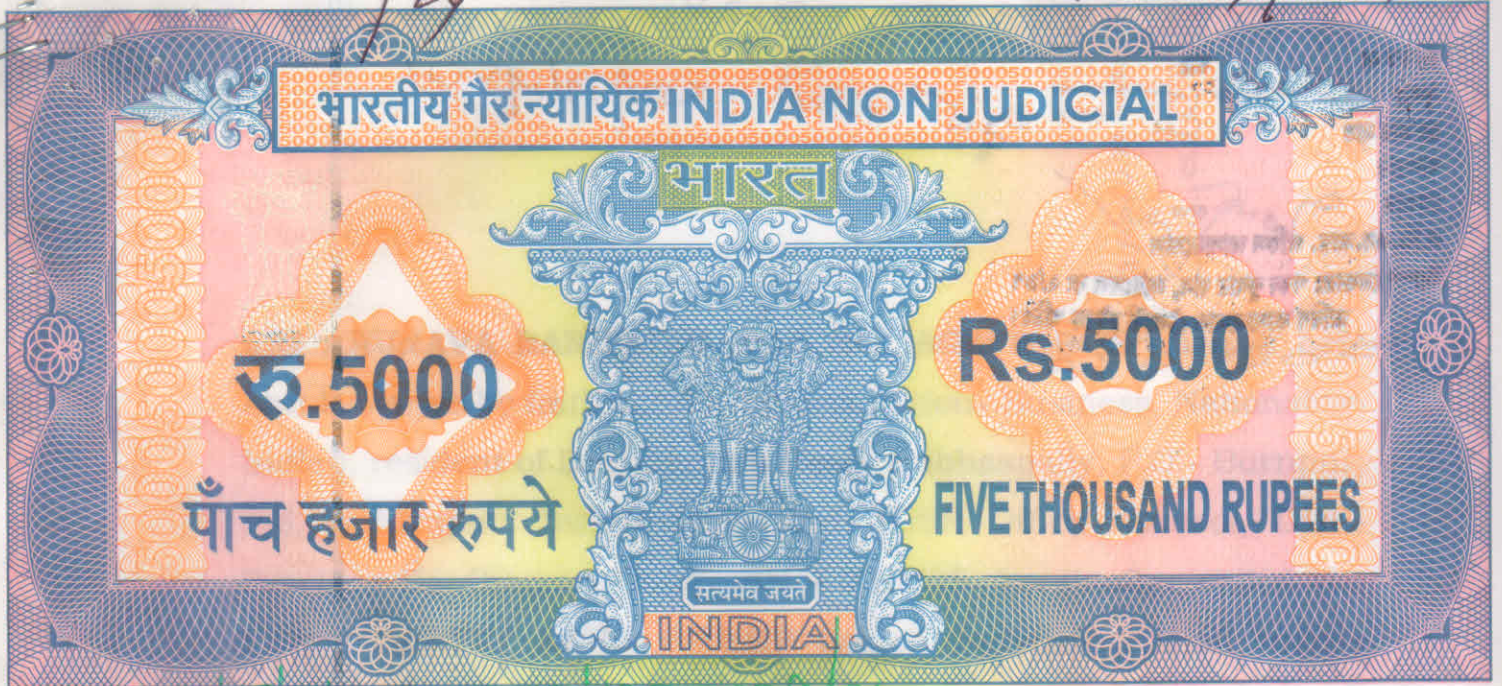


4098/24

I-4149/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

K 431440

certified that the Document is
 admitted to registration. The
 endorsement sheet attached
 with this document is the part
 of this document.

Aswina Banerjee
Sujata, Reg.

Addl. District Sub-Registrar
 Asansol, Dist-Paschim Bardhaman

27 MAY 2024

GRN NO:-192024250058926398

QUERY NO:-2001295599/2024

DEVELOPMENT CUM CONSTRUCTION AGREEMENT

(Market Value Rs. 37,36,360/-)
 Set Forth Value Rs. 12,00,000/-

**THIS DEED OF DEVELOPMENT CUM CONSTRUCTION
 AGREEMENT is made on this the 27th day of May, 2024, BY:**

13/1

Aswina Banerjee
10/4/24

ক্রমিক নং
বুন্ড
ক্রোচার নাম
বাসস্থান
ডেতার

২৪ ০৫ ২০২৪
স্বাক্ষর

এ.ডি.এস.আর. অফিস অসানসোল
কোম্প ডেতার: পবন কুমার দাস, লেটিনস নং ২/৯৭
অফিস অসানসোল ট্রেডারী হাউসে খরিন।

K 43140

K 43140

২৭/০৫/২৪
পবন কুমার দাস

Asansol District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

27 MAY 2024



Addl. District Sub-Registrar
Asansol, Dist-Paschim Bardhaman

27 MAY 2024

Arunava Banerjee
Sujata Roy

SRI ARUNAVA BANERJEE (PAN NO. AGZPB4019P) son of Late Anil Banerjee by faith Hindu, by occupation- Business, Nationality- Indian, resident of Deshbandhu Road, Subhaspally, P.O.- Burnpur, P.S. - Hirapur, Sub-Division and ADSR Office Asansol, Dist.- Paschim Bardhaman (W.B), PIN - 713325, hereinafter called the **FIRST PARTY/ LAND OWNER** (which expression shall unless excluded by or repugnant to the context be deemed to include all his heirs, successors, assignees, executors, administrators and legal representatives) of the **ONE PART.**

AND

PURNALAKSHMI ASSOCIATES (PAN NO. ABDFP1563F) a partnership firm having its office at Subhaspally, P.O. Burnpur-713325, P.S. Hirapur, Dist- Paschim Bardhaman being represented by its two partners viz **1. SRI ARUNAVA BANERJEE (PAN NO. AGZPB4019P)** son of Late Anil Banerjee **2. SMT. SUJATA ROY (PAN NO. ACPPR0927C)** Wife of Late Somnath Roy both by faith Hindu, by occupation- Business, Nationality- Indian, resident of Subhaspally, P.O.- Burnpur, P.S. Hirapur, Sub-Division and ADSR Office Asansol, Dist.- Paschim Bardhaman (W.B), PIN- 713325, hereinafter called the **SECOND PARTY/DEVLOPER** (Which expression shall unless excluded by or repugnant to the context be deemed to include their heirs, successors, executors, administrators and legal representatives) of the **OTHER PART.**

Arunava Banerjee
Sujata Roy

Purnalaxmi Devi
Sujata Roy.

WHEREAS Smt Purnalakshmi Devi wife of Sri Suresh Chandra Banerjee purchased 3 Decimal equivalent to 1 Katha 13 Chatak 1.8 sq.ft land situated on C.S Plot No. 1148 under C.S Khatian No. 402 of Mouza Narsinghbandh, P.S Hirapur from its rightful owner Sri Rai Mohan Banik Son of Late Haran Chandra Banik by virtue of a Regd. Deed of Kobala being No. 924/1950 of ADSR office Asansol and she also purchased 6.5 Decimal equivalent to 3 Katha 14.5 Chatak 18.9 sq.ft situated on C.S Plot No. 2235 under C.S Khatian No. 398 of Mouza Narsinghbandh, P.S Hirapur from its rightful owner Smt. Dulu Rani Dasi Wife of Sri Sambhu Nath Roy by virtue of a Regd. Deed of Kobala being No. 5551/1954 of ADSR office Asansol and thus on strength of the said two Regd Deeds Smt. Purnalakshmi Devi became the absolute owner of total 5 katha 11.5 Chatak 20.7 sq.ft equivalent to 9.5 Decimal situated on C.S Plot Nos. 1148 and 2235 under C.S Khatian 402 and 398 of Mouza Narsinghbandh, P.S Hirapur and she constructed a residential building by amalgating the said two plots with her own recorded land measuring 4.5 Decimal equivalent to 2 Katha 11.5 Chatak 2.7 sq.ft and since then she is owning and possessing total 14 Decimal land equivalent to 8 Katha 7 Chatak 23.4 sq.ft and building without any objection or claim or demand from anybody else or from any corner or corners.

Purnalaxmi Devi
Sujata Roy

Arunava Banerjee
Sujata Roy.

AND WHEREAS at the time of R.S operation the said land total measuring 14 Decimal duly recorded in R.S R.O.R in the name of Purnalakshmi Devi on R.S Plot No. 3682 and 3683 under R.S Khatian No. 2632 and 2633 and it is also recorded in L.R ROR on L.R Plot No. 4393 & 4394 under L.R Khatian No. 1700.

AND WHEREAS aforesaid owner Smt. Purnalakshmi Devi expired leaving behind her only son Sri Anil Banerjee and he also expired leaving behind him his only son Sri Arunava Banerjee as his only legal heir and successor and as such Sri Arunava Banerjee inherited the said land and building left by Smt. Purnalakshmi Devi total measuring 14 Decimal situated on C.S Plot No. 1148 & 2235 corresponding to R.S Plot No. 3682 and 3683 corresponding to L.R Plot No. 4393 & 4394 under L.R Khatian No. 1839 of Mouza Narsingbandh, P.S Hirapur Dist Paschim Bardhaman. and his name duly recorded in the record of AMC under ward No. 43 (old) 79 (New)

AND WHEREAS the 1st party member expressed his intention to develop the A Schedule mentioned land by constructing a multistoried (G+4) Residential building on the said land as per sanctioned plan by AMC vide Building Permit No. SWS-OBPAS/1101/2023/0834 Dated. 13.07.2023 after demolishing the old and dilapidated structure and as such the 1st party member engaged the 2nd party to promote/develop the said property by raising multistoried residential building thereon.

Arunava Banerjee
Sujata Roy

Amara Bani
Sijate, Rey.

AND WHEREAS the 1st party members agreed to provide all sorts of assistance to the 2nd party by signing all papers and document as and when required in the matter of erection of said multistoried building upon the A Schedule mentioned land.

AND WHEREAS the 1st party member have agreed to handover all original papers/documents at the time of executing Regd. Power of Attorney in favour of the 2nd party.

AND WHEREAS the 1st Party member has obtained sanctioned plan with building permit being No. SWS-OBPAS/1101/2023/0834 Dated. 13.07.2023 for construction of G+4 stored residential building.

AND WHEREAS In terms of mutual agreement the 1st party member is hereby allowed the 2nd party members to enter into the A Schedule mentioned property at any point of time.

AND WHEREAS the 1st party member will not enter in to any agreement with any other party or parties relating to the property morefully mentioned and described in Schedule A below till cancellation of this development agreement.

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. That the 1st party with the execution of this Development agreement engaged the 2nd party so as to enable the 2nd

Amara Bani
Sijate, Rey.

Amarendra Banerjee
Sujata Roy.

party to raise the propose multistoried (G+4) building upon the A Schedule Land comprising various self-content Residential Flats/Parking Space etc as per plan sanctioned by AMC.

2. That the 2nd party shall raise the said construction of the multistoried (G+4) residential building upon the "A" Schedule mentioned land with the help of good quality building materials at its own cost and expenses and by taking assistance of engineering expert and the 2nd party shall remain responsible and liable for any loss or damage caused in the said multistoried building at any time for any constructional defect.
3. That the 2nd party prior to commencement of the said construction a Regd. Power of Attorney will obtain from 1st party member and thereafter they will have liberty to raise the said multi storied building in accordance with the said sanctioned plan as well as of the provision of West Bengal Apartment (Regulation of Construction & Transfer) Act. 1972 & the rules framed thereunder.
4. That the 1st party's allocation is morefully mentioned and described in Schedule B below.
5. That the 2nd parties shall responsible for any illegal construction in deviation of the site plan or of the Building

Amarendra Banerjee
Sujata Roy.

Arunava Banerjee
Sujata Roy

- plan or of the said act and the 1st party shall have nothing to do with the same.
6. That the 2nd parties/Developers shall have right to enter into any agreement for sale and transfer all flats/parking space etc of the said proposed multistoried Building to the intending buyers at such price or prices as will be settled between the 2nd parties and the intending purchaser and the 2nd parties shall have absolute right to collect, received, enjoy the entire sale proceeds.
 7. That the 2nd party shall be able to cause advertisement inviting the attention of interested person in regard to sale of the flats/parking space and to enter into any agreement for sale by receiving advance/booking money.
 8. That in the matter of such sale or transfer of any such flat or flats/parking space of the proposed building the 2nd party shall execute all such sale Deeds on behalf of the 1st party as their constituted attorney and/or as a co-seller with the 1st party if required and shall got the said Deeds registered by representing the same before the appropriate registering authority.
 9. That the 2nd party shall take all steps and measures for having Electric Meter, Line, Connection and water Connection in the said proposed multistoried building.

Arunava Banerjee
Sujata Roy

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Sujata Roy

10. That for the sake of convenience in erecting the said construction upon the A schedule mentioned land and also to perform the acts, deeds and thing in terms of the conditions embodied in this agreement the 1st party and the 2nd party are executing this document as development agreement.
11. That the estimated value of the property is Rs. 12,00,000/-
12. That the 1st party in spite of offering A Schedule mentioned land in favour of the 2nd party he will invest 50% of total construction Cost.
13. The name of the Apartment shall be **THE NEST**.
14. By this document title has not been transferred in favour of the 2nd party.

SCHEDULE A

In the Dist. of Paschim Bardhaman, P.O- Burnpur P.S. Hirapur, Mouza- Narsingbandh, J.L- 21, Chowki, Sub Div. and Sub Registry office Asansol, ward no. 43 (old), 79 (new) under Asansol Municipal Corporation C.S Plot Nos. 1148 & 2235 under C.S Khatian Nos. 402 & 398 corresponding to R.S. Plot Nos. 3682 & 3683 under R.S Khatian Nos. 2632 and 2633 corresponding to L.R Plot No. 4393 & 4394, under L.R Khatian No. 1839, situated on Deshbandhu Road Subhashpally approx. measuring 16 ft,

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Sujata Roy

Arumbar Baccant
Sujate Roy

Classification- Bastu, measuring Total area 14 Decimal equivalent to 8 Katha 7 Chatak 23.4 sq.ft out of which 0.0190 Acre on L.R Plot No. 4393 and 0.1210 Acre on L.R Plot No. 4394. Along with a 45 years old dilapidated building measuring about 400 sq.ft.

SCHEDULE B (OWNERS ALLOCATION)

In the above mentioned Dist, Post, P.S, Mouza, Ward 50 % of Total Apartment.

The A Schedule mentioned property is butted and bounded by:

ON THE NORTH:- House of Smt Sikha Saha.

ON THE SOUTH:- D~~esh~~bandhu Road Subhashpally.

ON THE EAST:- House of Late Rabi Dey Sarkar.

ON THE WEST:- House of Late Sushil Majumder.

A finger print sheet along with photographs of both the parties duly attested by them are enclosed here with which is part and parcel of this deed.

Arumbar Baccant
Sujate Roy

IN WITNESS WHERE OF the Parties named above signed and executes this deed of Development Cum Construction Agreement on the day, month and year first above written.

WITNESSES

1. Gargi Roy
W/o: Soumen Chandra Roy
Shibani Kutir
Subhashpally
Po:- Butnput - 713325
PS:- Hirapur
Dist:- Paschim Bardhaman.

(Signature)

Signature of the 1st Party Land Owner

2. Milan Kumar Bandyopadhyay
s/o:- A. T. N. Bandyopadhyay
Advocate, Asansol Court
Po:- Asansol - 713304
PS:- Asansol (South)
Dist:- Paschim Bardhaman.

(Signature)
Sujata Roy.

**Signature of the Partners of
PURNALAKSHMI ASSOCIATES
i.e the Developers**

Drafted and prepared by me.as per the instruction of the parties and read over and explained the contents in Bengali and printed in my office.

(Signature)

**(Milan Kumar Bandyopadhyay)
Advocate, Asansol Court**

Enrolment No.- WB/846/1998.



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



192024250058926398

GRN Details

GRN: 192024250058926398 Payment Mode: SBI Epay
GRN Date: 27/05/2024 09:44:04 Bank/Gateway: SBIEpay Payment Gateway
BRN : 8279445302422 BRN Date: 27/05/2024 09:44:20
Gateway Ref ID: IGARHRYYP4 Method: State Bank of India NB
GRIPS Payment ID: 270520242005892638 Payment Init. Date: 27/05/2024 09:44:04
Payment Status: Successful Payment Ref. No: 2001295599/2/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr MILAN KUMAR BANDYOPADHYAY
Address: ASANSOL COURT
Mobile: 8370858497
Period From (dd/mm/yyyy): 27/05/2024
Period To (dd/mm/yyyy): 27/05/2024
Payment Ref ID: 2001295599/2/2024
Dept Ref ID/DRN: 2001295599/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001295599/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2001295599/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	2024

IN WORDS: TWO THOUSAND TWENTY FOUR ONLY.

PAID

Thumb

Littlefinger to forefinger



Thumb

Forefinger to Littlefinger



Right Hand



Finger Print attested by me: Amara Bannay

Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger



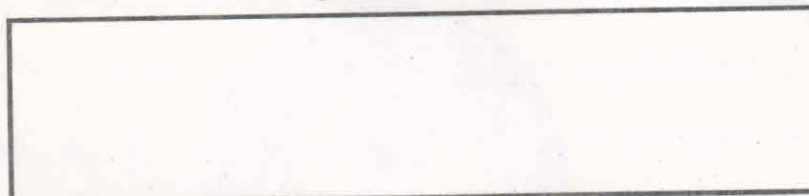
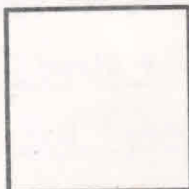
Right Hand



Finger Print attested by me: Sujata Roy

Thumb

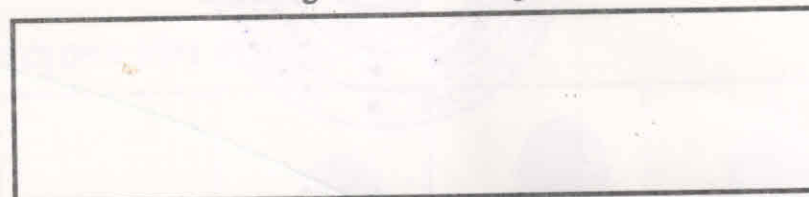
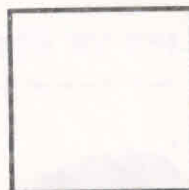
Littlefinger to forefinger



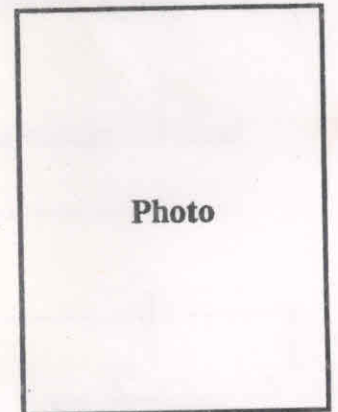
Left Hand

Thumb

Forefinger to Littlefinger



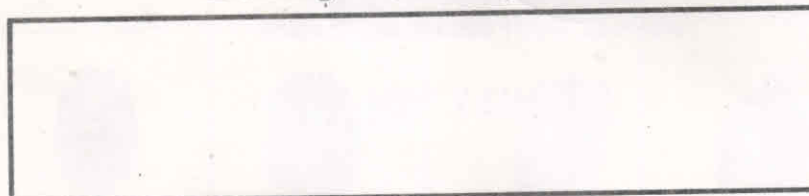
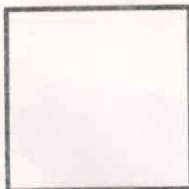
Right Hand



Finger Print attested by me:

Thumb

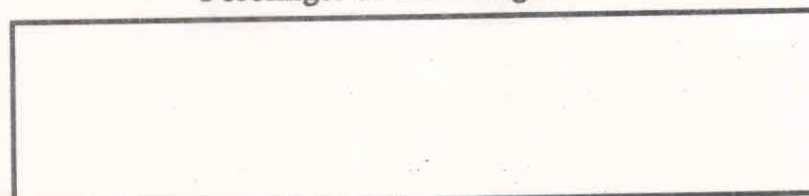
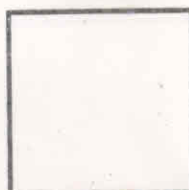
Littlefinger to forefinger



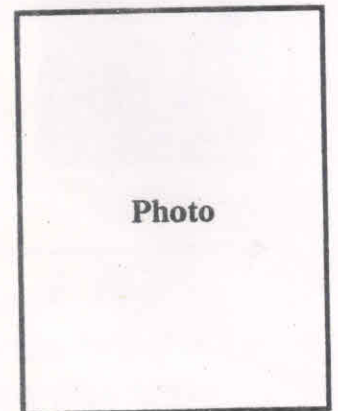
Left Hand

Thumb

Forefinger to Littlefinger



Right Hand



Finger Print attested by me:

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

- NAME (নাম) Smt Gargi Roy
2. FATHER / HUSBAND NAME
(পিতা / স্বামীর নাম) Sri Soumendra Roy
3. OCCUPATION (পেশা) Housewife
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) Shibani Kutir
VILLAGE / TOWN (গ্রাম) Subhashpally
POST OFFICE (পোস্ট অফিস) Burampur
POLICE STATION (থানা) Abrahar PIN 713325
DISTRICT (জেলা) Pabchim Bardhaman STATE (রাজ্য) W. B.
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতাগণের সহিত সম্পর্ক) Family Relation
6. AADHAR NO. 2955 3546 0756
PAN
EPIC NO.

আমি (শনাক্তকারী) Smt Gargi Roy অত্র দলিলের (Query No.)

2001295599/2024 বিক্রেতা / দাতা গণকে শনাক্ত করিলাম।

I, Smt Gargi Roy as identifier identifying the executants of the concerned deed
(Query No.) 2001295599/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ



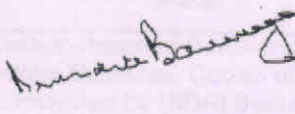
LEFT HAND						
RIGHT HAND						

Gargi Roy
Identifier Signature

(শনাক্তকারীর স্বাক্ষর)

Mob. No.: 7063224126




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARUNAVA BANERJEE (Presentant) Son of Late ANIL BANERJEE Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office		 Captured	
		27/05/2024	LTI 27/05/2024	27/05/2024
DESHBANDHU ROAD SUBHASH PALLY, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: AGxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	PURNALAKSHMI ASSOCIATES SUBHASHPALLY, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325 Date of Incorporation:XX-XX-2XX2 , PAN No.:: ABxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARUNAVA BANERJEE Son of Late ANIL BANERJEE Date of Execution - 27/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office		 Captured	
		May 27 2024 12:12PM	LTI 27/05/2024	27/05/2024
SUBHASHPALLY, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AGxxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PURNALAKSHMI ASSOCIATES (as PARTNER)				

Endorsement For Deed Number : I - 230504149 / 2024

On 27-05-2024

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

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

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

Presented for registration at 12:08 hrs on 27-05-2024, at the Office of the A.D.S.R. ASANSOL by Mr ARUNAVA BANERJEE, Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 37,36,360/-

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

Execution is admitted on 27/05/2024 by Mr ARUNAVA BANERJEE, Son of Late ANIL BANERJEE, DESHBANDHU ROAD SUBHASH PALLY, P.O: BURNPUR, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by Profession Business

Indetified by Smt GARGI ROY, , , Wife of Mr SOUMENDRA ROY, SUBHASHPALLY, P.O: BURNPUR, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession House wife

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

Execution is admitted on 27-05-2024 by Mr ARUNAVA BANERJEE, PARTNER, PURNALAKSHMI ASSOCIATES (Partnership Firm), SUBHASHPALLY, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325

Indetified by Smt GARGI ROY, , , Wife of Mr SOUMENDRA ROY, SUBHASHPALLY, P.O: BURNPUR, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession House wife

Execution is admitted on 27-05-2024 by Smt SUJATA ROY, PARTNER, PURNALAKSHMI ASSOCIATES (Partnership Firm), SUBHASHPALLY, City:- Asansol, P.O:- BURNPUR, P.S:-Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713325

Indetified by Smt GARGI ROY, , , Wife of Mr SOUMENDRA ROY, SUBHASHPALLY, P.O: BURNPUR, Thana: Hirapur, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2024 9:44AM with Govt. Ref. No: 192024250058926398 on 27-05-2024, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 8279445302422 on 27-05-2024, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

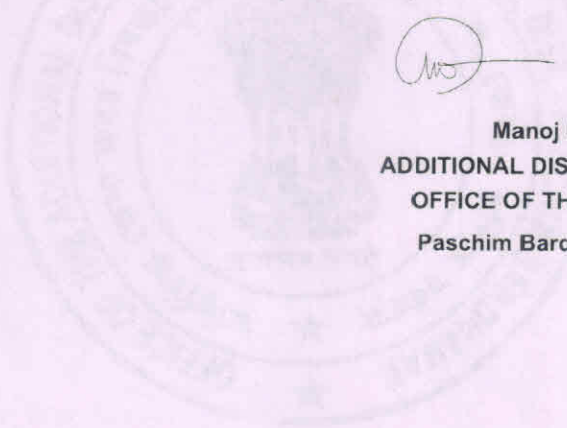
Description of Stamp

1. Stamp: Type: Impressed, Serial no 884, Amount: Rs.5,000.00/-, Date of Purchase: 24/05/2024, Vendor name: P K Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/05/2024 9:44AM with Govt. Ref. No: 192024250058926398 on 27-05-2024, Amount Rs: 2,010/-, Bank: SBI EPay (SBlePay), Ref. No. 8279445302422 on 27-05-2024, Head of Account 0030-02-103-003-02



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
Paschim Bardhaman, West Bengal



(Manoj Kumar Mandal) 26/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2024, Page from 87137 to 87156

being No 230504149 for the year 2024.



Digitally signed by MANOJ KUMAR MANDAL
Date: 2024.05.28 11:43:28 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 28/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.