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भारतीय गैर न्यायिक

पचास
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FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AK 801806

Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Documents-1, Kolkata



12 APR 2024

AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT FOR DEVELOPMENT is made on this the 12th day of ^{April} ~~March~~

Two thousand twenty four

BETWEEN

1913

Sold to	Bhaskar Chatterjee
Address	6 Opo Street Cal. 700001
Value	51
- 5 APR 2024	
L.S. v. High Court Abhilit Section High Court, AS	



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
12 APR 2024

1. BHASKAR GHOSH (AADHAAR NO.-301562446124) (PAN NO.- AFEPG7185B) son of Late Bhupal Chandra Ghosh by faith Hindu, by occupation – Lawyer, by Nationality- Indian, resident of 76, Rajdanga Main Road, P. S.- Kasba, Kolkata- 700107, 2. MRS. DEBASHREE GHOSH (AADHAAR NO.-978747899172) (PAN NO.-CAUPG4401M), wife of Bhaskar Ghosh, by faith Hindu, by occupation – homemaker, by Nationality- Indian, resident of 76, Rajdanga Main Road, P. S.- Kasba, Kolkata- 700107 hereinafter jointly called and referred to as the 'OWNERS' (which term or expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their heir/s, successor/s, executor/s, administrator/s, legal representative/s and assign/s OF THE FIRST PART.

AND

VINAYAK REAL ESTATE (PAN NO.- AAYFV0457C) a partnership firm having its registered office at Saptarshi Park, S. B. Patel Road, Beside Krishna Marriage Hall, P. S.- N. T. S., P. O.- Durgapur, PIN- 713206, represented by its partners namely 1. SHIBSANKAR DAS (AADHAAR NO.-692267631928) (PAN NO.- BKJPD0301F), son of Ananga Mohan Das, by faith – Hindu, by occupation – business, by nationality – Indian, residing at Rishi Arabinda Pally Street, No. - 4D. Durgapur, PIN-713201, District Paschim Bardhaman, 2. RANEN GOPAL TEWARI (AADHAAR NO.-562560383788) (PAN NO.- AFNPT9657G), son of Debasish Tewari, by faith – Hindu, by occupation – business, by nationality – Indian, residing at Rajbandh Bankali Tala. Rajbandh, Durgapur, PIN-713212, District Paschim Bardhaman and 3. BIDYUT NAHA (AADHAAR NO.-

939350971093) (PAN NO.- ANHPN1742N), son of Sushil Naha, by faith – Hindu, by occupation – business, by nationality – Indian, residing at Madhupally, Komalpur, Durgapur, PIN-713204, District Paschim Bardhaman and 4. SHAMBHU KHARA (AADHAAR NO.-887109543361) (PAN NO.- BRVPK6304C), son of Sundarlal Khara, by faith – Hindu, by occupation – business, by nationality – Indian, residing at Raghunathpur Madhupally, A Zone, Durgapur, Durgapur Steel Town, Durgapur, PIN-713204, P. O. – ABL Township, District Paschim Bardhaman, hereinafter referred to as the “DEVELOPERS” (which term or expression shall unless excluded by or repugnant to the context be deemed to include the principal officer from time to time) OF THE SECOND PART.

WHEREAS:

A. The terms in these presents shall unless they are contrary or repugnant to the context, mean and include the following:-

1. ADVOCATES shall mean such other Learned Advocate/s whom the Owners and/or the Developers may from time to time appoint as the Advocates for the Project.

2. ARCHITECTS shall mean such architect or firm of architects, whom the Developer may from time to time appoint as the Architects for the Building.

3. COMMON EXPENSES shall mean and include all expenses for maintenance of the new building and the premises.

4. COMMON PORTIONS shall mean and include all the common areas and installations to comprise in the building and the premises after the

development including staircase, lobbies, passages, pathways, boundary walls etc., morefully described in the schedule "E" hereunder stated.

5. OWNER'S ALLOCATION/SHARE/AREA as specified in Schedule "B" hereunder stated.

6. DEVELOPER'S ALLOCATION/SHARE/AREA shall mean all the covered area in the premises and/or the building other than the Owner's area TOGETHER WITH an undivided proportionate share in the land, common portions as specified in Schedule "C" hereunder stated.

7. LAND shall mean the land comprised in the premises hereinafter mentioned measuring an area of about 50 decimal be the same a little more or less comprised and including i) all that the viti land measuring about 42.4 decimal be the same a little more or less out of the total/entire land measuring about 51 decimal be the same a little more or less owned by the Owner no. 1 in L. R. plot no. 188, except the portion containing the residential house of the Owners and the adjacent area thereto and ii) a thin strip of leftover (trapezium shaped) land including all that the viti land measuring about 5 decimal be the same a little more or less owned by the Owner no. 2 in L. R. plot no. 228 and all that the viti land measuring about 2.6 decimal be the same a little more or less also owned by the Owner no. 2 in L. R. plot no. 185, more fully and particularly stated and described in the Part II of the Schedule "A" hereunder stated.

8. PREMISES shall mean all that i) the premises/holding no.-N/26 on Road no. 70, Pardai Village, P. S.- New Township, Durgapur- 6, P. I. N.-713206 containing all that the viti land measuring about 51 decimal be the same a

little more or less owned by the Owner no. 1 in L. R. plot no. 188, together with the two storied residential building constructed on portion thereupon and ii) the premises/holding no. N/170 on Road no. 70, Pardai Village, P. S.- New Township, Durgapur- 6, P. I. N.-713206 containing all that the thin strip of leftover (trapezium shaped) land measuring about 7.6 decimal be the same a little more or less including all that the viti land measuring about 5 decimal be the same a little more or less owned by the Owner no. 2 in L. R. plot no. 228 and all that the viti land measuring about 2.6 decimal be the same a little more or less also owned by Owner no, 2 in L. R. plot no, 185, both premises no. i) and ii) are under the municipal jurisdiction of ward no. 25 of Durgapur Municipal Corporation, as more fully described in the part I of the Schedule "A" hereto and shall also include the boundary wall erected thereon and/or the multistoried building to be constructed wherever the context permits.

9. BUILDING shall mean the building to be constructed on the land being part of the premises by the Developer, in pursuance of the terms and contained herein.

10. PLANS shall mean the plan of the Building, including such plans, drawings, designs, elevations and specifications as are prepared by the Architects including variations/modifications therein, to be duly sanctioned by the Durgapur Municipal Corporation upon the land being part of the said premises.

11. PROJECT shall mean the work of development undertaken to be done by the Developer in pursuance hereof, till the development of the building upon the land being part of the premises be completed, obtaining of completed

certificate thereof, handing over of Owner's allocation/share/area and possession of the completed units being taken over by the Unit Owners by way of transfer.

12. PROPORTIONATE with all its cognate variations shall mean such ratio of the super built up area of any unit or units be in relation to the super built up area of all the units in the new building.

13. UNIT shall mean any flat or other covered area in the building, which is capable of being exclusively owned, used and/or enjoyed by any unit owners and which are not the common portions.

14. UNIT OWNERS shall mean any person or persons, who acquire hold and/or own any unit in the building and shall include the owners and the developer for the units held by them from time to time.

15. TIME: a) Time is the essence of the contract and the Developer shall complete the construction work of the proposed building within 39 months from the date of this agreement and 30 months from the date of obtaining the building plan duly sanctioned by the Durgapur Municipal Corporation, whichever is later, subject to another period of 6(six) months in case the Developer is prevented from carrying out the construction works due to some unavoidable circumstances beyond the control of the Developer. This time schedule is however dependent upon the principal of "Force Majeure".

b) It is hereby stated that the Developer will prepare building plan and submit the same before the Durgapur Municipal Corporation for approval within 9(nine) months from the date of this agreement.

B. The Owners have represented to the Developers as follows:

1. The Owners are the sole and absolute owners of the premises, as morefully described in the Schedule "X" hereto free from all encumbrances.
2. Further declare that the Owners have not encumbered the said property in any manner either entering into an agreement with any person in writing or orally;
3. The abstract of the title of the Owners to the premises is described in the Schedule "X" hereto and the contents thereof are true and correct.
4. No person or persons other than the Owners have any right, title and/or interest of any natures, whatsoever in the premises or any part thereof;
5. The right, title, and interest of the Owners in the premises are free from all encumbrances, whatsoever and the Owners have good and marketable title thereto;
6. The premises or any part thereof is at present not affected by any requisition or any alignment of any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owners;
7. Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any court of law or due to Income Tax, Revenue, or any other public demand;

8. The Owners have not in any manner dealt with the premises whereby the right, title, and interest of the Owners as to the ownership use, development and enjoyment thereof is or may be affected in any manner whatsoever; ✓
9. The Owners are fully and sufficiently entitled to enter into this agreement and the Developer is also primarily satisfied as to the right, title, and interest of the Owners before entering into this agreement with the Owners; ✓

NOW IT IS HEREBY AGREED AND DECLARED THAT:-

1. The Owners have appointed the Developers for development of the land and the Developers have accepted such appointment on the terms and conditions hereunder contained. ✓
2. The Owners and each one of them shall jointly or individually execute General power of Attorney in favour of the Developers herein to run and execute the said construction work and other allied matters. ✓
3. The development of the premises will be in the following manner:-
 - a) The Developers shall complete the construction work of the proposed building within 39 months from the date of this agreement and 30 months from the date of obtaining the building plan duly sanctioned by the Durgapur Municipal Corporation or from the date of obtaining handover of vacant possession subject to another period of 6(six) months in case the Developer is reasonably prevented from carrying out the construction works due to some unavoidable circumstances beyond the control of the Developer, this time schedule is however dependent upon the principal of "Force Majeure". ✓

b) It is hereby clearly stated that the Developers will prepare building plan and submit the same before the Durgapur Municipal Corporation for approval within 9 months from the date of the date of agreement. ✓

c) The Developers shall be entitled to hold and remain in possession of the land and it shall always be deemed that the Developers is in the possession of the entirety of the land in the part performance agreement during the subsistence hereof. ✓

d) The building shall be for residential and for commercial purpose. ✓

4. The Owners shall give such other consent, sign such papers, documents, deeds, and undertakings, and render such co-operation as may be required by the Developers for the preparation of the plans or otherwise for the construction and the completion of the building i.e. the project provided the same is taken at Kolkata in the event of inability of the Owners to be present at Durgapur at the relevant point of time. ✓

5. The Developers shall be entitled to occupy and use the entirety of the land subject to the terms of this agreement for the duration of the project and the Developers shall be entitled to use the premises for setting up of a temporary site office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs advertising the project and post its watch and ward staff. ✓

6. In connection with the aforesaid it is agreed and clarified as follows:-

a. The plan of the building shall be got prepared by the Architect at the cost of the Developers with consent of the Owners in writing. The Developers shall

cause such changes to be made in the plan as the Architect may approve and/or as shall be required from time to time PROVIDED HOWEVER in so far as the Owners' Area is concerned such changes shall be made only in consultation with the owners. ✓

b. The Developers shall be at liberty to do all work as is required for the Project and to utilise the existing water, electricity in the land at its own cost and expenses if any and shall have right to obtain temporary connection of utilities for the Project and the Owners shall sign, execute all papers and documents necessary therefor. ✓

c. All costs, charges, and expenses for preparation of the plan and construction of the building and/or development of the premises, save as otherwise mentioned herein shall be borne and paid by the Developers exclusively. ✓

d. The owners and the developers shall be entitled absolutely to their respective allocation/shares/areas and shall be at liberty to deal otherwise in any manner they deem fit and proper subject however to the general restrictions for mutual advantage inherent in the ownership flat schemes and they will also be at liberty to enter into Agreements for sale of their respective areas save that the Owners shall adopt the same covenants as the Developers may adopt in its agreement with the unit owners of the Developer's Area, at least in so far as the same related to common portions, common expenses, and other matters of common interest and the form of such Agreement to be utilized by the parties shall be such as be jointly drawn by the Advocate of the Owners and the

 ✓

Developers but the same shall be in accordance with the practices prevailing in respect of Ownership flats and buildings of Durgapur.

7. It is further clarified as follows:-

a. The Developers will provide electricity connection for the entirety of the building.

b. All municipal rates, taxes and outgoings including arrears in respect of the premises if due till the date of agreement to the Developers shall be for and to the account of the Owners and thereafter the same shall be borne and paid by the Developers till the completion of the Project and thereafter the same shall be borne and paid by the Unit Owners to the extent of their respective areas.

8. The Developers shall indemnify and keep the Owners indemnified in respect of all costs, expenses, damages, liabilities, claims and/or proceedings arising out of any act done by the Developers in pursuance of the authorities granted as aforesaid.

9. The Developers shall be responsible for mitigating any local problem that might arise in course of discharge of this agreement and shall bear all the necessary outgoing expenses for the same if so, required without any additional burden upon the Owners.

10. The powers and/or authorities granted as aforesaid shall remain revocable during the subsistence thereof and the Owners shall have liberty to cancel the Power if the term in this Agreement is violated by the Developers after service of clear 15 days advance written notice in respect thereof.

11. The Owners shall give such co-operation to the Developers and sign such papers, confirmations and/or authorities as may be reasonably be required by the Developers, from time to time for the project at the costs and expenses of the Developers either at Durgapur or at Kolkata, as according to the convenience of the Owners. ✓

12. In consideration of the development of the premises as specified in the Schedule "A" by construction of a new G+4 storied building or such other storied building as would be sanctioned and appropriation of the proceeds of their allocation/shares/area, the Developers shall deliver at the option of the Owners the Owner's allocation/shares/area by providing units completely constructed to the tune of 37% of the carpet area of total constructed area of the said buildings on each of the floors of the building together with undivided impartible proportionate share of the land, staircase, staircase landing, common area and facilities and common passage provided to the said building attributable to the same on all the floors together with covered car parking space, as morefully described in schedule 'B' hereunder stated within a period of 30 months from the date of this agreement stated and for the purpose of the same shall pay interest free security money to the tune of Rs.375000000/- ✓
(Rupees three crore seventy five lakh only), which will be refunded at the time of complete handover of the Owner's share as per the table herein below stated as

follows:-

Event description		Payment date	Amount	Name of the Owners
On	or before the	10. 04. 2024	Rs. 18000000/-	Bhaskar Ghosh

execution of this agreement			
On or before the execution of this agreement	10. 04. 2024	Rs. 200000/-	Debashree Ghosh
On or before the expiry of three months after execution of this agreement	10. 07. 2024	Rs. 400000/-	Bhaskar Ghosh
On or before the expiry of three months after execution of this agreement	10. 07. 2024	Rs. 100000/-	Debashree Ghosh
On or before	10. 01. 2025	Rs. 2200000/-	Bhaskar Ghosh
On or before	10. 01. 2025	Rs. 300000/-	Debashree Ghosh
On or before	10. 01. 2026	Rs. 8000000/-	Bhaskar Ghosh
On or before	10. 01. 2026	Rs. 2000000/-	Debashree Ghosh
On or before	10. 06. 2026	Rs. 4000000/-	Bhaskar Ghosh
On or before	10. 06. 2026	Rs. 1000000/-	Debashree Ghosh
On or before	10. 09. 2026	Rs. 4000000/-	Bhaskar Ghosh
On or before	10. 09. 2026	Rs. 1000000/-	Debashree Ghosh
On or before	10. 12. 2026	Rs. 4000000/-	Bhaskar Ghosh
On or before	10. 12. 2026	Rs. 1000000/-	Debashree Ghosh
On or before	10. 03. 2027	Rs. 4000000/-	Bhaskar Ghosh
On or before	10. 03. 2027	Rs. 1000000/-	Debashree Ghosh
On or before	10. 06. 2027	Rs. 2000000/-	Bhaskar Ghosh

On or before	10. 06. 2027	Rs. 500000/-	Debashree Ghosh
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And that in pursuance thereof the sum of Rs.20,00,000/- (Rupees twenty lacs) only of the lawful money of the union of India in hand well and truly paid by the Developers towards part payment of the security on or before the execution of these presents the receipt whereof the Owners do and each of them doth hereby as well as by the memorandum of refundable security hereunder written admit and acknowledge.

13. The Developers shall start construction within one month of the sanction of the plan by the Durgapur Municipal Corporation and will construct the building as per specification contained in Schedule "D" and shall use standard materials.

14. The unit holders will pay maintenance charges proportionately to the flat Owners Association to be formed by the unit holders for the common areas as mentioned in Schedule "E".

15. The name of the building will be selected by the Developers.

16. In case Developer here to commit any default in fulfilment of their obligations contained herein the owner shall be entitled to claim specific performance and/or damages over and above the other remedies available to them either in law or by dint of this agreement.

17. In the event of the Developer fails and/or neglect and/or refuse to fulfil his commitment and/or becomes insolvent, the Owners shall be at liberty to

terminate entire or part of this agreement at the option of the Owners, if situation so demands, when the Developer shall be entitled to reimbursement of the expenses only as would be determined mutually by the parties or by a registered valuer in the panel of The Hon'ble High Court at Calcutta, appointed mutually or as per appropriate provisions of law.

18. That the interest of this agreement is not transferable by the Developer to any Promoter/Developer or any Third Party without express consent of the Owners in writing and the Developers shall not be entitled to claim any amount from the owners or from any person/persons engaged for completion of the project if they fail to start the work of the project within the stipulated time or abandon the construction project;

19. That the Owners shall not pay any amount or cost if the area of the Owners allocation is increased after construction.

20. That the Developers shall have no right to encumber the premises in any manner whatsoever; if they do so the Owners and their property shall not be bound by such encumbrances created by the Developers.

21. That the Developers shall bear all the cost for all clearance certificates from the authorities concerned.

22. All brokerage for the implementation of the project shall be paid by the Developers.

23. That the Owners shall not be responsible for any illegal construction or for any deviation from the sanctioned building plan.

24. That the Developers shall not cause any delay or negligence in carrying out the work of development; if the Developers keeps the development work hanging in the balance and fails to complete and pay the security money in terms of the paragraph 12 to the Owners within the time as aforesaid Developers shall pay damages @ the rate of 18% per annum upon the due amount.

25. All disputes and differences between the parties herein in any manner relating to this Agreement and/or matter relating to construction shall be settled mutually, on failure thereto as per provisions of the Arbitration and Conciliation Act, 1996;

26. The Courts of the place from where this agreement has been entered into by and between the parties shall alone have jurisdiction to decide any dispute arising out of or in respect of this agreement.

SCHEDULE-"A"

(PART-I)

PREMISES

i) **ALL THAT** the piece or parcel of the plot of land measuring a total area of approximately 51 decimal, be the same a little more or less, lying and situate at R. S. Dag no. 337 and L. R. Dag no. 188 at Mouza - Pardai, at Khatian no.156 and Khatian no. 1186 at J. L. no. 001, in the district of Paschim Burdwan, under the municipal jurisdiction of ward no. 25 of Durgapur Municipal Corporation holding no. N/6 and the administrative jurisdiction of police station- New Township, Durgapur, PIN 713206 and butted and bounded in the manner following : -

ON THE NORTH:- 22' wide Road no. 70, Pardai Village

ON THE EAST:- . L. R. Dag no. 187

ON THE SOUTH:- L. R. Dag no. 228, L. R. Dag no. 185 and L. R. Dag no. 189.

ON THE WEST:- Drain and 8' wide concrete passage on L. R. Dag no. 189.

ii) **ALL THAT** the piece or parcel of the plot of land, which is a thin strip of leftover (trapezium shaped) land comprising of a plot of land measuring a total area of approximately 2160 square feet (5 decimal) of land, be the same a little more or less, lying and situate at R. S. Dag no. and L. R. Dag no. 228 part and a plot of land measuring a total area of approximately 1160 square feet (2.6 decimal) of land, be the same a little more or less, lying and situate at R. S. Dag no. and L. R. Dag no. 185 part at Khatian no.745 at J. L. no. 001, Mouza - Pardai in the district of Paschim Burdwan, under the municipal jurisdiction of ward no. 25 of Durgapur Municipal Corporation holding no. N/170^{in Road no. 70, Pardai Village} and the administrative jurisdiction of police station- New Township, Durgapur, PIN 713206 and butted and bounded in the manner following : -

ON THE NORTH:- L. R. Dag no. 188

ON THE EAST:- . portion of L. R. Dag no. 185.

ON THE SOUTH:- partly by L. R. Dag no. 228 and partly by L. R. Dag no. 185, Whereupon 16' wide concrete passage has been constructed.

ON THE WEST:- L. R. Dag no. 189

(PART-II)

LAND

by LAND shall mean All that ^{vacant} the land measuring an area of about 50 decimal be the same a little more or less comprised and included in i) all that the viti land measuring about 42.4 decimal be the same a little more or less out of the total/entire land measuring about 51 decimal be the same a little more or less owned by the Owner no. 1 in L. R. plot no. 188, being premises no. i) except the portion containing the residential house of the Owners and the adjacent area

thereto and ii) a thin strip of leftover (trapezium shaped) land including all that the viti land measuring about 5 decimal be the same a little more or less owned by the Owner no. 2 in L. R. plot no. 228 and all that the viti land measuring about 2.6 decimal be the same a little more or less also owned by the Owner no. 2 in L. R. plot no. 185, being premises no. ii) more fully and particularly stated and described in the Part I of the Schedule "A" hereinbefore stated.

The South- by 16" wide common passage.

The North- by 22" wide Road no. 70, Pardai Village,

The East- partly by L. R. Dag no. 187 and partly by L. R. Dag no. 185

The West- by the rest portion of the premises no. N/26 on Road no. 70,

Pardai Village containing the portion containing the residential house and the adjacent area thereto and concrete passage for rest of the portion.

SCHEDULE "B"

OWNERS' ALLOCATION

The building to be constructed is expected to be Ground plus four storied or such other storied as would be sanctioned by the Durgapur Municipal Corporation and the Owners' share therein will be as follows:-

AREA/ PORTION OF FLAT AND CAR PARKING SPACE
Units completely constructed to the tune of 37% of the carpet area of total constructed area of the said buildings at the option of the Owners on each of the floors of the building together with undivided impartible proportionate share of the land, staircase, staircase landing, common area and facilities and

common passage provided to the said building attributable to the same on all the floors together with covered car parking space, within a period of 30 months from the date of this agreement stated.

SCHEDULE "C"

(DEVELOPER'S ALLOCATION)

All that the 63% of the carpet area of the said newly constructed area except the Owners' share of the said newly constructed Ground plus four storied building or such other storied building as would be sanctioned by the Durgapur Municipal Corporation at the said Land on each of the floors of the building together with undivided impartible proportionate share of the land, staircase, staircase landing, common area and facilities and common passage provided to the said building attributable to the same on all the floors together with covered car parking space.

SCHEDULE "D" REFERRED TO

(Specification of the construction work)

Foundation: As per standard applicable designs.

Super Structure: R. C. C framed structure as per design of the Architect & Structural Engineer.

Roof: Reinforced concrete slab.

Wall Finish: a) All internal walls & ceilings of the main building to be finished with Plaster and Paris.

b) External walls of the main building to be finished with two coats of Exteriors paints of standard quality.

c) Boundary walls and Servant Toilets (if any) to be finished with suitable paints.

d) All common areas passages, staircases, walls and ceiling inside the building to be finished with Cement Plaster and Standard quality paint.

Flooring: a) Marble / Vitrified flooring shall be used in Living/ Dinning Room, Cermic flooring shall be for Bedrooms, Balcony and Common passages.

b) Non-slippery Tiles will be used for flooring of kitchen and toilets.

c) Terrace of the building will be finished with suitable flooring materials.

d) Parking area shop and other common and open area on ground floor shall have cement floor.

Windows: Aluminium/ Iron window with grill of suitable design.

Doors: a) Main entrance door to be of 35 mm both side Teak Wood veneered and be fitted with night latch of Godrej make, other doors to be 35 mm commercial flush doors provided with good aluminum door bolts of standard make, design, shape and size. Main gate shall be fitted with Collapsible Gate.

b) All gates of Staircase, Head Rooms and main Boundary shall be mild steel.

Toilets: a) Each toilet shall have Hot & Cold water supply arrangement without water geyser one bib cock, one hot & cold mixture with shower.

- b) All white glazed vitreous sanitary ware shall be provided.
- c) Glazed tiles shall be provided upto 6 feet height.
- d) Provision for Exhaust Fan shall be provided.
- e) All C.P. fittings shall be of standard make.
- f) All plumbing works inside toilet shall be concealed in wall.

Kitchen: a) Cooking Slab shall be finished with granite.

- b) One Steel Sink and one bib Cock of standard make shall be provided.
- c) Separate point for Aqua-guard will be provided.
- d) Glazed Tiles of Standard make shall be provided in dado upto 2 feet height above cooking slab.
- e) Provision for Exhaust Fan shall be provided.
- f) All plumbing works inside the Kitchen will be concealed in walls.

Electrical : All electrical wiring of approved quality to be concealed in walls and ceiling provision for sufficient number of light fan and plug points in room, toilet, kitchen, verandah etc.

Water Supply System : Provision for 24 hours uninterrupted water supply to toilet and kitchen from overhead water reservoir from municipal water supply system, normal pumping arrangements to be provided.

Sanitary & Plumbing: Cast iron /P.V.C soil and waste line of approved quality to be provided , G.I / P.V.C water distribution line of approved quality from overhead water reservoir for internal distribution of water to toilet and kitchen.

SCHEDULE "E"

(The common portions)

1. AREAS:
- a. Entrance and Exits to the premises of the new building.
 - b. Boundary walls and main gate of the premises.
 - c. Staircase, stair head room and lobbies on all the floors.
 - d. Entrance lobby, electric/utility room, water pump room to be used by the Association if any.
 - e. Common installations on the roof.
 - f. Right of access on the roof above the top floor of the new building which has been separately allocated for common use of owners and unit holders.
 - g. The open land in the premises, foundation, columns, beams, supports, common passage, boundary walls of the new building.

2. WATER PLUMING AND DRAINAGE: -

A) Drainage and sewerage lines and other installations for the same (expect only as are installed within the exclusive area of any unit and/or exclusively for its use).

B) Water supply system of the whole proposed new building .

C) Water pump, underground and overhead reservoir together with all common plumbing installations for carriage of water (save only those are as within the exclusive area of any unit and/or exclusively for its use.

3. ELECTRICAL INSTALLATIONS: -

A) Electrical wiring and other fittings (excluding only those as are installed within the exclusive area of any unit and/or exclusively for its use).

B) Lighting of common portions.

C) Electrical installations relating to transformer and substation for receiving electricity from suppliers and matters for recording the supply.

D) Machinery and accessories, if any.

SCHEDULE X

(Owners Title)

i) **WHEREAS** one Ashok Kumar Burman son of Jiban Prashad Burman and Sri Nemai Chandra Nag son of late Ashutosh Nag got the property being viti land measuring about .51 acre be the same a little more or less in C. S. and R. S. Dag no.337 L. R. Dag no. 188, in Mouza- Pardai, J. L. no. 76 (old) 1(new) then Khatian no. 261 L. R. Khatian no. 157 under police station Faridpur (old) N. T. S. (new), sub registry Ranigunj (old), Sub Registry Durgapur (new), hereinafter and also hereinbefore referred to as the premises no. i) by way of purchase from Sri Karthik Chandra Saha son of Nishikanta Saha by and under a deed of sale dated the 16th day of January 1960, registered in the office of the Sub register Burdwan and recorded in book no. I, volume 14, pages 3 to 5 being no. 221 for the year 1960.

AND WHEREAS and while in absolute and lawful possession as owners thereof from the date of such purchase the said Ashok Kumar Burman son of Jiban Prashad Burman and Sri Nemai Chandra Nag son of late Ashutosh Nag sold the said premises no. i) to Bhupal Chandra Ghosh by and under a deed of sale dated 19th day of July 1961 registered in the office of the Register under section

7(2) of Indian Registration Act, Burdwan, recorded book no. I, volume 53, pages 54 to 56 being no. 4742 for the year 1961.

AND WHEREAS and while in absolute and lawful possession as owner thereof from the date of such purchase of the said premises no. i) the said Bhupal Chandra Ghosh died intestate on 3rd November, 2003 by leaving his wife, Manisha Ghosh, and only son, the Owner no. 1 as his only legal heir and representative, who succeeded to his estate including the said premises no. i) as owners thereof.

AND WHEREAS and while the said Manisha Ghosh, and the Owner no. 1 were in absolute and lawful possession as owners thereof by duly mutating their names in the record of rights of the Government of West Bengal as well as Durgapur Municipal Corporation in respect of the said premises no. i) and constructing a residential house thereupon as per the plan sanctioned by the Durgapur Municipal Corporation, the said Manisha Ghosh died intestate on 23rd December 2019 by leaving her only son the Owner no. 1 as her only legal heir and representative, who succeeded to her estate including the said premises no. i) as owners thereof, who is in absolute and lawful possession as owners thereof by duly mutating his names in the record of rights of the Government of West Bengal in respect of the entire said premises no. i).

ii) **WHEREAS** one Karthik Chandra Saha, son of Nishikanta Saha was the recorded owner of the property being all that the vacant peace and parcel of viti land which is a thin strip of leftover (trapezium shaped) land, after granting easement right of 16' wide road to other purchasers of land, lying and situate at

and being part of L. R. Dag No. 228, Khatian No. 3/1, measuring an area of about 5 decimal (2160 square feet) be the same a little more or less and all that the vacant peace and parcel of viti land lying and situate at and being part of L. R. Dag No. 185, Khatian No. 3/1, measuring an area of about 2.6 decimal (1160 square feet) be the same a little more or less, aggregating to a total area of about 7.6 decimal (3320 square feet) be the same a little more or less being northern most part of R. S. Dag No. 341 (adjacent to R. S. Dag No. 337 being L. R. Dag No. 188, Khatian No. 156 and 157,) at Mouza- Pardai, District Burdwan, J.L. No. 001. police station- New Township previously Faridpur, block- Additional Faridpur Durgapur, under the ward no. 25 of the Durgapur Municipal Corporation hereinafter and also hereinbefore referred to as the premises no. ii).

AND WHEREAS and while in absolute and lawful possession as owner thereof the said Karthik Chandra Saha sold the said premises no. ii) to Debashree Ghosh, the owner no. 2 herein by and under a deed of sale dated 12th day of December 2014 registered in the office of the Registrar of Assurances-III Kolkata, Burdwan, recorded book no. I, volume 11, pages 2304 to 2321 being no. 04525 for the year 2014, who is in absolute and lawful possession as owner thereof by duly mutating her name in the record of rights of the Government of West Bengal in respect of the entire said premises no. ii).

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

SIGNED, SEALED AND DELIVERED

by the **OWNERS,**

in the presence of:

Bhaskar Ghosh
Debashree Ghosh

1. *Ashia Ghosh*
76, RADNAGRA MAIN ROAD
KOL-700102

2. *Rajiv Purkait*
106 Kusumam Patal Lane,
KOL-49

SIGNED, SEALED AND DELIVERED

by the **DEVELOPERS,**

in the presence of:

VINAYAK REAL ESTATE
Shibsanjan Das
Partner

1. *Aditya Ghosh*

VINAYAK REAL ESTATE
Ranen Gopal Tanna
Partner

2. *Rajiv Purkait*

Drafted by me:

Riddhi Ghosh
RIDDHI GHOSH
ADVOCATE
6, OLD POST OFFICE STREET,
TEMPLE CHAMBERS,
GROUND FLOOR,
KOLKATA-700001

VINAYAK REAL ESTATE
Shreshth Khanna
Partner

Calcutta High Court
Enrollment no. - F/2843/4185/2023

MEMO OF REFUNDABLE SECURITY

Received the total sum of Rs. 2000000/- (Rupees twenty lacs only as the part payment of security as per the details below:-

DATE	PAYMENT MODE	NAME OF BANK AND BRANCH	AMOUNT	IN FAVOUR OF
10.04.2024	Cheque no. 031852	Central Bank of India, Jemua Br.	Rs. 10,00,000/-	BHASKAR GHOSH
10.04.2024	Cheque no. 031855	Central Bank of India, Jemua Br.	Rs. 8,00,000/-	BHASKAR GHOSH
10.04.2024	Cheque no. 031856	Central Bank of India, Jemua Br.	Rs. 2,00,000/-	DEBASHREE GHOSH
			Rs. 20,00,000/-	OWNERS

which is doth hereby admitted, acknowledged, and accepted by the OWNERS And the in presence of:

WITNESSES:

1. Anujin Ghosh

Bhaskar Ghosh

Debashree Ghosh

2. Raju Purokai

SIGNATURE OF THE OWNERS

SPECIMEN FORM FOR TEN FINGERPRINTS



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



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



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



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

SPECIMEN FORM FOR TEN FINGERPRINTS



Bidyut Naha

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



Shambhukhone

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

PHOTO

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

PHOTO

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



Government of West Bengal

GRIPS 2.0 Acknowledgement Receipt

Payment Summary



050420242000764065

GRIPS Payment Detail

GRIPS Payment ID: 050420242000764065 Payment Init. Date: 05/04/2024 18:49:16
Total Amount: 39958 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 8561942896929 BRN Date: 05/04/2024 18:51:06
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr RANEN GOPAL TEWARI
Mobile: 7908633193

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250007640668	Directorate of Registration & Stamp Revenue	39958
Total			39958

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FIFTY EIGHT ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192024250007640668

GRN Details

GRN:	192024250007640668	Payment Mode:	SBI Epay
GRN Date:	05/04/2024 18:49:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	8561942896929	BRN Date:	05/04/2024 18:51:06
Gateway Ref ID:	202409688353790	Method:	State Bank of India New PG CC
GRIPS Payment ID:	050420242000764065	Payment Init. Date:	05/04/2024 18:49:16
Payment Status:	Successful	Payment Ref. No:	2000706674/11/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name: Mr RANEN GOPAL TEWARI
Address: DURGAPUR
Mobile: 7908633193
Period From (dd/mm/yyyy): 05/04/2024
Period To (dd/mm/yyyy): 05/04/2024
Payment Ref ID: 2000706674/11/2024
Dept Ref ID/DRN: 2000706674/11/2024

Payment Details			
Sl. No.	Payment RefNo	Head of A/C Description	Amount (₹)
1	2000706674/11/2024	Property Registration- Stamp duty	19951
2	2000706674/11/2024	Property Registration- Registration Fees	20007
Total			39958

IN WORDS: THIRTY NINE THOUSAND NINE HUNDRED FIFTY EIGHT ONLY.

Major Information of the Deed

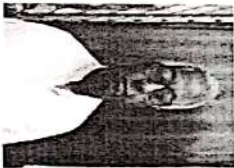
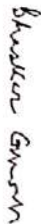
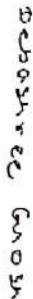
Deed No :	I-1901-03132/2024	Date of Registration	12/04/2024
Query No / Year	1901-2000706674/2024	Office where deed is registered	
Query Date	13/03/2024 3:43:34 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BHASKAR GHOSH 76, Rajdanga Main Road,, Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 9433008884, Status :Advocate		
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]	
Set Forth value		Market Value	
Rs. 1,25,00,000/-		Rs. 1,25,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,001/- (Article:48(g))		Rs. 20,091/- (Article:E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Municipality: DURGAPUR MC, Road: Pardai Village Road, Mouza: Pardai , Ward No: 25 Jl No: 1, Pin Code : 713206

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-188 (RS :-337)	LR-156	Bastu	Bhiti	21.62 Dec	50,00,000/-	50,00,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-188 (RS :-337)	LR-1186	Bastu	Bhiti	20.78 Dec	50,00,000/-	50,00,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-228 (RS :-329,341)	LR-745	Bastu	Bhiti	5 Dec	15,00,000/-	15,00,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-185 (RS :-341)	LR-745	Bastu	Bhiti	2.6 Dec	10,00,000/-	10,00,000/-	Property is on Road
		TOTAL :			50Dec	125,00,000 /-	125,00,000 /-	
		Grand Total :			50Dec	125,00,000 /-	125,00,000 /-	

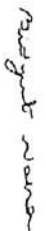
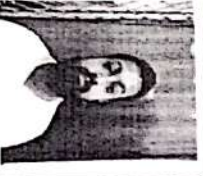
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BHASKAR GHOSH (Presentant) Son of Late BHUPAL CHANDRA GHOSH Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office		 Captured	
	12/04/2024	12/04/2024	LTI	12/04/2024
	City:- Not Specified, P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India , PAN No.:: AFxxxxxx5B, Aadhaar No: 30xxxxxxxxx6124, Status :Individual, Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs DEBASHREE GHOSH Wife of Mr BHASKAR GHOSH Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office		 Captured	
	12/04/2024	12/04/2024	LTI	12/04/2024
	City:- Not Specified, P.O:- E KTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: CAXxxxxxx1M, Aadhaar No: 97xxxxxxxxx9172, Status :Individual, Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office			

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VINAYAK REAL ESTATE City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAXxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SHIBSANKAR DAS Son of Mr ANANGA MOHAN DAS Date of Execution - 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office		 Captured	
	City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: BKxxxxx1F, Aadhaar No: 69xxxxxxx1928 Status : Representative, Representative of : VINAYAK REAL ESTATE (as PARTNER)	Apr 12 2024 3:45PM LTI 12/04/2024		12/04/2024
2	Name	Photo	Finger Print	Signature
	Mr RANEN GOPAL TEWARI Son of Mr DEBASISH TEWARI Date of Execution - 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office		 Captured	
	City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AFxxxxx7G, Aadhaar No: 56xxxxxxx3788 Status : Representative, Representative of : VINAYAK REAL ESTATE (as PARTNER)	Apr 12 2024 3:46PM LTI 12/04/2024		12/04/2024
3	Name	Photo	Finger Print	Signature
	Mr BIDYUT NAHA Son of Mr SUSIL NAHA Date of Execution - 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office		 Captured	
	City:- Durgapur, P.O:- KAMALPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ANxxxxxx2N, Aadhaar No: 93xxxxxxx1093 Status : Representative, Representative of : VINAYAK REAL ESTATE (as PARTNER)	Apr 12 2024 3:47PM LTI 12/04/2024		12/04/2024
4	Name	Photo	Finger Print	Signature
	Mr SHAMBHU KHARA Son of Mr SUNDARLAL KHARA Date of Execution - 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office		 Captured	
		Apr 12 2024 3:47PM LTI 12/04/2024		12/04/2024

City:- Durgapur, P.O:- DURGAPUR STEEL TOWN WEST, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: BRxxxxxx4C, Aadhaar No: 88xxxxxxxx3361 Status : Representative, Representative of : VINAYAK REAL ESTATE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJU PURKAIT Son of Late SANJOY PURKAIT City:- Not Specified, P.O:- KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042		 Captured	
	12/04/2024	12/04/2024	12/04/2024

Identifier Of Mr BHASKAR GHOSH, Mrs DEBASHREE GHOSH, Mr SHIBSANKAR DAS, Mr RANEN GOPAL TEWARI, Mr BIDYUT NAHA, Mr SHAMBHU KHARA

Transfer of property for L1			
Sl.No	From	To. with area (Name-Area)	
1	Mr BHASKAR GHOSH	VINAYAK REAL ESTATE-21.62 Dec	
Transfer of property for L2			
Sl.No	From	To. with area (Name-Area)	
1	Mr BHASKAR GHOSH	VINAYAK REAL ESTATE-20.78 Dec	
Transfer of property for L3			
Sl.No	From	To. with area (Name-Area)	
1	Mrs DEBASHREE GHOSH	VINAYAK REAL ESTATE-5 Dec	
Transfer of property for L4			
Sl.No	From	To. with area (Name-Area)	
1	Mrs DEBASHREE GHOSH	VINAYAK REAL ESTATE-2.6 Dec	

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Municipality: DURGAPUR MC, Road: Pardai Village Road, Mouza: Pardai, Ward No: 25 JI No: 1, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 188, LR Khatian No:- 156	Owner:ভাষ্কার গোস্ব, Gurdian:ভাষ্কার গোস্ব , Address:96, গোস্বাঙ্গা মোহনাস ফার্মিটারি-700107 , Classification:জি.টি. Area:0.26000000 Acre.	Mr BHASKAR GHOSH
L2	LR Plot No:- 188, LR Khatian No:- 1186	Owner:ভাষ্কার গোস্ব , Gurdian:ভাষ্কার গোস্ব , Address:বিল্ড , Classification:জি.টি. Area:0.25000000 Acre.	Mr BHASKAR GHOSH

L3	LR Plot No:- 228, LR Khatian No:- 745	Owner:ꠘꠞꠞꠞ ꠘꠞꠞ, Gurdian:ꠘꠞꠞꠞ , Address:ꠞꠞꠞ , Classification:ꠞꠞꠞ, Area:0.05000000 Acre,	Mrs DEBASHREE GHOSH
L4	LR Plot No:- 185, LR Khatian No:- 745	Owner:ꠘꠞꠞꠞ ꠘꠞꠞ, Gurdian:ꠘꠞꠞꠞ , Address:ꠞꠞꠞ , Classification:ꠞꠞꠞ, Area:0.03000000 Acre,	Mrs DEBASHREE GHOSH

On 12-04-2024

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

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

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

Presented for registration at 14:06 hrs on 12-04-2024, at the Office of the A.R.A. - I KOLKATA by Mr BHASKAR GHOSH, 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 1,25,00,000/-

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

Execution is admitted on 12/04/2024 by 1. Mr BHASKAR GHOSH, Son of Late BHUPAL CHANDRA GHOSH, P.O: EKTIP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Advocate, 2. Mrs DEBASHREE GHOSH, Wife of Mr BHASKAR GHOSH, P.O: EKTIP, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife

Indetified by Mr RAJU PURKAIT, , , Son of Late SANJOY PURKAIT, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-04-2024 by Mr SHIBSANKAR DAS, PARTNER, VINAYAK REAL ESTATE (Partnership Firm), City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr RAJU PURKAIT, , , Son of Late SANJOY PURKAIT, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-04-2024 by Mr RANEN GOPAL TEWARI, PARTNER, VINAYAK REAL ESTATE (Partnership Firm), City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr RAJU PURKAIT, , , Son of Late SANJOY PURKAIT, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-04-2024 by Mr BIDYUT NAHA, PARTNER, VINAYAK REAL ESTATE (Partnership Firm), City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr RAJU PURKAIT, , , Son of Late SANJOY PURKAIT, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-04-2024 by Mr SHAMBHU KHARA, PARTNER, VINAYAK REAL ESTATE (Partnership Firm), City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr RAJU PURKAIT, , , Son of Late SANJOY PURKAIT, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,091.00/- (B = Rs 20,000.00/- ,E = Rs 7,00/- ,I = Rs 55,00/- ,M(a) = Rs 25,00/- ,M(b) = Rs 4,00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 20,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/04/2024 6:51PM with Govt. Ref. No: 192024250007640668 on 05-04-2024, Amount Rs: 20,007/-, Bank: SBI EPay (SBIEPay), Ref. No. 8561942896929 on 05-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,001/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 19,951/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1913, Amount: Rs.50.00/-, Date of Purchase: 05/04/2024, Vendor name: A SARKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/04/2024 6:51PM with Govt. Ref. No: 192024250007640668 on 05-04-2024, Amount Rs: 19,951/-, Bank: SBI EPay (SBlePay), Ref. No. 8561942896929 on 05-04-2024, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 124459 to 124499
being No 190103132 for the year 2024.



[Handwritten signature]

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.04.20 16:21:48 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 20/04/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.