.R. Plot No. 2779 (two thousand seven hundred seventy nine), L.R. Khatian No.- 4092, Measuring Area- 47 Decimal.

PART-III: [Land Owner name- Sikha Mondal] R.S. & L.R. Plot No. 2779 (two thousand seven hundred seventy nine), L.R. Khatian No.- 4689, Measuring Area- 39 Decimal.

PART-IV: [Land Owner name- Barkha Lal Chandani] R.S. & L.R. Plot No. 2779 (two thousand seven hundred seventy nine), L.R. Khatian No.- 4690, Measuring Area- 39 Decimal.

PART-V: [Land Owner name- Sanjoy Kumar] R.S. & L.R. Plot No. 2779 (two thousand seven hundred seventy nine), L.R. Khatian No.- 4734, Measuring Area- 08 Decimal.

Entire land is butted and bounded as follows:-

On the North:- Land of Plot No.- 2766 & 2783.

On the South:- 220 Ft. wide G.T. Road.

On the East:- Land of Plot No.- 2779.

On the West:- Land of Plot No.- 2778 & 2780

Second Schedule (Specifications)

WATER SUPPLY	Ground Water
STRUCTURE	RCC framed construction with infill block walls
WALLS	Conventional block work. Internal Walls Cement plastering overlaid with smooth
WALL FINISH	Interior – Wall putty. Exterior - Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining, In Kitchen, Toilet and Balcony anti skid ceramic Tiles ,
KITCHEN	Kitchen platform made of Granite Slab. Glazed tiles, upto the height of two feet from the platform. Stainless steel sink
TOILET	Anti skid ceramic Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 5 feet. ISI/ISO branded sanitary and CP fittings (as per supply), Concealed plumbing and pipe work.
DOORS	Door with tough timber frames and solid-core flush Shutters, and PVC door in toilet.
WINDOWS	Aluminum frames with fully glazed shutters and quality Fittings
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK and 30 (Thirty) Pointsfor 3BHK
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Lift provided for every floor in the building.

Signature
1/1/19

It is hereby declared that the full name, colour passport size photograph and finger printsof each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. 1 (A), 1 (B) & 1 (C) i.e. in total 3 numbers of pages and these wile 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.

WITNESSES:

Sukh Mondal
S/o Ute Tapen Mondal
Andal More
P.O. P.S. Andal
713321

Subhadip Mondal
S/o Kalo Baran Mondal
Andal More, P.O. + P.S. - ANDAL
Dist- Paschim Bardhaman PIN- 713321

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

Md. Mansoor Khan

(Adv)

As L. Court

En. NO. F-1043/16/14/04

Sukha Mondal

[Signature]

Kalo Baran Mondal

Bardha

Sanjay Kumar

SIGNATURE OF LAND OWNERS

AAYRA INFRASTRUCTURE

Amindya Sen (Ben)
Partner

AAYRA INFRASTRUCTURE

Supriya Chakraborty
Partner

AAYRA INFRASTRUCTURE

Dhnanandan Chatterjee
Partner

AAYRA INFRASTRUCTURE

Sumita Singha Roy
Partner

SIGNATURE OF DEVELOPERS

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : SRI PINKU MONDAL
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) : LATE TAPAN MONDAL
3. OCCUPATION (পেশা) : BUSINESS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
- VILLAGE/TOWN (গ্রাম) : ANDAL MORE
- POST OFFICE (পোস্ট অফিস) : ANDAL
- POLICE STATION (থানা) : ANDAL PIN (পিন) : 713321
- DISTRICT (জেলা) : PASCHIM BARDHAMAN STATE (রাজ্য) : WEST BENGAL
5. RELATION WITH EXECUTANT (দলিল সম্পাদনকারী/সম্পাদনকারীগণের সহিত সম্পর্ক): OTHERS
6. AADHAR NO (আধার নং) : 6867 7218 1409
- PAN (প্যান নং) : _____
- EPIC NO (ভোটার কার্ড নং) : _____

I, PINKU MONDAL as identifier indentifying the executants of the concerned Deed (Query No)

আমি (শনাক্তকারী) _____ অত্র দলিলের

সম্পাদনকারী/সম্পাদনকারীগণকে শনাক্ত করিলাম যাহার কোয়ারী নং _____

LEFT HAND বাম হাত					
	THUMS FINGER বৃদ্ধাঙ্গুলি	1 ST FINGER তর্জনী	MIDDLE FINGER মধ্যমা	RING FINGER অনামিকা	SMALL FINGER কনিষ্ঠা
RIGHT HAND ডান হাত					



Pinku Mondal

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



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



192023240317014558

GRN Details

GRN:	192023240317014558	Payment Mode:	SBI Epay
GRN Date:	14/12/2023 14:49:41	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	8411407639717	BRN Date:	14/12/2023 14:50:13
Gateway Ref ID:	0767764760	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	141220232031701454	Payment Init. Date:	14/12/2023 14:49:41
Payment Status:	Successful	Payment Ref. No:	2003071751/4/2023
[Query Nov*/Query Year]			

Depositor Details

Depositor's Name:	Mr Anindya Sen
Address:	Durgapur
Mobile:	8918756863
Period From (dd/mm/yyyy):	14/12/2023
Period To (dd/mm/yyyy):	14/12/2023
Payment Ref ID:	2003071751/4/2023
Dept Ref ID/DRN:	2003071751/4/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003071751/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	74011
2	2003071751/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	50014
Total				124025

IN WORDS: ONE LAKH TWENTY FOUR THOUSAND TWENTY FIVE ONLY.

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর AYRA INFRASTRUCTURE

Signature

Shrinidya Sen (Sen)
Partner

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

AYRA INFRASTRUCTURE

Subrita Chakraborty
Partner

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর AYRA INFRASTRUCTURE

Signature

Debnan Ann Chatterjee
Partner

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

AYRA INFRASTRUCTURE

Sumita Sinha Roy
Partner

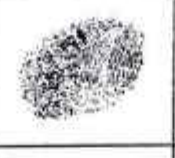
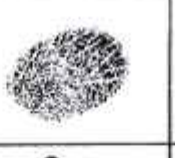
হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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

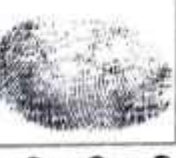
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যাহিত হইল। Kalo Basan Kowal স্বাক্ষর Kalo Basan Kowal
 Passport size photograph & Finger print of both hands attested by me. Signature

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যাহিত হইল। স্বাক্ষর [Signature]
 Passport size photograph & Finger print of both hands attested by me. Signature

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যাহিত হইল। Sitkha Mondal স্বাক্ষর Sitkha Mondal
 Passport size photograph & Finger print of both hands attested by me. Signature

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যাহিত হইল। Bailler স্বাক্ষর Bailler
 Passport size photograph & Finger print of both hands attested by me. Signature

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

Sundar Chatterjee - Sundar Chatterjee

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

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

স্বাক্ষর

Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	2304000612/2023	Date of Application	14/12/2023
Query No / Year	23042003071751/2023		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr PINKU Mondal		
Stampduty Payable	Rs.75,011/-		
Registration Fees Payable	Rs.50,014/-		
Applicant Name of the Visit Commission	Mr Pinku Mandal		
Applicant Address	Andal		
Place of Commission	ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321		
Expected Date and Time of Commission	14/12/2023 6:50 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. RANIGANJ, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23042003071751/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ANINDYA SEN TAPABAN CITY, BLOCK - 46, FLAT NO - 3A, BAMUNARA FOREST OFFICE, City:- , P.O:- BAMUNARA, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Developer [AAYRA INFRASTRUC TURE]			Anindya Sen (Ben) 14/12/2023
2	Mr SUPRIYA CHAKRABORTY 2/47, SHIBAJI ROAD, A- ZONE, City:- , P.O:- DURGAPUR, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713204	Represent ative of Developer [AAYRA INFRASTRUC TURE]			Supriya Chakraborty 14.12.2023.

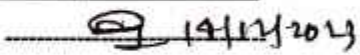
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr DEBNANDAN CHATTERJEE STREET NO - 18, SUJARA PLT, GOPALMATH, City:- , P.O:- OYARIA, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713217	Representative of Developer [AAYRA INFRASTRUCTURE]			Debnandan Chatterjee 14/12/23
4	Mrs SUMITA SINGHA ROY ASANSOL POLICE LINE, BURNPUR ROAD, RAGHUNATH CHAK, City:- Asansol, P.O:- UPPPER CHELIDANGA, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	Representative of Developer [AAYRA INFRASTRUCTURE]			Sumita Singha Roy 14.12.23
5	Mr KALOBARAN MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Land Lord			Kalobaran Mondal 14/12/23

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr ASHOK KUMAR ANDAL MORE, City:- , P.O:- ANDAL, P.S:- Andal, District-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Land Lord			<i>ASHOK KUMAR</i> 14/12/23
7	Mrs SIKHA MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:- Andal, District-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Land Lord			<i>SIKHA MONDAL</i> 14.12.23
8	Mrs BARKHA LAL CHANDANI ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Land Lord			<i>BARKHA LAL</i> 14/12/2023
9	Mr SANJOY KUMAR ANDAL MORE, City:- , P.O:- ANDAL, P.S:- Andal, District-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Land Lord			<i>SANJOY KUMAR</i> 14-12-23

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PINKU MONDAL Son of Late TAPAN MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:- Andal, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713321	Mr ANINDYA SEN, Mr SUPRIYA CHAKRABORTY, Mr DEBNANDAN CHATTERJEE, Mrs SUMITA SINGHA ROY, Mr KALOBARAN MONDAL, Mr ASHOK KUMAR, Mrs SIKHA MONDAL, Mrs BARKHA LAL CHANDANI, Mr SANJOY KUMAR			 14/12/23


(Sankha Bandyopadhyay)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
RANIGANJ
Paschim Bardhaman, West
Bengal

Major Information of the Deed

Deed No :	I-2304-07493/2023	Date of Registration	20/12/2023
Query No / Year	2304-2003071751/2023	Office where deed is registered	
Query Date	13/12/2023 4:20:53 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PINKU Mondal Andal, Thana : Andal, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8918756863, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 50,00,000/-]		
Set Forth value	Market Value		
	Rs. 7,85,85,830/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 75,011/- (Article:48(g))	Rs. 50,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal, JI No: 52, Pin Code : 713321

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2779 (RS :-2779)	LR-3992	Commercial Use	Danga	10 Dec		54,95,513/-	Width of Approach Road: 220 Ft., Adjacent to Metal Road,
L2	LR-2779 (RS :-2779)	LR-4092	Commercial Use	Danga	47 Dec		2,58,28,909/-	Width of Approach Road: 220 Ft., Adjacent to Metal Road,
L3	LR-2779 (RS :-2779)	LR-4689	Commercial Use	Danga	39 Dec		2,14,32,499/-	Width of Approach Road: 220 Ft., Adjacent to Metal Road,
L4	LR-2779 (RS :-)	LR-4690	Commercial Use	Danga	39 Dec		2,14,32,499/-	Width of Approach Road: 220 Ft., Adjacent to Metal Road,
L5	LR-2779 (RS :-2779)	LR-4734	Commercial Use	Danga	8 Dec		43,96,410/-	Width of Approach Road: 220 Ft., Adjacent to Metal Road,
		TOTAL :			143Dec	0 /-	785,85,830 /-	
		Grand Total :			143Dec	0 /-	785,85,830 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KALOBARAN MONDAL Son of Late NIDAN BANDHU MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxx3K, Aadhaar No: 60xxxxxxx3319, Status :Individual, Executed by: Self, Date of Execution: 12/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence
2	Mr ASHOK KUMAR Son of Late BASDEO PRASAD ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxx0D, Aadhaar No: 93xxxxxxx8319, Status :Individual, Executed by: Self, Date of Execution: 12/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence
3	Mrs SIKHA MONDAL (Presentant) Wife of Mr KALOBARAN MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxx7B, Aadhaar No: 60xxxxxxx9608, Status :Individual, Executed by: Self, Date of Execution: 12/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence
4	Mrs BARKHA LAL CHANDANI Wife of Mr ASHOK KUMAR ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxx5M, Aadhaar No: 98xxxxxxx9376, Status :Individual, Executed by: Self, Date of Execution: 12/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence
5	Mr SANJOY KUMAR Son of Late BASDEO PRASAD ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxx2K, Aadhaar No: 81xxxxxxx3930, Status :Individual, Executed by: Self, Date of Execution: 12/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/12/2023 , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AAYRA INFRASTRUCTURE STREET NO - 18, SUJARA PLOT, GOPALMATH, City:- , P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217 , PAN No.:: ACxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANINDYA SEN Son of Mr ARUNABHA SEN TAPABAN CITY, BLOCK - 46, FLAT NO - 3A, BAMUNARA FOREST OFFICE, City:- , P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CLxxxxxx8C, Aadhaar No: 66xxxxxxxx8934 Status : Representative, Representative of : AAYRA INFRASTRUCTURE (as PARTNER)
2	Mr SUPRIYA CHAKRABORTY Son of SHYAMAL KUMAR CHAKRABORTY 2/47, SHIBAJI ROAD, A-ZONE, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2E, Aadhaar No: 34xxxxxxxx0391 Status : Representative, Representative of : AAYRA INFRASTRUCTURE (as PARTNER)
3	Mr DEBNANDAN CHATTERJEE Son of Mr NARAYAN CHATTERJEE STREET NO - 18, SUJARA PLT, GOPALMATH, City:- , P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx9F, Aadhaar No: 77xxxxxxxx6981 Status : Representative, Representative of : AAYRA INFRASTRUCTURE (as PARTNER)
4	Mrs SUMITA SINGHA ROY Wife of Mr ABHIJIT SINGHA ROY ASANSOL POLICE LINE, BURNPUR ROAD, RAGHUNATH CHAK, City:- Asansol, P.O:- UPPPER CHELIDANGA, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx2M, Aadhaar No: 92xxxxxxxx8027 Status : Representative, Representative of : AAYRA INFRASTRUCTURE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PINKU MONDAL Son of Late TAPAN MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321			
Identifier Of Mr ANINDYA SEN, Mr SUPRIYA CHAKRABORTY, Mr DEBNANDAN CHATTERJEE, Mrs SUMITA SINGHA ROY, Mr KALOBARAN MONDAL, Mr ASHOK KUMAR, Mrs SIKHA MONDAL, Mrs BARKHA LAL CHANDANI, Mr SANJOY KUMAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr KALOBARAN MONDAL	AAYRA INFRASTRUCTURE-10 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR	AAYRA INFRASTRUCTURE-47 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs SIKHA MONDAL	AAYRA INFRASTRUCTURE-39 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs BARKHA LAL CHANDANI	AAYRA INFRASTRUCTURE-39 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY KUMAR	AAYRA INFRASTRUCTURE-8 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal, JI No: 52, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2779, LR Khatian No:- 3992	Owner:কালোবারন মন্ডল, Gurdian:নিধানবল্লু , Address:মিষ্ণু , Classification:ভাল্লু, Area:0.10000000 Acre,	Mr KALOBARAN MONDAL
L2	LR Plot No:- 2779, LR Khatian No:- 4092	Owner:অশোক কুমার, Gurdian:বাসুদেও ব্রহ্মদ, Address:মিষ্ণু , Classification:ভাল্লু, Area:0.47000000 Acre,	Mr ASHOK KUMAR
L3	LR Plot No:- 2779, LR Khatian No:- 4689	Owner:সিখা মন্ডল, Gurdian:কালোবারন মন্ডল, Address:অন্ডাল মোড় , Classification:ভাল্লু, Area:0.39000000 Acre,	Mrs SIKHA MONDAL
L4	LR Plot No:- 2779, LR Khatian No:- 4690	Owner:বর্খা লালচন্দানী, Gurdian:অশোক , Address:অন্ডাল মোড় , Classification:ভাল্লু, Area:0.39000000 Acre,	Mrs BARKHA LAL CHANDANI
L5	LR Plot No:- 2779, LR Khatian No:- 4734	Owner:শ্রী সন্জয় কুমার, Gurdian:বাসুদেও ব্রহ্মদ, Address:অন্ডাল মোড় , Classification:ভাল্লু, Area:0.08000000 Acre,	Mr SANJOY KUMAR

Endorsement For Deed Number : I - 230407493 / 2023

On 14-12-2023

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

Presented for registration at 19:30 hrs on 14-12-2023, at the Private residence by Mrs SIKHA MONDAL , 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 7,85,85,830/-

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

Execution is admitted on 14/12/2023 by 1. Mr KALOBARAN MONDAL, Son of Late NIDAN BANDHU MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 2. Mr ASHOK KUMAR, Son of Late BASDEO PRASAD, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 3. Mrs SIKHA MONDAL, Wife of Mr KALOBARAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 4. Mrs BARKHA LAL CHANDANI, Wife of Mr ASHOK KUMAR, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 5. Mr SANJOY KUMAR, Son of Late BASDEO PRASAD, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business

Indetified by Mr PINKU MONDAL, , Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

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

Execution is admitted on 14-12-2023 by Mr ANINDYA SEN, PARTNER, AAYRA INFRASTRUCTURE (Partnership Firm), STREET NO - 18, SUJARA PLOT, GOPALMATH, City:-, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Indetified by Mr PINKU MONDAL, , Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Execution is admitted on 14-12-2023 by Mr SUPRIYA CHAKRABORTY, PARTNER, AAYRA INFRASTRUCTURE (Partnership Firm), STREET NO - 18, SUJARA PLOT, GOPALMATH, City:-, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Indetified by Mr PINKU MONDAL, , Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Execution is admitted on 14-12-2023 by Mr DEBNANDAN CHATTERJEE, PARTNER, AAYRA INFRASTRUCTURE (Partnership Firm), STREET NO - 18, SUJARA PLOT, GOPALMATH, City:-, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Indetified by Mr PINKU MONDAL, , Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Execution is admitted on 14-12-2023 by Mrs SUMITA SINGHA ROY, PARTNER, AAYRA INFRASTRUCTURE (Partnership Firm), STREET NO - 18, SUJARA PLOT, GOPALMATH, City:-, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Indetified by Mr PINKU MONDAL, , Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

On 20-12-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,014.00/- (B = Rs 50,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2023 2:50PM with Govt. Ref. No: 192023240317014558 on 14-12-2023, Amount Rs: 50,014/-, Bank: SBI EPay (SBlePay), Ref. No. 8411407639717 on 14-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 74,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2327, Amount: Rs.1,000.00/-, Date of Purchase: 01/12/2023, Vendor name: Ajoy Kumar Chand

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 14/12/2023 2:50PM with Govt. Ref. No: 192023240317014558 on 14-12-2023, Amount Rs: 74,011/-, Bank: SBI EPay (SBlePay), Ref. No. 8411407639717 on 14-12-2023, Head of Account 0030-02-103-003-02



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 2304-2023, Page from 138043 to 138080
being No 230407493 for the year 2023.**



Digitally signed by SANKHA BANDYOPADHYAY
Date: 2023.12.22 12:00:09 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 22/12/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.