



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

Y 585512

1000
Dr. 1736609/24
05/7/2024

mona das
Laxmi Das

Bubai Das

Partner

Panjana Mandal

DISA ENTERPRISE

DISA ENTERPRISE

Anke Bhattacharya

Partner

DISA ENTERPRISE

George Sh. Mead

Partner

*I/We certify that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is entered into this 3rd day of July'2024

By and Between

- (1) **MR. MONA DAS, PAN-ADIPD6842J**, S/o - Late Tirtha Sadhan Das, by Nationality - Indian, by Occupation- Business, (2) **MRS. LAXMI DAS, PAN-AFCPD9033M**, W/o- Mr. Mona Das, by Nationality - Indian, by Occupation-House hold duties, (3) **MR. BUBAI DAS, PAN-DGLPD2995F**, S/o - Mr. Mona Das, by Nationality - Indian, by

Additional District Sub-Registrar
BURDWAN

05 JUL 2024

05 JUL 2024

ক্রমিক নং 3162 তারিখ 31/5/24

ক্রেতার নাম ৫৫৭ মন/সি/০

সাক্ষি ২২০৪৮ ০১৫১/০১৫১

স্ট্যাম্পের মূল্য ১.৫০০ = ১.7 MAY 2024

বর্ধমান ১নং ট্রেজারী ইন্ডেক্স ৮১৩

ট্রান্সমিট ডেপুটি-মহাসেবক দত্ত

সদর রেজিস্ট্রার অফিস, বর্ধমান

সিইসিএল নং- ৩/১৯৮৮

৫৫৭ মন/সি/০



05 JUL 2024



पश्चिम बंगाल WEST BENGAL

P 021382

Manu Das

Laxmi Das

Bubai Das

DISA ENTERPRISE

Sanjaya Mandal
Partner

DISA ENTERPRISE

Partner

Anke Bhattacharya

DISA ENTERPRISE

Geeta Das
Partner

Occupation-Service, all are resident of Kanainatshal, Ghor Dour Chatti, DVC More, P.o.- Sripally, P.s.-Burdwan Sadar, Dist.- Purba Bardhaman, Pin-713103, hereinafter referred to and called as the "**LAND OWNERS**" (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns etc.) of the **ONE PART.**

ক্রমিক নং: 3103 তারিখ: 31/05/24

জেতার নাম: ৫৭৭ নম্বর ১৭

সাক্ষর: ২২৭৭৭৭৭৭

জাতকের ক্রমাঙ্ক: ১৭৭৭৭৭৭৭

পর্বতন ১৭৭ ট্রেজারী ইন্ডেক্স বরিস তার: ১৭৭ 17 MAY 2024

জাতকের জেতার-মহাসেবক কত

সকল রেজিস্ট্রার অফিস, বরিস

বাহিন্সে নং- ৩/১৭৭৭

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S-2 H- 3102-3103

১৭ - ১৭৭৭৭৭ = ১৭৭৭৭৭

১৭৭৭৭৭ = ১৭৭৭৭৭

Total B 1500000

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31/05/24



Registrar, District Sub-Region, HAWRAH

05 JUL 2024

Mona Das
Laxmi Das

Bubai Das

DISA ENTERPRISE

Sanjana Mondal
Partner

DISA ENTERPRISE

Aloke Bhattacharjee
Partner

DISA ENTERPRISE

Gouranga Sundar Mondal
Partner

AND

DISA ENTERPRISE, PAN- AAMFD1174C, a Partnership Firm having its office at Baronilpur Road, Near Zila Sainik Bhawan, P.S.- Sripally, P.S- Burdwan Sadar, Dist.- Purba Bardhaman, Pin-713103, represented by its partners namely **MR. GOURANGA SUNDAR MONDAL, PAN- AKNPM2314G**, S/o- Late Sanat Kumar Mondal, by Nationality - Indian, by Occupation- Business, residing at Baronilpur Road, Near Zila Sainik Bhawan, P.o.- Sripally, P.s- Burdwan Sadar, Dist.- Purba Bardhaman, Pin-713103, **SMT. SANJANA MONDAL, PAN-BVXPM2890M**, W/o- Mr. Gouranga Sundar Mondal, by Nationality- Indian, by Occupation- Business, resident of Baronilpur Road, Near Zila Sainik Bhawan, P.o.- Sripally, P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Pin-713103, and **MR.ALOKE BHATTACHARJEE, PAN- AMXPB0950F**, S/o- Late Chandi Charan Bhattacharjee, by Nationality-Indian, by Occupation- Business, residing at Boronilpur, Purbapally, P.o.-Sripally, P.s.- Burdwan Sadar, Dist- Purba Bardhaman, Pin-713103, hereinafter referred to and called for the sake of brevity as the **"DEVELOPER"** (Which term or expression shall unless excluded by or repugnant to the



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05 JUL 2024

Mona Das
Laxmidas

Bubai Das

DISA ENTERPRISE

Ranjana Mandal
Partner

DISA ENTERPRISE

Anke Bhattacharya
Partner

DISA ENTERPRISE

Goury Saha
Partner

subject or context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Rajendralal Bhattacharyya was original owner of the land located at P.S.-Burdwan Sadar, Dist.-Burdwan (Now Purba Bardhaman), Mouza- Kanainatshal, J.L.No.-76, appertaining to R.S. Khatian No.-7, comprised in R.S. Plot No.347, who after recording his name in R.S.R.O.R as well as subsequent L.R.R.O.R, during his ownership and possession, expired leaving behind his wife named Pratibha Sundari Devi, his sons named Atindranath Bhattacharyya, Samirendranath Bhattacharyya, Salil Kumar Bhattacharyya, Rabindranath Bhattacharyya, Rathindranath Bhattacharyyaas well as his daughters named Gitarani Mukherjee, Gayatri Banerjee, Arati Banerjee, Bharati Mahata, Pranati Banerjee, Ratna Mukherjee as his legal heirs and successors, who became owners of aforesaid R.S. Plot No.347, in ejmal, each having equal share therein, who were subsequently during their ejmal ownership and possession transferred defined and demarcated **2880** Sq. ft of land of aforesaid R.S. Plot No. 347, appertaining to R.S Khatian No. 7 in favour of Mr. Mona Das, i.e. the Land Owner No.1 herein by dint of Deed of Sale being No.5786 for



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05 JUL 2024

Mona Das
Laxmi Das

Bubai Das

DISA ENTERPRISE

Panjara Mandal
Partner

DISA ENTERPRISE

Anke Bhattacharya
Partner

DISA ENTERPRISE

Goutam Saha Mandal
Partner

and Bhushan Chandra Das, their sons named Naba Kumar Das, Narayan Chandra Das, Ajoy Kumar Das and Mohon Chandra Das became owners of aforesaid 95 satak of land, comprised in R.S Plot No. 348, in ejmal, as per Hindu Law of Succession, who were subsequently, during their ownership and possession in ejmal, transferred defined and demarcated 2160 Sq. ft of land by dint of Deed of Sale being No.2989 for the year'2000, registered at the office of A.D.S.R, Burdwan, recorded in Book No. I, Vol. No.92, Page no 43 to 49 in favour of Mr. Mona Das, i.e., the Land Owner No. 1 herein and defined and demarcated 2882.5 Sq. ft of land by dint of Deed of Sale being No.2993 for the year'2000, registered at the office of A.D.S.R, Burdwan, recorded in Book No. I, Vol. No.92, Page no 74 to 80 in favour of Smt. Laxmi Rani Das, i.e. the Land Owner No. 2 herein and defined and demarcated 1870 Sq. ft of land by dint of Deed of Sale being No.2728 for the year'2001, registered at the office of A.D.S.R, Burdwan, recorded in Book No. I, Vol. No.85, Page no 77 to 83 in favour of Mr. Bubai Das, i.e., the Land Owner No. 3 herein. and the Land Owners herein, after mutating their names in the present L.R.R.O.R under Khatian no 738, 737 & 860, have been enjoying and possessing the aforesaid defined and demarcated **6912.5** sq. ft of land,



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Munir Das

Laxmi Das

Bubai Das

DISA ENTERPRISE

Sanjaya Mandal
Partner

DISA ENTERPRISE

Anke Bhunia
Partner

DISA ENTERPRISE

George Saha
Partner

comprised in R.S & L.R Plot no 348, more fully described in First Schedule hereunder, as Owners.

AND WHEREAS after becoming owners of defined and demarcated total 9792.5 sq. ft of land, located at P.S.-Burdwan Sadar, Dist.-Burdwan (Now Purba Bardhaman), Mouza- Kanainatshal, J.L.No.-76, appertaining to R.S. Khatian No.- 7 & 34, comprised in R.S. & L.R Plot No. 347 & 348, by dint of aforesaid Four Deeds of Sale being Nos. 5786 for the year 1994, 2989 for the year'2000, 2993 for the year'2000 and 2728 for the year'2001, the LANDOWNERS herein after mutating their names in the present L.R.R.O.R, under Khatian No 251/2, 738, 737&860, more fully described in the First Schedule herein below, have been enjoying and possessing the same as Owners. Now the aforesaid LAND OWNERS, for considerable period of time have been thinking of developing multi-storied Residential cum Commercial Complex consisted of several self contained Flats, shops, commercial spaces and parking spaces thereon in such manner as may yield them greater advantage and financial benefit. But as the LAND OWNERS herein neither have experience, adequate and appropriate skill and knowledge nor have capacity and ability, both financial and technical, have been searching for competent



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Mona Das
Laxmi Das
Bubai Das

DISA ENTERPRISE

Panjan Mandal
Partner

DISA ENTERPRISE

Anke Bhattacharya
Partner

DISA ENTERPRISE

Gourab Saha
Partner

DEVELOPER. Being learnt of intention of the LAND OWNERS, the DEVELOPER herein, which is a highly reputed Developer Firm, having vast experience, knowledge and skill in the field of Real Estate Development, upon making inspection and search and being duly satisfied as to marketable title of the land, *more fully described in the First Schedule hereunder*, has approached before the LAND OWNERS with an offer to develop the land, *more fully described in the First Schedule hereunder*, at its own costs and expenses and in such manner which is yield the LAND OWNERS herein greater financial advantage and benefits.

AND WHEREAS the LAND OWNERS herein, after being duly enquired and satisfied about competency and reputation of the DEVELOPER herein, have accepted the offer and agreed to depute the DEVELOPER to develop multi-storied Residential cum Commercial complex in the name "**DISA INFINITE**", consisted of several self contained Flats, shops, commercial spaces and parking spaces together with other amenities and common facilities on 'Bastu' class of land, *more fully described in the First Schedule hereunder*, on the following terms and conditions.



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Mane Das
Laxmi Das
Bubai Das

DISA ENTERPRISE
Banjara Handal
Partner

DISA ENTERPRISE
Ance Bhatnagar
Partner

DISA ENTERPRISE
George S. Patel
Partner

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY
AND BETWEEN THE PARTIES HERETO as follows:-

ARTICLE- I DEFINATIONS

In these presents unless there is something in the subject or context inconsistent with:-

- I. LAND:- shall mean 'BASTU' class of Land measuring an area of 9792.5 sq. ft, more or less, situated at P.S.-Burdwan Sadar, Dist.-Burdwan (Now Purba Bardhaman), Mouza- Kanainatshal, J.L.No.-76, appertaining to R.S. Khatian No.- 7 & 34, L.R. Khatian No. 251/2, 738, 737 and 860, comprised in L.R & R.S. Plot No.- 347 & 348, with in local limit of Baikunthapur-II Gram Panchayat, more fully described in the First Schedule hereunder.
- II. BUILDING: shall mean proposed multi-stored Residential cum Commercial complex in the name "**DISA INFINITE**",, consisting of several self contained Flats, shops, commercial spaces and parking spaces together with other common amenities and facilities which the parties hereto have proposed to be erected in or upon the land, more fully described in the First Schedule hereunder, according to the building plan to be sanctioned by the Baikunthapur II Gram Panchayat.
- III. BUILDING PLAN shall mean the plan to be sanctioned for construction and development of proposed multi-stored Residential cum Commercial Complex by the Baikunthapur II Gram Panchayat with the approval of BDA and/or other competent Authority and shall include such



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Bubai Das

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Sanjana Mondal
Partner

DISA ENTERPRISE

Aloke Bhattacharjee
Partner

DISA ENTERPRISE

Gouranga Sundar Mondal
Partner

modification or alternation as may be made by the DEVELOPER herein from time to time.

- IV. LAND OWNERS shall mean 1. **MR. MONA DAS, PAN-ADIPD6842J**, S/o - Late Tirtha Sadhan Das, by Nationality - Indian, by Occupation- Business, (2) **MRS. LAXMI DAS, PAN-AFCPD9033M**, W/o- Mr. Mona Das, by Nationality - Indian, by Occupation-House hold duties, (3) **MR. BUBAI DAS, PAN-DGLPD2995F**, and shall include their respective heirs, successors, executors, administrators, representatives, transferees, assignees, nominees etc.
- V. DEVELOPER shall mean **DISA ENTERPRISE**, a Partnership Firm, having its registered office at Baronilpur Road, Near Zila Sainik Bhawan, P.S.- Sripally, P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Pin-713103, represented by its Partners named **MR. GOURANGA SUNDAR MONDAL, PAN-AKNPM2314G**, S/o- Late Sanat Kumar Mondal, by Nationality - Indian, by Occupation- Business, residing at Baronilpur Road, Near Zila Sainik Bhawan, P.O.- Sripally, P.S- Burdwan Sadar, Dist.- Purba Bardhaman, Pin-713103, **SMT. SANJANA MONDAL, PAN-BVXPM2890M**, W/o- Mr. Gouranga Sundar Mondal, by Nationality- Indian, by Occupation- Business, resident of Baronilpur Road, Near Zila Sainik Bhawan, P.o.- Sripally, P.s.- Burdwan Sadar, Dist.- Purba Bardhaman, Pin-713103, and **MR.ALOKE BHATTACHARJEE, PAN-AMXPB0950F**, S/o- Late Chandi Charan Bhattacharjee, by Nationality- Indian, by Occupation- Business, residing at Boronilpur, Purbapally, P.o.- Sripally, P.s.- Burdwan Sadar, Dist- Purba Bardhaman, Pin-713103.



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05 JUL 2024

ANAND DUG
LOXMI DAS
BUBAI DAS

DISA ENTERPRISE
Rajana Mandal
Partner

DISA ENTERPRISE
Anke Bhattacharya
Partner

DISA ENTERPRISE
Gourishankar
Partner

VI. COMMON AREA AND FACILITIES: shall include Open Space of four sides of the complex, passage-ways, driveways, corridors, lifts, stairways, landings, water reservoir, pump room, generator space/room, community room, meter room, transformer and other spaces and facilities, whatsoever required for the establishment, location, enjoyment, provision, maintenance and/or management of the Complex, as stated in details in the FOURTH Schedule hereunder, meant for use of Land Owners/Developer and all occupiers.

VII. **LAND OWNERS' ALLOCATION SHALL MEAN:- 50% (Fifty)** percent of the total build up area of the of the B+G+IV Floors proposed Multi-storied Residential cum Commercial Complex to be developed in the name of "DISA INFINITE ", in accordance with the building Plan to sanctioned by the Baikunthapur-II Gram Panchayat with the approval of the competent authority of the Govt. of West Bengal TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule hereunder TOGETHER WITH rights upon common areas and facilities. *In future if any further floors be sanctioned by the appropriate authority, in that event, 25% (Twenty Five) percent of the total build up area of the 5th and above Floors shall be allotted.*

VIII. **DEVELOPER'S ALLOCATION SHALL MEAN:- 50% (Fifty)** percent of the total build up area of the of the B+G+IV Floors at the proposed Multi-storied Residential cum Commercial Complex to be developed in the name of "DISA INFINITE " in accordance with the building Plan to be sanctioned by the Baikunthapur-II Gram Panchayat with the approval of



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Mona Das
Laxmi Das
Bubai Das

DISA ENTERPRISE
Payan Mandal
Partner

DISA ENTERPRISE
Anke Bhattacharya
Partner

DISA ENTERPRISE
George S. M. M. M.
Partner

the of the competent authority of the Govt. of West Bengal TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the First Schedule hereunder TOGETHER WITH rights upon common areas and facilities. *In future if any further floors be sanctioned, in that event, 75% (Seventy Five) percent of the total build up area of the 5th and above Floors shall be allotted.*

- IX. ARCHITECT shall mean any qualified person(s) or firm to be appointed or nominated by the Developer at its own cost as architect or architects of the complex to be constructed on the land, more fully described in the First Schedule hereunder.
- X. FLOOR AREA RATIO:- shall mean the floor area ratio available for construction on the proposed Residential cum Commercial Complex according to prevailing law considering total area of the Land measuring **9792.5** Sq. ft., more or less.
- XI. CARPET AREA:- shall mean the area as defined in Section 2(k) of the Real Estate (Regulation and Development) Act' 2016.
- XII. COVERED/BUILD UP AREA: shall mean the Carpet Area of the flats and open terrace plus the thickness of the external walls and pillars PROVIDED THAT if any external wall and pillar be common between two Flats then one - half of the area under such wall and pillar shall be included in each Flats.
- XIII. SUPER BUILT-UP AREA: Shall mean in context to a flat, as the area of the flats, computed by adding an agreed fixed percentage of 25% (Twenty Five Percent) with Built-up area/Covered area and such will be used and utilized only for selling purpose.
- XIV. UNDIVIDED SHARE: shall mean the undivided proportionate share in the First Schedule mentioned land attributable to the each flat, shop



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05 JUL 2024

Murli Das

Laxmi Das

Bubai Das

DISA ENTERPRISE

Pooja Mandal
Partner

DISA ENTERPRISE

Anke Bhatnagar
Partner

DISA ENTERPRISE

George S. N. Nair
Partner

and commercial space owner comprised in the said Residential cum commercial complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.

- XV. CO-OWNER: shall according to its context mean and include all persons who acquire or agree to acquire Flat/Shops/Commercial spaces/Parking space in the proposed multi-storied Residential cum Commercial complex including the Land Owners and Developer for the Flats/Shops/Commercial Spaces/Parking Spaces not alienated or agreed to be alienated.
- XVI. Flat/Shop/Commercial Space/Parking Spaces : shall mean the flats/shops and/or commercial space, Parking spaces intended to be built and/or constructed and/or capable of being enjoyed and occupied for residential and commercial purpose.
- XVII. COMMON EXPENSES: shall include all expenses to be incurred by the Co-owners for the maintenance, management and upkeep of the proposed residential cum commercial complex for common purposes.
- XVIII. COMMON PURPOSES: shall mean purpose of managing and maintaining the proposed residential cum commercial complex and in particular the common areas and portions, collection and disbursement of common expenses for common portion and areas and dealing with the matter of common interest of the Co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective flats/shops/commercial spaces/parking spaces exclusively and the common portion in common.





A
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Moumit Das
Laxmidas
Bubai Das

DISA ENTERPRISE

Ranjana Mandal
Partner

DISA ENTERPRISE

Anke Bhattacharya
Partner

DISA ENTERPRISE

George Saha
Partner

XIX. ENCUMBRANCES: shall mean charges, liens, lispendence, claims, liabilities, trusts, demands, acquisition and requisition.

XX. SINGULAR NUMBER shall include the plural.

XXI. TIME shall mean the period by which construction shall be completed by the Developer. The Developer shall complete the construction on or within 36 (Thirty Six) months from the date of sanction of building plan by the Baikunthapur II Gram Panchayat with the approval of and/or other competent Authority of the Govt. of West Bengal with a further period of 12 (Twelve) Months (hereinafter referred to as "the Grace Period").

XXII. **FORCE MAJEURE** shall mean and include Flood, Earthquake, Riot, War, storm, Civil Commotion, State wide Strike, Pandemic, Natural Calamities, Unavoidable circumstances or Other irresistible force or Any other act and circumstances beyond reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.

ARTICLE-II : DEVELOPMENT

The DEVELOPER herein shall develop the said Multi-storied Residential cum Commercial Complex on the terms herein agreed and in the manner as follows:-

1. By obtaining necessary sanctions and/or permission from the Baikunthapur-II Gram Panchayat and other appropriate Department and authorities.



A
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Annu Das
Laxmi Das

Bubai Das

DISA ENTERPRISE

Pooja Mandal
Partner

DISA ENTERPRISE

Anke Bhattacharya
Partner

DISA ENTERPRISE

Ganga Saha Mukherjee
Partner

2. By erecting and/or constructing the said commercial complex in or upon the First Schedule mentioned land on or within THIRTY SIX (36) months from the date of Sanction of the Building Plan.
3. By retaining, selling, transferring or otherwise disposing of flats, shops, commercial spaces and parking spaces including proportionate share of First Schedule mentioned land Together with common amenities and facilities at the proposed Residential cum Commercial Complex of the Developer's allocation in favour of intending buyers and also in receive, realize, recover, appropriate proceed thereof.
4. That being satisfied about the marketable title and possession of the LANDOWNERS, the DEVELOPER herein has entered this agreement with the LAND OWNERS. If any defect in respect of title and possession of the LANDOWNERS be transpired, the LANDOWNERS shall rectify the same at an earliest at their own cost.
5. The LANDOWNERS shall handover original title deeds, record of rights and other relevant documents in respect of the land, more fully described in First Schedule hereunder, to the DEVELOPER and the DEVELOPER shall receive in writing preparing a list thereon and all originals shall keep in their custody. The DEVELOPER shall provide copies of the same to the LANDOWNERS, as and when asked for.

ARTICLE-III : RIGHTS AND OBLIGATIONS

1. The DEVELOPER in consultation with the LAND OWNERS shall be entitled to cause all such changes or modifications, as shall be required by the Baikunthapur II Gram Panchayat or the Government or any



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Mam Dug

Laxmi Das

Bubai Das

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Ranjana Mandal
Partner

DISA ENTERPRISE

Anke Bhattacharya
Partner

DISA ENTERPRISE

George S. Verma
Partner

authority or to comply with such sanction, Permission, clearance and approval as aforesaid.

2. The DEVELOPER shall at its own cost construct the Proposed multi-storied Residential cum Commercial complex in or upon the First Schedule mentioned land in accordance with sanctioned building plan without any hindrance or disturbance by or on behalf of the LANDOWNERS or any person claiming under them. The DEVELOPER shall ensure that proposed complex will be made of I.S.I. materials as far as possible, as specified more fully in the Sixth Schedule hereunder.
3. The DEVELOPER shall be entitled to at its own cost to apply for and obtain temporary and/or permanent connection of water, sewerage, electricity power, telephone and/or gas and other public utility services and facilities as think proper. The LAND OWNERS shall sign, execute and deliver all papers and applications and approval enabling the DEVELOPER to obtain such public utility services and facilities.
4. The DEVELOPER shall pay all expenses to be incurred towards sanction of the Building plan including expenses towards fees of the Architect, soil testing etc. whatsoever shall become necessary for the purpose of construction of the proposed Multi-storied building.
5. The DEVELOPER undertake to complete the construction of the building on or within THIRTY SIX (36) months with further grace period of 12 (Twelve) Months to be computed from the date of sanction of the building plan by the Baikunthapur II Gram Panchayat and to handover the LANDOWNERS' allocation to the LANDOWNERS herein.



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Mona Dey
Laxmi Das
Bubai Dey

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Panjara Mandal
Partner

DISA ENTERPRISE
Anke Bhatnagar
Partner

DISA ENTERPRISE
George S. N. N. N.
Partner

6. The DEVELOPER undertakes to construct the proposed Residential cum Commercial complex in accordance with sanctioned building plan without causing any deviation.
7. In carrying out the said development work and/or construction of the proposed multi-storied residential cum commercial complex herein agreed, the DEVELOPER shall keep the LAND OWNERS indemnified from and against all claims or compensations.
8. The LANDOWNERS will execute and register a Power of Attorney in favour of the DEVELOPER at the cost of DEVELOPER thereby authorizing and empowering the DEVELOPER to construct the proposed multi-storied residential cum commercial complex and enter agreement for sale, execute and register formal Deed of Sale/Deed of Conveyance together with undivided proportionate share of first schedule mentioned land including right of Common amenities and facilities in connection with the DEVELOPER's allocation, appoint Architects, Engineer, Contractor, Agents etc. and to represent the LANDOWNERS before any Court of Law, the Baikunthapur-II Gram Panchayat, Burdwan, Burdwan District Police, Fire Brigade or any other authority/authorities and sign applications, scheme, maps, any other drawing or any other writings, representations in that behalf and to appear before the authority or authorities.
9. By virtue of Power of attorney, which is to be executed by the LANDOWNERS in favour of the DEVELOPER, the DEVELOPER shall have right to enter, execute and register Agreement for Sale and formal Deed of Sale/Deed of Conveyance in relation to the LAND OWNERS'



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Mona Das

Laxmi Das

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DISA ENTERPRISE

Parjona Mandal
Partner

DISA ENTERPRISE

Anke Ghoshal
Partner

DISA ENTERPRISE

George Sh. Mandal
Partner

allocation along with proportionate undivided share of First Schedule mentioned land TOGETHER WITH common amenities and facilities in favour of any intending purchaser(s).

10. The DEVELOPER shall form an Apartment Owners Association for maintenance of the common areas, portions, facilities and essential services in such manner and form as may be required at the said proposed multi-storied Residential cum Commercial Complex. The Developer shall cause all Purchasers, occupiers or their assigns to join in and be bound by the rules and regulations of the Association.
11. In consideration of this instant agreement, DEVELOPER shall allot the complete LAND OWNERS' allocation (along with possession letter and completion certificate issued by the competent authority) free from encumbrances and it is agreed and made clear that the DEVELOPER shall be entitled to develop and construct the proposed multi storied Residential cum Commercial Complex at their own cost, subject to payment of taxes and all other liabilities on and from the date of sanction of the Building plan.
12. The LAND OWNERS shall bear and pay all rates and taxes in respect of the FIRST Schedule mentioned land till giving vacant possession and soon thereafter the DEVELOPER shall bear and pay all rates and taxes in respect of the said land till the delivery of possession to the LAND OWNERS of their respective allocations including flats, Shops, Commercial Spaces and parking spaces, other common areas and facilities, completed in all respects.





Additional District Sub-Registrar
BURDWAN

05 JUL 2024

Mural Das

Laxmi Das

Bubai Das

DISA ENTERPRISE

Panjara Mandal

DISA ENTERPRISE

Anke Bhatnagar

DISA ENTERPRISE

Georgy Sh. Walech

Partner

13. That the LAND OWNERS agreed that after execution of this Development Agreement, shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof within the stipulated period except in the manner as expressly provided. That without written permission from land owner, Developers have no right for project loan for land mentioned in first schedule.
14. The LAND OWNERS hereby also undertake that the DEVELOPER herein shall be entitled to construct and complete the proposed Multi-Storied Residential cum Commercial Complex on the said land, more fully described in the First Schedule hereunder, on or within THIRTY SIX (36) months computed from the date of Sanction of Building Plan and to retain and enjoy and transfer the DEVELOPER's allocation without any interruption(s) from the LAND OWNERS or any person(s) claiming under the LAND OWNERS.
15. As soon as the construction of said multi-storied Residential cum Commercial Building be completed in accordance with sanctioned building Plan, the DEVELOPER shall give written notice to the LAND OWNERS to take possession of their respective allocation and at all times thereafter the LAND OWNERS shall be exclusively responsible for payment of all taxes and charges, whatsoever, payable in respect of LAND OWNERS' allocation. Similarly, as and from the said date, the DEVELOPER shall be responsible for the said taxes payable in respect of the DEVELOPER'S allocation. The said taxes, if levied, on the proposed



Additional District Sub-Registrar
BURDWAN

05 JUL 2024

ANURU DAS

LAXMI DAS

BUBAI DAS

DISA ENTERPRISE

Panjanu Mandal
Partner

DISA ENTERPRISE

Anke Shakti Singh
Partner

DISA ENTERPRISE

Geeta Shakti Singh
Partner

complex, as a whole, then in such event it shall be apportionate on pro-rata basis.

16. On and from the date of service of the notice to take physical possession, the LAND OWNERS, their nominee/ nominees, as the case may be, in respect of LAND OWNERS' allocation shall also be responsible to pay on demand to the DEVELOPER or its nominee(s) or the Apartment Owners' Association, the service charges for the common amenities, facilities and utilities in the complex. The said charges shall include premium of insurance of the Complex, if required, water, fire and scavenging charges, taxes, lights, sanitation operation, repair and renewals, security guards' salary and management of common facilities including replacement, repair and maintenance charges and expenses for the all of common wiring, pipes, electric and mechanical equipments, switch, gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment of lift, stair ways, corridors, halls, passage ways and other common facilities, whatsoever. Similarly as and from the said date the DEVELOPER or its nominees or Purchaser(s) of flat(s) and other spaces shall also be responsible to pay and bear proportionate share of the service charges for facilities of their respective portions.

ARTICLE-IV: MISCELLANEOUS

1. The LAND OWNERS and the DEVELOPER have entered the instant agreement purely on principal to principal basis and nothing state herein shall be deemed or construed as **Joint Venture** between the LAND OWNERS and the DEVELOPER.



Additional District Sub-Registrar
BURDWAN

05 JUL 2024

Moula Das
Laxmi Das

Bubai Das

DISA ENTERPRISE

Parjanya Mandal
Partner

DISA ENTERPRISE

Aree Bhattacharya
Partner

DISA ENTERPRISE

Georgy Saha
Partner

2. That in future exact allocation of the LANDOWNERS as well as DEVELOPER will be amicably resolved by executing supplementary agreement(s) between the LAND OWNERS and DEVELOPER.
3. The LAND OWNERS OR DEVELOPER, as the case may be, shall not be considered to be in breach of any obligation, if compelled to suspend, by existence of force majeure.
4. In case of any dispute or difference, which may arise between the LAND OWNERS and the DEVELOPER herein or their legal heir(s), successors and representatives in relation to this agreement shall be referred to the ARBITRATOR, to be nominated by the Parties herein mutually and the decision of the said ARBITRATOR shall be final and binding upon the Parties. The seat and venue of the Arbitration proceeding shall be within area of Town & P.s.- Burdwan Sadar, District- Purba Bardhaman. This clause shall be deemed to be submission within the meaning of the Arbitration and Conciliation Act'1996 including its statutory modification, amendment and re-enactment.

THE FRIST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of 'BASTU' class of land at Dist.-Purba Bardhaman, P.s.- Burdwan Sadar, Mouza- Kanainatshal, J.L No.-76, appertaining to R.S. Khatian No. 7 & 34, L.R. Khatian No.251/2, 738, 737& 860, comprised in:-

R.S & L.R Plot No

347

Area

2880.0 Sq. ft



Additional District Sub-Registrar
BURDWAN

05 JUL 2024

Mona Das
Laxmi Das
Bubai Das

DISA ENTERPRISE
Sanyam Mandal
Partner

DISA ENTERPRISE
Anke Ghosh
Partner

DISA ENTERPRISE
Ganga Shri Mandal
Partner

348

6912.5 Sq. ft

within local limits of Baikunthapur-II Gram Panchayat, which is butted and bounded by :-

ON THE NORTH: - Babu Bhowmik & Om Prakash Pandit.

ON THE SOUTH: - G.T.Road

ON THE EAST :- Road

ON THE WEST :- Shyamal Ghosh

THE SECOND SCHEDULE ABOVE REFERRED TO :

(LAND OWNERS' ALLOCATION)

50% (Fifty) percent of the total build up area of the Basement to 4th Floor at the proposed Multi-storied Residential cum Commercial Complex to be developed in the name of "DISA INFINITE", in accordance with the building Plan to sanctioned by the Baikunthapur-II Gram Panchayat with the approval of the competent authority of the Govt. of West Bengal TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule hereunder TOGETHER WITH rights upon common areas and facilities. In future if any further floors be sanctioned, in that event, 25% (Twenty Five) percent of the total build up area of the 5th and above Floors shall be allotted.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)



Additional District Sub-Registrar
BURDWAN

05 JUL 2024

Mumukshu Das
Laxmi Das
Bubai Das

DISA ENTERPRISE

Sanjaya Mandal

DISA ENTERPRISE

Anke Bhattacharya

DISA ENTERPRISE

Gourab Kumar Mukherjee
Partner

50% (Fifty) percent of the total build up area of the Basement to **4th** Floor at the proposed Multi-storied Residential cum Commercial Complex to be developed in the name of "DISA INFINITE ", in accordance with the building Plan to sanctioned by the Baikunthapur-II Gram Panchayat with the approval of the competent authority of the Govt. of West Bengal TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule hereunder TOGETHER WITH rights upon common areas and facilities. *In future if any further floors be sanctioned, in that event, 75% (Twenty Five) percent of the total build up area of the 5th and above Floors shall be allotted.*

THE FOURTH SCHEDULE ABOVE REFERRED TO

(COMMON AREA)

- I. The entire BASTU' class of land measuring an area of 9792.5 Sq. ft. located at P.s.-Burdwan Sadar, Dist.- Purba Bardhaman, Mouza-Kanainatshal, J.L. No. 76, appertaining to R.S. Khatian No. 7 & 34, L.R. Khatian No. 251/2, 738, 737 & 860, comprised in R.S.& L.R. Plot No.- 347& 348, within local limit of Baikunthapur-II Gram Panchayat.
- II. Common area would be water reservoir, top roof of the each block or building, tank on the roof, staircase, septic tank, water tank, common Meter room & pump room, outside wall etc.
- III. The foundation column, girders, beams, supports, main walls, roofs.
- IV. Walls, corridors, lobbies, stair, *lift*, stair-ways fire escapes, lighting arrangement in the common areas and gate, stair ways entrances and



Additional District Sub-Registrar
BURDWAN

05 JUL 2024

Mam Das
Laxmi Das
Bubai Das

DISA ENTERPRISE

Rajendra Mandal

DISA ENTERPRISE

Ankur Kumar

DISA ENTERPRISE

Georgi S. W. W. W.

Partner

exists of the complex but excluding the corridors and lobbies, if any, situated within any flat or shop or commercial spaces.

- V. Storage space meant for common use or for the use and enjoyment of the occupiers of the complex.
- VI. The four side open spaces at the complex premises, not meant for exclusive use and enjoyment of any particular person or flat/shop/commercial space holders, kept open to sky as per provisions of law and as to be shown in the sanctioned building plan.
- VII. All other parts of the building necessary or convenient to its existence, maintenance and safety or normally forming parts of the main building not being exclusively held and enjoyed by any flat/shop/commercial spaces owner.

THE FIFTH SCHEDULE ABOVE REFERRED TO :

(COMMON EXPENSE)

- I. Costs of maintenances, operating, replacing, white washing, painting, decorating and renewing the main structure, water tanks, septic tanks also the outer walls of the complex including all outer plumbing and sanitary pipes and fittings and electric lines to all common areas etc.
- II. The expenses of repairing, maintaining, white washing and colour washing of the main structure of the building of the complex including the exterior of the building of complex and also the common area of building of the complex.
- III. The cost of clearing and lighting of the entrance of the complex, passages and spaces around four sides of the complex, lobby, corridors, staircase and other common areas.



A
**Additional District Sub-Registrar
BURDWAN**

05 JUL 2024

Mona Das

Laxmi Das

Bubai Das

DISA ENTERPRISE

Parjanya Mandal
Partner

DISA ENTERPRISE

Arooke Palit
Partner

DISA ENTERPRISE

George Saha
Partner

- IV. Panchayat Taxes and Land Rents in respect of his/her/their respective allocation shall be paid by the occupiers of the complex, proportionately up to the date of mutation of his/her/their respective allocation in his/her/their name/names, from the date of getting the physical possession flat(s), shops, commercial spaces and parking spaces.

THE SIXTH SCHEDULE ABOVE REFERRED TO :

- I. Monthly maintenance rate for the residential portion and Commercial Portion shall distinct and separate.
- II. Separate Lift shall be provided for Flat Occupiers and Commercial portion Occupiers.
- III. Commercial Portion occupiers, save and except in emergency situations or conditions, shall not be allowed to use stair Case regularly.
- IV. The external elevation of the flats as well as external elevation of the balcony, including its design, colour and railing etc. cannot be changed, modified and altered.

THE SEVENTH SCHEDULE ABOVE REFERRED TO :

NATURE OF JOBS TO BE DONE BY THE DEVELOPER

Foundation and

Super-structure :- The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized programme and/or as per specification of the Architect, duly sanctioned by the Burdwan Municipal Authority.



**Additional District Sub-Registrar
BURDWAN**

05 JUL 2024

Mam Dns
Laxmidas

Bubai Dns

DISA ENTERPRISE

Pooja Mandel

DISA ENTERPRISE

Anke Shetkar

DISA ENTERPRISE

Geeta Shetkar

Partner

- Building** :- R.C.C frame structure Building.
- Wall** :- Brick wall with cement mortar, outer wall 8-10 inch, inner or Partition wall 5 inch.
- Water Supply** :- Pipe line to be drawn with standard fittings till the outer wall of kitchen and toilet from the overhead tank.
- Sources of Water** :- For supply of water electrically operated Submersible pump will be installed.
- Painting** :- Painting of outside of all the Blocks as well as the common areas shall be done by the Developer.
- Flooring** :- Flooring of common areas only shall be done by the Developer.
- Electrification** :- Electrification of the common areas and only the main electric line till the main door of each flat shall be installed by the Developer.
- Windows** :- All outer windows shall be done by the Developer aluminium frame fitted with glass and necessary accessories.

THE EIGHTH SCHEDULE ABOVE REFERRED TO
NATURE OF JOBS TO BE DONE BY INETNDING PURCHASER AT
THEIR OWN COST



Additional District Sub-Registrar
BURDWAN

05 JUL 2024

Mamul Das

Laxmi Das

Bubai Das

DISA ENTERPRISE

Poojana Mandal
Partner

DISA ENTERPRISE

Anke Ghoshal
Partner

DISA ENTERPRISE

Geeta Saha
Partner

Main Door and internal Doors :- Main as well as all internal doors shall be done by the intending purchaser(s) .

Toilet :- All Toilet related finishing jobs including materials shall be done/installed by the intending purchaser(s) by his/ her/ their own cost and by their own choice able materials/Brand and workmen.

Flooring :- Flooring of the respective Flat shall be done by the intending purchaser(s) by his/ her/ their own cost and by their own choice able materials and workmen.

Kitchen :- All Kitchen related finishing jobs including materials shall be done/installed by the intending purchaser(s) by his/ her/ their own cost and by their own choice able materials/Brand and workmen.

Windows :- All inside windows shall be done by the intending purchaser(s) by their own choice able materials and workmen.

Electrification :- Inside electrification of his/ her/ their respective flat shall be completed by the intending purchaser(s) by their own cost as well as by installing their own choice able materials/Brand through their choice able workmen.



A
Additional District Sub-Registrar
BURDWAN

05 JUL 2024

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

SIGNED AND SEALED at Purba Bardhaman

In presence of: -

Mouli Das

Laxmi Das

Bubai Das

- 1) *Sk Ashique*
S/o - *Sk Ibrahim*
Vill - *Kurmuna*
P.O - *Chandul*
Burdwan - 713141

SIGNATURE OF LAND OWNERS

- 2) *Jayashree Dutta*
D/o *Late Tajam Kr. Dutta*
Vill + P.O - *Makata*
Dist - *Burdwan*
Pin - *713128*

DISA ENTERPRISE

Gourang Saha

Partner

SIGNATURE OF DEVELOPER

DISA ENTERPRISE

Panjana Mandal

Partner

Drafted by me

Subrata Ghosh

(SUBRATA GHOSH)

Enrolment No.-WB/1325/2002

Purba Bardhaman District Judges' Court.

DISA ENTERPRISE

Anke Bhattacharya

Partner

IN WITNESS WHEREOF I have hereunto set my hand and seal at Burdwan, District of Burdwan, Bengal, this 5th day of July, 2024.

SIGNATURE OF LAND OWNER

SIGNATURE OF DEVELOPER



Additional District Sub-Registrar
BURDWAN

05 JUL 2024

Finger Prints of **MR. GOURANGA SUNDAR MONDAL**



Gouranga Sundar Mondal

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

Gouranga Sundar Mondal

Signature of **MR. GOURANGA SUNDAR MONDAL**

Finger Prints of **MR. MONA DAS**



Mona Das

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

Mona Das

Signature of **MR. MONA DAS**



Additional District Sub-Registrar
BURDWAN

05 JUL 2024

Finger Prints of **SMT. SANJANA MONDAL**



Sanjana Mondal

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

Sanjana Mondal
Signature of **SMT. SANJANA MONDAL**

Finger Prints of **MR. ALOKE BHATTACHARJEE**



Alope Bhattacharjee

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

Alope Bhattacharjee
Signature of **MR. ALOKE BHATTACHARJEE**

Signature of SMT. SARAJANA MORDAL

Left Hand	Thumb	Index	Middle	Ring	Little
Right Hand	Thumb	Index	Middle	Ring	Little



Signature of SMT. SARAJANA MORDAL



Left Hand	Thumb	Index	Middle	Ring	Little
Right Hand	Thumb	Index	Middle	Ring	Little



Additional District Sub-Registrar
BURDWAN

05 JUL 2024

Signature of MR. ALOKE BHATTACHARYA

Finger Prints of **MRS. LAXMI DAS**



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

Laxmi Das

Signature of **MRS. LAXMI DAS**

Finger Prints of **MR. BUBAI DAS**



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

Buba Das

Signature of **MR. BUBAI DAS**

1	2	3	4	5	6
7	8	9	10	11	12



Additional District Sub-Registrar
BURDWAN

05 JUL 2024

Finger Prints of **MR. BISWAJIT SENGUPTA**



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

Biswajit Sengupta

Signature of **MR. BISWAJIT SENGUPTA**



সংস্করণ: ২০১৭
১০/০৭/১৭

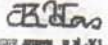
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১০/০৭/১৭



Additional District Sub-Registrar
BURDWAN

05 JUL 2024
05 JUL 2024

प्राई लेका संख्या /PERMANENT ACCOUNT NUMBER		
ADIPD6842J		
	नाम /NAME	
	MONA DAS	
	पिता का नाम /FATHER'S NAME	
	TIRTHA SADHAN DAS	
	जन्म तिथि /DATE OF BIRTH	
	15-06-1963	
हस्ताक्षर /SIGNATURE		
		
		आयकर अधिकारी, व.प्र. - XI COMMISSIONER OF INCOME-TAX, W.B. - XI

mona Das

mona Das



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1058/76829/00376

To
মোনা দাস
MONA DAS
SHUKANTANAGAR
SRIPALLY
Burdwan - I
Bardhaman Sripalli
West Bengal - 713103

Download Date: 20/06/2017
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Validity: unknown



আপনার আধার সংখ্যা / Your Aadhaar No. :

5897 2888 7492

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



নাম
MONA DAS
জন্ম তারিখ / DOB: 15/06/1961
পুরুষ / MALE



5897 2888 7492

আমার আধার, আমার পরিচয়



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- পরিচয়ের প্রমাণ অনলাইন অথেনটিকেশন দ্বারা লাভ করা
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরি পত্র

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Unique Identification Authority of India

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বর্ডমান
পশ্চিমবঙ্গ - 713103

Address:
SHUKANTANAGAR SRIPALLY,
Burdwan - I, Bardhaman,
West Bengal - 713103

5897 2888 7492



help@uidai.gov.in

www.uidai.gov.in

Mona Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DGLPD2995F



नाम/ Name
BUBAI DAS

पिता का नाम/ Father's Name
MONA DAS

जन्म की तारीख/ Date of Birth
07/05/1996

Bubai Das

हस्ताक्षर/ Signature



Bubai Das



भारतीय गिनिष्ठ पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

उपलब्धता नम्बर/Enrolment No.: 1058/76829/00378

BUBAI DAS (पूरा नाम)

SRIPALLY, SUKANTANAGAR, Burdwan - I,
Bardhaman,
West Bengal - 713103

आपका आधार नम्बर/Your Aadhaar No.:

8441 3961 9286



आधार-साधारण मान्यता अधिकार

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

उत्तर

- आधार परिचय प्रमाण, नागरिकता प्रमाण न
- परिचय प्रमाण अनलाइन अर्थव्यवस्था द्वारा प्राप्त करने
- एक एक इलेक्ट्रॉनिक प्रक्रिया है

INFORMATION

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- आधार अपडेट करना आधार एक बार ही त्रुटिपूर्ण करता
- अपडेट करने आधार वर्तमान आधार नम्बर एवं ई-मेल ठिकाना

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GOVERNMENT OF INDIA



भारतीय गिनिष्ठ पहचान प्राधिकरण
Unique Identification Authority of India



पूरा नाम
BUBAI DAS
जन्मदिनांक/ DOB: 07/05/1996
लिंग / GENDER: MALE

ठिकाना:
श्रीपल्ली, सुकान्तनगर, बर्दमान
(अ), बर्दमान,
पश्चिम बंगाल - 713103

Address:
SRIPALLY, SUKANTANAGAR,
Burdwan - I, Bardhaman
West Bengal - 713103

8441 3961 9286

8441 3961 9286

Bubai Das

PERMANENT ACCOUNT NUMBER
AFCD9033M



नाम / NAME
LAXMI DAS

पिता का नाम / FATHER'S NAME
SANKAR PAL

जन्म तिथि / DATE OF BIRTH
12-06-1979

सहस्र संख्या

Laxmi Das

Signature

आयकर अधिकारी, प.स. 111
COMMISSIONER OF INCOME-TAX, W.B. - III

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वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधिकारी (प्रशासिक एवं तकनीकी),
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कलकत्ता - 700 069.

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Laxmi Das



ভারত সরকার

Unique Identification Authority of India
Government of India

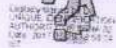
তালিকাভুক্তির নম্বর/Enrolment No.: 1490/10178/40117

Download Date: 28/03/2017

To
লক্ষ্মী দাস
Laxmi Das
SHUKANTANAGAR
SRIPALLY
Burdwan - I
Bardhaman Sripalli
West Bengal - 713103
9614318367

Generation Date: 22/02/2017

Validity: unknown



আপনার আধার সংখ্যা / Your Aadhaar No. :

4059 4296 6481

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



লক্ষ্মী দাস
Laxmi Das
জন্মতারিখ / DOB: 02/06/1979
মহিলা / FEMALE



4059 4296 6481

আমার আধার, আমার পরিচয়

Laxmi Das

आयकर विभाग
INCOME TAX DEPARTMENT
SANJANA MONDAL
SAMAR MUKHERJEE
05/02/1987
Permanent Account Number
BVXPM2800M
Sanjana Mondal
Signature

भारत सरकार
GOVT. OF INDIA





21355013

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाने:
आयकर पैन सेवा इकाई, एन एस डी एल
3 वी मंजिल, मनी स्ट्रीट, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Sanjana Mondal


ভারত সরকার
Government of India


সানজানা মন্ডল
SANJANA MONDAL
 জন্মতারিখ / DOB : 05/02/1987
 মহিলা / Female



7713 4724 7212

আধার - সাধারণ মানুষের অধিকার


ভারত সরকার - ভারতীয় পরিচয়
Unique Identification Authority of India

ঠিকানা:
 W/O: গৌরঙ্গ সুন্দর মন্ডল,
 বর্ডনিলপুর মোড়, বর্ডমান, ব্রীহদী,
 পশ্চিমবঙ্গ, 713103

Address:
 W/O: Gouranga Sundar Mandal,
 BARANILPUR MORE,
 BURDWAN, Sripalli, Bardhaman,
 West Bengal, 713103

7713 4724 7212

 1800 200 1947
 help@uidai.gov.in
 www.uidai.gov.in

Sanjana Mandal


ভারত সরকার
Government of India


অলোক ভট্টাচার্য
Aloke Bhattacharjee
জন্মতারিখ / DOB : 21/08/1983
পুরুষ / Male



7866 0365 8136

আধার - সাধারণ মানুষের অধিকার


আধার
Unique Identification Authority of India

ঠিকানা:
S/O: চন্ডিচরণ ভট্টাচার্য,
বর্ডমানপুর পূর্বপল্লী, শ্রী পল্লী,
বর্ডমান, শ্রীপল্লী, পশ্চিমবঙ্গ,
713103

Address:
S/O: Chandicharan Bhattacharjee,
BARANILPUR PURBAPALLY,
SRI PALLY, Burdwan, Sripally,
Bardhaman, West Bengal, 713103

7866 0365 8136

 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

Aloke Bhattacharjee

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ALOK BHATTACHARJEE
CHANDICHARAN BHATTACHARJEE

21/08/1983
Permanent Account Number

AMXPB0950F

Alok Bhattacharjee
Signature

16072007

इस कार्ड को खोने/पाने पर कृपया सूचित करें/नोट करें:
आयकर दाय होकर इकाई, एन एस सी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर पारेल, मुंबई-400 013.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: timinfo@nsdl.co.in

Alok Bhattacharjee




भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0653/49004/12963

To
Gouranga Sundar Mondal
S/O Late Sanat Kumar Mondal,
BARANILPUR MORE, SRIPALLY,
BESIDE- SAINIK BHAWAN, PURBA BARDHAMAN,
VTC, Bardhaman (m),
PO: Sripally,
Sub District: Bardhaman, District: Bardhaman,
State: West Bengal,
PIN Code: 713103,
Mobile: 8001700800

12/09/2013 25/02/2016




MF2500242654

आपका आधार क्रमांक / Your Aadhaar No. :

9467 8485 0926

मेरा आधार, मेरी पहचान






Gouranga Sundar Mondal
DOB: 09/08/1977
Male

9467 8485 0926

मेरा आधार, मेरी पहचान

12/09/2013




भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.




Address: S/O Late Sanat Kumar Mondal, BARANILPUR MORE, SRIPALLY, BESIDE- SAINIK BHAWAN, PURBA BARDHAMAN, Bardhaman (m), Bardhaman, West Bengal, 713103



9467 8485 0926

☎ 1947

✉ help@uidai.gov.in

🌐 www.uidai.gov.in

Gouranga Sundar Mondal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKNPM2314G

नाम / Name
GOURANGA SUNDAR MONDAL

पिता का नाम / Father's Name
SANAT KUMAR MONDAL

जन्म की तारीख
Date of Birth
09/08/1977

हस्ताक्षर / Signature

29082020



Gouranga Sunder Mondal


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 UWX1305929




নির্বাচকের নাম : বিশ্বজিৎ সেনগুপ্ত
 Elector's Name : Biswajit Dengypta
 পিতার নাম : প্রবীর চন্দ্র সেনগুপ্ত
 Father's Name : Pabir Chandra Dengypta
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ : 21/01/1992
 Date of Birth : 21/01/1992

UWX1305929

ঠিকানা:
 বড়শীলপুর সাহুদপড়া, শ্রীপট্টা-১৪, বর্ধমান (সদর),
 বর্ধমান, 713103

Address:
 BARANILPUR SUHRIDPARA,
 SRIPALLY-14, BURDWAN (SADAR),
 BURDWAN, 713103

Date: 12/01/2011

260-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 260-Burdwan Dakshin Constituency

নির্বাচক পরিবর্তন হলে নতুন ঠিকানার তথ্যের নিচে নাম জোড়া ও ঠিকানা
 মনোরে নতুন নির্বাচক পরিচালকের পাঠ্যের জন্য নির্দিষ্ট করে এই
 পরিচয়পত্রের নথিটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

142/1097

Biswajit Dengypta



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



192024250106515508

Handwritten: D-447062

GRN Details

GRN:	192024250106515508	Payment Mode:	SBI Epay
GRN Date:	05/07/2024 12:09:03	Bank/Gateway:	SBIePay Payment Gateway
BRN :	3673021411915	BRN Date:	05/07/2024 12:09:21
Gateway Ref ID:	75488928	Method:	South Indian Bank NB
GRIPS Payment ID:	050720242010651549	Payment Init. Date:	05/07/2024 12:09:03
Payment Status:	Successful	Payment Ref. No:	2001736609/4/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr GOURANGA SUNDAR MONDAL
Address:	BARANILPUR
Mobile:	8001700800
Period From (dd/mm/yyyy):	05/07/2024
Period To (dd/mm/yyyy):	05/07/2024
Payment Ref ID:	2001736609/4/2024
Dept Ref ID/DRN:	2001736609/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001736609/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	38500
2	2001736609/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				38507

IN WORDS: THIRTY EIGHT THOUSAND FIVE HUNDRED SEVEN ONLY.

Major Information of the Deed

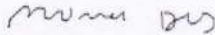
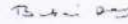
Deed No :	I-0203-04470/2024	Date of Registration	05/07/2024
Query No / Year	0203-2001736609/2024	Office where deed is registered	
Query Date	05/07/2024 10:51:39 AM	A.D.S.R. Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	GOURANGA SUNDAR MONDAL BARONILPUR ROAD BURDWAN, Thana : Bardhaman , District : Purba Bardhaman, WEST BENGAL, PIN - 713103, Mobile No. : 8001700800, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,02,64,384/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks			

Land Details :

District: Purba Bardhaman, P.S:- Bardhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Kanainatshal, JI No: 76, Pin Code : 713103

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	RS-347	RS-7	Bastu	Bastu	2880 Sq Ft	1/-	59,59,809/-	Width of Approach Road: 115 Ft., Adjacent to Metal Road,
L2	LR-348 (RS :-)	LR-34	Bastu	Bastu	6912.5 Sq Ft	1/-	1,43,04,575/-	Width of Approach Road: 115 Ft., Adjacent to Metal Road,
		TOTAL :			22.4412Dec	2 /-	202,64,384 /-	
		Grand Total :			22.4412Dec	2 /-	202,64,384 /-	

Land Lord Details :

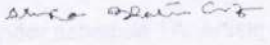
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MONA DAS (Presentant) Son of Late TIRTHA SADHAN DAS Executed by: Self, Date of Execution: 03/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office	Photo  05/07/2024	Finger Print  Captured LTI 05/07/2024	Signature  05/07/2024
GHOR DOUR CHATTI D V C MORE, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ADxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office				
2	Name Mrs LAXMI DAS Wife of Mr MONA DAS Executed by: Self, Date of Execution: 03/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office	Photo  05/07/2024	Finger Print  Captured LTI 05/07/2024	Signature  05/07/2024
GHOR DOUR CHATTI D V C MORE, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: AFxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office				
3	Name Mr BUBAI DAS Son of Mr MONA DAS Executed by: Self, Date of Execution: 03/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office	Photo  05/07/2024	Finger Print  Captured LTI 05/07/2024	Signature  05/07/2024
GHOR DOUR CHATTI D V C MORE, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: DGxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DISA ENTERPRISE BARONILPUR ROAD NEAR SAINIK BHAWAN, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAXxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr GOURANGA SUNDAR MONDAL Son of Late SANAT KUMAR MONDAL Date of Execution - 03/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office</td><td> Jul 5 2024 2:11PM</td><td> Captured LII 05/07/2024</td><td> 05/07/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr GOURANGA SUNDAR MONDAL Son of Late SANAT KUMAR MONDAL Date of Execution - 03/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office	 Jul 5 2024 2:11PM	 Captured LII 05/07/2024	 05/07/2024	BARONILPUR ROAD NEAR ZILA SAINIK BHAWAN, City:- Not Specified, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AKxxxxxx4G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DISA ENTERPRISE (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr GOURANGA SUNDAR MONDAL Son of Late SANAT KUMAR MONDAL Date of Execution - 03/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office	 Jul 5 2024 2:11PM	 Captured LII 05/07/2024	 05/07/2024									
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Smt SANJANA MONDAL Wife of Mr GOURANGA SUNDAR MONDAL Date of Execution - 03/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office</td><td> Jul 5 2024 2:27PM</td><td> Captured L TI 05/07/2024</td><td> 05/07/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Smt SANJANA MONDAL Wife of Mr GOURANGA SUNDAR MONDAL Date of Execution - 03/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office	 Jul 5 2024 2:27PM	 Captured L TI 05/07/2024	 05/07/2024	BARONILPUR ROAD NEAR ZILA SAINIK BHAWAN, City:- Not Specified, P.O:- SRIPALLY, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: BVxxxxxx0M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DISA ENTERPRISE (as PARTNER)		
Name	Photo	Finger Print	Signature									
Smt SANJANA MONDAL Wife of Mr GOURANGA SUNDAR MONDAL Date of Execution - 03/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office	 Jul 5 2024 2:27PM	 Captured L TI 05/07/2024	 05/07/2024									

3	Name	Photo	Finger Print	Signature
	Mr ALOKE BHATTACHARJEE Son of Late CHANDI CHARAN BHATTACHARJEE Date of Execution - 03/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office		 Captured	
	Jul 5 2024 2:28PM	LT1 05/07/2024		05/07/2024
BORONILPUR, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AMxxxxxx0F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DISA ENTERPRISE (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT SEN GUPTA Son of PRABIR SEN GUPTA BARONILPUR, City:- Not Specified, P.O:- SRIPALLY, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103		 Captured	
	05/07/2024	05/07/2024	05/07/2024
Identifier Of Mr MONA DAS, Mrs LAXMI DAS, Mr BUBAI DAS, Mr GOURANGA SUNDAR MONDAL, Smt SANJANA MONDAL, Mr ALOKE BHATTACHARJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MONA DAS	DISA ENTERPRISE-6.60001 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs LAXMI DAS	DISA ENTERPRISE-7.92058 Dec
2	Mr BUBAI DAS	DISA ENTERPRISE-7.92058 Dec

Land Details as per Land Record

District: Purba Bardhaman, P.S:- Bardhaman, Gram Panchayat: BAIKUNTHAPUR-II, Mouza: Kanainatshal, JI No: 76, Pin Code : 713103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 347, RS Khatian No:- 7		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 348, LR Khatian No:- 34		Seller is not the recorded Owner as per Applicant.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 1,500.00/-, by online = Rs 38,500/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3102, Amount: Rs.1,000.00/-, Date of Purchase: 31/05/2024, Vendor name: Mahadeb Dutta

2. Stamp: Type: Impressed, Serial no 3103, Amount: Rs.500.00/-, Date of Purchase: 31/05/2024, Vendor name: Mahadeb Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 05/07/2024 12:09PM with Govt. Ref. No: 192024250106515508 on 05-07-2024, Amount Rs: 38,500/-, Bank: SBI EPay (SBlePay), Ref. No. 3673021411915 on 05-07-2024, Head of Account 0030-02-103-003-02



Sanjit Sardar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2024, Page from 119069 to 119122
being No 020304470 for the year 2024.



Sanjit

Digitally signed by SANJIT SARDAR
Date: 2024.07.22 15:46:57 +05:30
Reason: Digital Signing of Deed.

(Sanjit Sardar) 22/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bardhaman
West Bengal.