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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the Document
 is Admitted to Registration the
 Signatures Sheet and the Endr-
 ovements Attached with this
 Document are the Part of this
 Document.

[Signature]
 A.D.R. Dargah
 Burdwan

27 JAN 2020

DEVELOPMENT AGREEMENT
WITH THE BUILDER/ DEVELOPER

[Signature]
 Sankar
 Ahr

24 JAN 2020

Serial No. 1518
Sold to Maaali Construction.
Address Saakali, Bankura.
Value of Stamps 5000/-
Date of Purchase Stamp Paper 21 Jan 2020
Name of the Shop where
purchased, DURGAPUR.

[Signature]
Subrata Kumar Chakraborty
Stamp Vendor
A. D. S. R. Office, Durgapur-16
Licence No. 5 of 1989

[Handwritten signature]



81

[Handwritten signature]



82

[Handwritten signature]



83

Sikha Nandy



[Signature]
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman



84

Asish Kundu

24 JAN 2020



85

Asit Kundu



86

Ajay Kundu

Nithin Dutta
S/O-Saajan Dutta
Falghore, DGP-06



87

ALI CONSTRUCTION
Ajay Dutta

THIS DEVELOPMENT AGREEMENT is made at the Durgapur Additional District Sub-Registrar Office on this 24th day of January, 2020,

BETWEEN

1. **SMT. BAKUL KUNDU, [PAN – BJMPK3708D]**, wife of Late Ananda Gopal Kundu, by faith - Hindu, by occupation Housewife, Resident of MR – 10, Sharat Pally, P.O. - Durgapur – 713206, Sub-Division - Durgapur, P.S. – New Township, District – Paschim Bardhaman;
2. **MISS KALPANA KUNDU, [PAN – EGJPK7737P]**, daughter of Late Ananda Gopal Kundu, by faith - Hindu, by occupation Household work, Resident of MR – 10, Sharat Pally, P.O. - Durgapur – 713206, Sub-Division - Durgapur, P.S. – New Township, District – Paschim Bardhaman;
3. **SMT. SIKHA NANDY, [PAN – ALYPN2187L]**, wife of Late Dibyendu Nandy, daughter of Late Ananda Gopal Kundu, by faith - Hindu, by occupation Housewife, Resident of Madhyamohan Bati, Raiganj, PIN Code – 733134, P.S. – Raiganj, District – Uttar Dinajpur;
4. **SRI ASISH KUNDU, [PAN – AFPPK2264J]**, son of Late Ananda Gopal Kundu, by faith - Hindu, by occupation service, Resident of MR – 10, Sharat Pally, P.O. - Durgapur – 713206, Sub-Division - Durgapur, P.S. – New Township, District – Paschim Bardhaman;
5. **SRI ASIT KUNDU, [PAN – BQKPK1670F]**, son of Late Ananda Gopal Kundu, by faith - Hindu, by occupation service, Resident of MR – 10, Sharat Pally, P.O. - Durgapur – 713206, Sub-Division - Durgapur, P.S. – New Township, District – Paschim Bardhaman;
6. **SRI AJOY KUNDU, [PAN – AXEPK1850H]**, son of Late Ananda Gopal Kundu, by faith - Hindu, by occupation service, Resident of MR – 10, Sharat Pally, P.O. - Durgapur – 713206, Sub-Division - Durgapur, P.S. – New Township, District – Paschim Bardhaman;

hereinafter called and referred to as **LAND OWNERS** or **VENDORS** (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, successors, executors, administrators and assigns) of the **FIRST PARTY** or the **FIRST PART**

AND

MANALI CONSTRUCTION [PAN No. - ANGPD2521C], having its Registered Office at Sonamukhi, Dewan Bazar, P.O. & P.S. – Sonamukhi, District – Bankura, PIN Code – 722207, State – West Bengal, India; being represented by its sole proprietor **Sri SHYAMAL DUTTA [PAN No. - ANGPD2521C]**, Son of Santi Ranjan Dutta, by Occupation – Business, Nationality – Indian, Residing at Sonamukhi, Haranath Road, Dewan Bazar, P.O. & P.S. – Sonamukhi, District – Bankura, PIN Code – 722207, State – West Bengal; hereinafter referred to as the “**DEVELOPER**” (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors or successor-in-office; legal representatives, executors, administrators and/or assigns) of the **SECOND PARTY** or the **SECOND PART**.

WHEREAS the **LAND OWNERS** or **VENDORS** or the **FIRST PARTY OF THE FIRST PART** are absolutely seized and possessed and sufficiently entitled to all those pieces or parcels of *Baid & Road* land or premises or the property admeasuring about more or less 4 Katha 15 ½ Chhatak and or 8 ¼ decimal, being situated at District – Paschim Bardhaman, Additional District Sub-Registry Office & Sub-Division - Durgapur, Ward No. – 24, Holding No. - 146, P.S. – New Township, Mouza – Fuljhore, J.L. No. – 107, R.S. Plot No. – 356 & 351 & L.R. Plot No. – 5219, 5220 & 5221, L.R. Khatian No. 185; hereinafter called the “**SCHEDULE PROPERTY**”.

AND WHEREAS the “Schedule Property” which was duly purchased by the deceased **ANANDA GOPAL KUNDU**, Son of Late Bhdu Nath Kundu, the husband / father of Land Owners or Vendors or the First Party from Heraba Lal Banerjee, son of Late Kedar Nath Banerjee, resided at B2 402/1, V.K. Nagar, Durgapur – 713210, P.S. – New Township, Sub-Division - Durgapur, P.S. – New Township, District – Paschim Bardhaman vide Registered Sale Deed No. I - 2360 dated 22.04.1985 at Assistant Sub-Registrar Office at Durgapur.

AND WHEREAS, the facts described above mean and conclude that the said land as well as the “Schedule Property” has been recorded in the name of deceased Ananda Gopal Kundu, Son of Late Bhdu Nath Kundu, the husband / father of Land Owners or Vendors or the First Party and as an inherited property the Land Owners or Vendors or the First Party are the rightful legal owners and in possession of the aforesaid *Baid* land admeasuring more or less 4 Katha 15 ½ Chhatak and or 8 ¼ decimal, more particularly described in the below mentioned Schedule Property.

AND WHEREAS, Ananda Gopal Kundu, Son of Late Bhdu Nath Kundu, resided at MR – 10, Sharat Pally, P.O. - Durgapur – 713206, Sub-Division - Durgapur, P.S. – New Township, District – Paschim Bardhaman, died intestate on 2019 and he left behind his wife 1) Smt. Bakul Kundu, two daughters namely 2) Miss Kalpana Kundu, 3) Smt. Sikha Nandy and three sons namely 4) Sri

Asish Kundu, 5) Sri Asit Kundu and 6) Sri Ajoy Kundu as his legal heirs or successors.

AND WHEREAS, following legal heirs or successors of deceased Ananda Gopal Kundu, Son of Late Bhdh Nath Kundu, has hold and possessed as well as owner of land area more particularly described in the Schedule hereunder written :

Land owner serial number 1) Smt. Bakul Kundu has 1.33 decimals land;
 Land owner serial number 2) Miss Kalpana Kundu has 1.33 decimals land;
 Land owner serial number 3) Smt. Sikha Nandy has 1.33 decimals land;
 Land owner serial number 4) Sri Asish Kundu has 1.33 decimals land;
 Land owner serial number 5) Sri Asit Kundu has 1.33 decimals land; &
 Land owner serial number 6) Sri Ajoy Kundu has 1.33 decimals land;

AND WHEREAS, the Land Owners has been searched a Developer to develop the land described in the Schedule of this Development Agreement into a Multi-storeyed Building Complex without any basement for Residential purposes "HARA KUSUM APARTMENT - VII".

AND WHEREAS, the Developer herein have approached the Land Owners with an intention to develop the said property of the Land Owners and pursuant to the negotiations by and between the parties hereto and subject to the necessary approval being granted by the Competent Authority under the provisions of Urban Land (Ceiling & Regulation) Act, 1976 which approval/sanction is agreed to be persuaded by the Developers at their own costs and expenses and also subject to the plan of the proposed development being sanctioned by the Municipal Corporation of Durgapur, which responsibility is agreed to be shouldered by the Developers herein as a result of which hereof the Land Owners are desirous of appointing the Developers as develops of the said property by erecting new Multi-storeyed Building Residential Complex thereon without any basement, more particularly described in the Schedule hereunder written for the consideration and upon the terms and conditions hereinafter appearing:

AND WHEREAS, the Developer or the SECOND PARTY or the SECOND PART is the sole proprietor of the firm under the name and style of MANALI CONSTRUCTION having its Registered Office at Sonamukhi, Dewan Bazar, P.O. & P.S. - Sonamukhi, District - Bankura, PIN Code - 722207, State - West Bengal.

AND WHEREAS, the Developer accepts the proposal of the Land Owners to develop the said Schedule Property by erecting new Multi-storeyed Building Residential Complex of (G + 6) or more floored thereon (as per approved Plan), without any basement, namely "HARA KUSUM APARTMENT - VII" more particularly described in the Schedule hereunder written for the consideration and upon the terms and conditions herein provided.

AND WHEREAS, the Developer or the Second Party or the Second Part has agreed to provide as well as to deliver 3 (Three) numbers of 2BHK Flats/Apartments at measuring of each 800 to 850 square feet super build area and 2 (two) numbers of car parking spaces each of measuring at least 125 square feet to the Land Owners or the First Party within the Multi-storeyed Building Residential Complex to be constructed over the said Schedule Property and i) 1 (one) number of 2BHK Flat will be provide on the 1st floor being No. 1B ii) 1 (one) number of 2BHK Flat will be provide on the 2nd floor being No. 2B, iii) 1 (one) number of 2BHK Flat will be provide on the 3rd floor being No. 3B.

ARTICLE-I

DEFINITION

Unless this presents it is repugnant or inconsistent with:

1. **LAND OWNERS** shall mean the Land Owners mentioned in this indenture hereinabove and/or its successors, legal representative, heirs, executors, administrators and assigns.
2. **DEVELOPER** shall mean "M/s. MANALI CONSTRUCTION" being represented by its sole proprietor Sri SHYAMAL DUTTA as mentioned in this indenture hereinabove and/or its successors, legal representative, heirs, executors, administrators, nominees, liquidator and/ or assigns.
3. **PROPERTY** shall mean all the land premises mentioned in the Schedule hereunder written within the limits of the Durgapur Municipal Corporation, District – Paschim Bardhaman, and delineated on the plan hereto annexed and thereon shown surrounded by a red colour boundary line which more particularly described in the below mentioned Schedule Property.
4. **BUILDING** means the G+6 or more storied building namely "HARA KUSUM APARTMENT - VII" for residential purposes only and without any basement to be constructed on the schedule property in accordance with the plan to be sanctioned by the Durgapur Municipal Corporation in the name of the Land Owners and the cost responsibilities or of construction charges and expenses of the Developer hereinafter referred to as the said building or developer.
5. **ARCHITECT** shall mean person or firm to be appointed or nominated by the Developer for Construction of the proposed building.
6. **ADVOCATE** shall mean person or firm to be appointed or nominated by the Developer for prepare and maintain of legal matters.
7. **BUILDING PLAN** mean plan of the residential project of building to be sanctioned by the Durgapur Municipal Corporation in accordance with the building rules.
8. **TRANSFER** arising as grammatical variant or shall include a transfer by

possession and by any other means adopted for effecting what is understood as a transfer or space/flat in multi-storied building to the intending purchaser and/or purchasers thereof save and except the Land Owners' and Developer's allocation hereinafter referred to.

9. **TRANSFEREES** shall mean the person or body of individual, firm, limited, company, association or persons to whom any space/flat in the building is proposed to be transferred on ownership basis for Residential purpose by a Deed Conveyance for a valuable consideration by the Land Owners and Developer jointly or the respective space/flat of the said building and/or otherwise. Lift shall be installed for the use of the owners of the flats positively.
10. **TIME** shall mean the construction shall be completed a total period of 30 (thirty) months from the date of sanction of approved plan of the concern authority and also further additional grace period of 6 months from the date of it become effective. If the time requires to be increased in that event both the parties i.e. the Developer and the Land Owners will settle the matter amicably if the circumstances for warrant.
11. **COMMENCEMENT** This agreement shall be deemed to have commenced with effect from the date of execution of this agreement.
12. **COVERED AREA** shall mean the plinth area of the building measuring at the floor level of the ground floor or any storied and as shall be computed by inclusion of the thickness of the internal and external walls.
13. **COMMON AREA** shall mean the area of the lobbies, staircase, landing and other portions of the building intended or required for ingress in and egress from any portion/flat or for providing free access to such portion/flat for the use of the flats/rooms i.e. common Security person Quarters (if any), water pump room in the ground floor and open terrace of the top floor etc. as per sanctioned building plan or plans and/or as may be decided by the Developer in consultation with the Land Owners.
14. **COMMON PORTIONS** shall mean the common installation in the building for common use and utility i.e. plumbing, electrical, drainage, and other installations, fittings, fixtures and machinery which are not exclusive for any portion/flat and which are specified as common by the Developer.
15. **COMMON FACILITIES AND AMENITIES** shall include corridors, staircase, water pump, pump house, overhead tank, and such other facilities which may be mutually agreed upon by and between the parties and required for the location free enjoyment, maintenance, upkeep and/or proper management of the building.
16. **PROPORTIONATE** shall mean where it refers to the share of any purchaser to purchasers who shall be agreed to purchase or own any flat or portion in the New

Building including the land or common area or parts then such proportionate shares shall be the same as to the covered area of the flats in the new building the Land Owners' area and where it refers to share of any rates/taxes, common expenses then such share of the whole shall be determined on the basis of which such rates/taxes as are being respectively levied.

17. **PROJECT** shall mean the development of land by construction of the proposed (G+6) or more floored Multi-storeyed building Residential complex without any underground basement namely "HARA KUSUM APARTMENT - VII." for selling of the flats/portion of the Building except the portion/flat to be provided to the Land Owners.
18. **SINGULAR** shall include the plural and vice versa.
19. **MASCULINES** shall include the feminine and vice versa.
20. **HOLDING ORGANISATION** shall mean Association, Limited Company or Co-operative or Registered Society that may be nominated or formed by the Land Owners/Developer.
21. **COMMON ELEMENTS** shall mean those limited common elements which are for the use COMMON ELEMENTS of or benefit of all the units as more fully and particularly described of all the units as more fully and particularly described in the SECOND SCHEDULE hereinafter written.
22. **ROOF** shall mean and includes the roof of the said building on the top of the terrace and the roof right will be exclusively belongs to the all flat owners.
23. **SUPER BUILT UP AREA** shall mean covered area + Proportionate share of common area = Total super built up area.

ARTICLE-II

COMMENCEMENT AND FIELD OF THIS AGREEMENT

1. This agreement shall come into effect automatically and immediately on execution of these presents by and between the Parties hereto subject of making payments of money as per condition mentioned in ARTICLE-VI of the agreement.
2. Field of this Agreement means and include all acts in connection with the promotion and implementation of the said project till the execution of Registered of Deed of Deeds of conveyance or Transfer by the Land Owners in favour of the Developer of its nominee/nominees in terms of the Agreement in respect of fiat portion in the proposed building together with undivided right, little and interest in the land of the said premises.

ARTICLE-III

LAND OWNERS' REPRESENTATION

3. The Land Owners have to claim, right, and/or demand over the owner's allocation property and/or portion only.

ARTICLE-V

DEVELOPER'S RIGHT AND RESPONSIBILITIES

The scope of work envisaged to be done by the Developer hereunder shall include:

1. That the Developer accepts the proposal of the Land Owners to develop the said schedule property by erecting new Multi-storeyed Building Residential Complex thereon without any basement, more particularly described in the Schedule hereunder written for the consideration and upon the terms and conditions herein provided.
2. Construction of new building with all ancillary services complete in all respect as per the plans, the details and specifications thereof. The building shall be constructed exclusively for residential use. The Developers' responsibility shall include coordinating with all other statutory authorities and to complete construction of the building including plumbing, electrical, sanitary fittings and installation.
3. All outgoings including others rates, taxes duties and other imposition by the Durgapur Municipal Corporation or other competent Authority in respect of the said property up to the date of this agreement shall be paid by the Land Owners and thereafter all such taxes whatsoever shall be paid by the Developer.
4. All funds and/or finance to be required for completion of the entire project shall be invested by the Developer.
5. The Developer will be the only and exclusive builder and during subsistence of this agreement shall have the sole authority to sell all the flats excluding the flats allocated to the Land Owners, and the common area and facilities and amenities of the proposed building.
6. The Land Owners or any person claiming under them shall not interfere, question, hinder, inject, stop or prohibit the Developer, for carrying out the proposed construction of the building in the said premises subject to the fulfilment of all obligations of the Developer towards the Land Owners.
7. The Developers will complete the construction of the building with the standard materials as would be available in market, good, proper and substantial more fully and particularly described in the Fourth Schedule hereunder written and in compliance with the said drawings and specifications as are contained in the said plan to be sanctioned by the Durgapur Municipal Corporation.
8. The Developer will be entitled to prepare Plan and modify or alter the Plan subject to the approval of the Land Owners and to submit the same to the concerned

authority in the name of the Land Owners at its own cost and responsibilities and the Developer will pay and bear all fees payable to the said authority and other bodies statutory or otherwise for sanction of the plan for construction of the proposed New Building.

9. The Developer hereby undertakes to indemnify and keep indemnified to the Land Owners from and against any and all actions, charges, claims of any third party arising out of due to the negligence of noncompliance of any law, rules and regulations of the Durgapur Municipal Corporation and other Govt. or local bodies as the case may be and shall attend to answer and be responsible for any deviation, a commission, violation and/or breach of any accident in relating to the construction of the building all costs and charges in this regard shall be paid by the Developer.
10. The Developer will complete the construction within a total period of 30 (thirty) months from the date of sanction of approved plan of the concern authority and also further additional grace period of 6 months from the date of it become effective. For this purpose Developer must take all necessary steps.
11. The Developer shall abide by all the safety norms during the construction of the proposed building and where to all statutory and legal norms and keep the Land Owners indemnified.
12. The Developer shall obtain all necessary "No-Objection" certificates and procure "Completion Certificate" from all statutory and legal norms and keep the Land Owners indemnified.

ARTICLE-VI

LAND OWNERS' ALLOCATION

That the Developer or the Second Party or the Second Part has agreed to provide as well as to deliver **3 (Three) numbers of 2BHK Flats/Apartments** and **2 (two) numbers car parking spaces** in the "HARA KUSUM APARTMENT - VII" and **TOTAL Rs. 20,00,000/- (Rupees Twenty Lakhs only)** to the Land Owners or the First Party within the Multi-storeyed Building Residential Complex ("HARA KUSUM APARTMENT - VII ") to be constructed over the said Schedule Property and delivered specification has to be agreed as follows:

One Flat/Apartment should be on the 1st (First) Floor as 2BHK (two bed room, one drawing cum dining, one kitchen, two toilets and at least one Balcony) at measuring not less than 800 to 850 square feet of super build area.

- b. Second Flat/Apartment should be on the 2nd (Second) Floor as 2BHK (two bed room, one drawing cum dining, one kitchen, two toilets and at least one Balcony) at not less than 800 to 850 square feet of super build area including one Car

Parking Space at measuring of each not less than 125 square feet at the ground floor.

c. Third Flat/Apartment should be on the 3rd (Third) Floor as 2BHK (two bed room, one drawing cum dining, one kitchen, two toilets and at least one Balcony) at measuring not less than 800 to 850 square feet of super build area including one Car Parking Space at measuring of each not less than 125 square feet at the ground floor. And

d. That the Developer have also agreed to pay a sum of

i) **Rs. 20,00,000/- (Rupees Twenty Lakh only)** to the LAND OWNERS or VENDORS or the FIRST PARTY or the FIRST PART on payment terms and condition as 50% would be paid before the execution of the Development Agreement with the Builder and rest amount of 50% would be paid after the sanction of the building / project plan.

e. The developer will arrange a separate rented house of 2 (Two) 2BHK or more nearby the Scheduled Property in order to vacate the land for the purpose of construction work till the delivery of 3 (Three) numbers of 2BHK Flats/Apartments and 2 (two) numbers car parking spaces in the "HARA KUSUM APARTMENT - VII"; The house rent per month for the said rented house along with other charges will be borne by the Developer and electricity bill of the rented houses will be paid by the land owners where they will reside.

f. If the developer will not complete the project work in the stipulated period, then the compensate amount will be paid by the developer to the Land Owner and the said compensate amount is equal to double amount of said house rent per month.

ARTICLE-VII

CONSIDERATION

1. The Owners will have the right to use/enjoy the common areas and common facilities also of the building as described in the Schedule-II mentioned herein under together with other flat purchasers.
2. The Developers will make arrangement for obtaining completion certificate from the Durgapur Municipal Corporation at the Developers cost and handover the same to the Land Owners within eight months from the date of handing over the possession to the owners of their allotted share.
3. Right of sales/transfer of Owners allocation and rights to enter into agreement for sale/transfer by deed of Conveyance of Owners allocation to the prospective buyers of Owners allocation shall laying with the individual Owner only.
4. Be it stated here that, besides the owners share and Developer will entitled to get the balance portion of the Buildings with a right to sale to any intending buyer or buyers which he deemed fit proper.

ARTICLE- VIII

PROCEDURE

1. The Land Owners shall execute a registered Development Power of Attorney within seven days from the execution of Development Agreement with Builders.
2. The Land Owners shall execute a registered Development Power of Attorney for the purpose of collecting the sanction Plan, all necessary permission and sanction from different authorities in connection with the construction of the building which will be applied in the name of the Land Owners, for pursuing and following up the matter with the statutory authorities and to do all acts, regarding construction work and also to negotiate with the prospective buyers to enter into agreement of sale to receive consideration money. During continuation of this agreement the Land Owners shall not in any way cause any impediment or obstruction whatsoever in the construction of the said building by the Developer subject to fulfillment of the Developer's obligation as per the instant agreement.
3. The Developer and Land Owners both of them under no circumstances is entitled to sale or lease or mortgage the Scheduled Property with any bank or any financial institution or handover to any other developer leaving behind the instant agreement.
4. The Land Owners shall help to obtain mutation of the property in favour of the prospective flat owners whatsoever after the completion of the construction and after transfer or sale of all the flats to the said prospective owners thereof.
5. The Developer shall provide copies of all Plans including sanction plan, layouts, designs, elevations and such others to the owners free of cost.

6. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the Developer till the separation of apportionment of the flats in question among all consumers of purchasers.

ARTICLE- IX

CONSTRUCTION

The Land Owners or any person claiming through them shall not in any way interfere with the quiet and peaceful possession of the said premises or holding thereof by the Developer and shall not interfere with rights of the Developer to construct and complete the said building within the stipulated period subject to fulfilment of all obligations by the Developer as per this agreement.

ARTICLE- X

POSSESSION

After obtaining conversion certificate from the respective authority, the Land Owners shall handover to the Developer the physical possession of the said plot of land to enable the Developer to take all necessary action including measurement of the said premises for development of the said premises and the Developer shall hold the same hereunder without interference or disturbance of the Owners or any person or persons claiming under them. The delivery of possession must be in writing and should be signed both the Land Owners and the Developer subject to prior payment of money to the claimants as mentioned hereinbefore.

ARTICLE- XI

BUILDING

1. The Developer will at its own cost and responsibilities and on the basis of specification as per sanctioned Building plan shall construct, erect and complete the Building and the common facilities and the amenities at the said premises with good and standard materials and in a workman like manner a total period of 30 (thirty) months from the date of sanction of approved plan of the concern authority and also further additional grace period of 6 months from the date of it become effective. The Developer will install and erect pumps, underground water storage, overhead reservoirs, electrification, and permanent electric connection from the WBSEB / DPL in the said Building at their own costs and until permanent electric connection is obtained, save and except the Security Deposit and Service charges will be paid for installation of new connection by WBSEB / DPL in the said Building.
2. The Developer shall at its own costs and expenses and without create any financial or other liability on the Land Owners, construct and complete the building in accordance with the Building Plan and any amendment thereto or modification thereof made or caused to be made by the Developer during the period of construction subject to the sanction of the appropriate Authority after obtaining

approval of the Land Owners.

3. All cost, charges and expense relating to or in any way connected with the construction of the said building and development of the said premises including charges for other bodies shall be paid discharged and borne by the Developer and the Land Owners shall have no liability whatsoever in this context.

ARTICLE- XII

RATES AND TAXES

1. The Developer hereby undertakes and agrees to pay the Municipal tax water and other taxes as being paid by the Land Owners under this agreement till the development of the property from the date of taking over the possession.
2. On completion of the building and subsequent delivery of possession thereof the parties hereto and/or their respective transferees shall be responsible for the payment of all rates, taxes and other outgoings.
3. Service Taxes & GST will be applicable as per Government statute.
4. If the Owners have to decide to sales their allocation portion to any person, then the Tax or G.S.T. liability if any will be borne by themselves.

ARTICLE- XIII

SERVICE AND CHARGES

1. On completion of the building and after possession of their respective allocated areas in the building, the Developer and/or the proposed transferees shall be responsible to pay and bear the service charges for the common facilities in the building.
2. The service charges shall include utility charges, maintenance of mechanical, electrical, sanitary and other equipment or common use maintenance and general management of the building.
3. The Developer in consultation with the Land Owners and other prospective transferees shall frame such scheme for the management, amenities and administration of the building and all parties as well as all the respective owner and possessor of the flat shall abide by all the rules and regulations of such management administration / maintenance and other schemes and as well Association or Society of Flat Owners of the respective flats as and when forms.
4. All the respective owner and possessor of the flat are liable to pay the monthly service charges of the building to the developer and/or the association or society of the "HARA KUSUM APARTMENT - VII".

ARTICLE- XIV

COMMON RESTRICTION

1. The transferees and occupiers shall, in any event not use the allotted area as Godown and shall Store or Warehouse and shall not store any inflammable or combustible

articles/ materials, such as bide skin, kerosene, foreign liquor country sprit etc. which may cause fire hazard to the said building.

2. None of the transferees and occupiers shall demolish or permit to demolition of any of the structure in their allocated portion or any part thereof.
3. Subject to the Developer fulfilling its obligation and commitments as specified herein the time the owners shall not do any act or things whatsoever by which the Developer shall be prevented from construction and/or completion of the said building.

ARTICLE- XV

LEGAL COMPLIANCE

1. None it is hereby expressly agreed by and between the parties hereto that it shall be the responsibility of the Developer to comply with all other legal formalities and execute all documents as shall be required under the law for this purpose.
2. The Land Owners shall be bound to sign and execute such agreement deeds, documents, papers, writings and forms as may be required by the Developer to be execute in favor of all intending and/or actual transferees in respect of Developer's share and claim of the said building in full as a aforesaid together with proportionate undivided share or right in the land and to register the same whenever necessary.

ARTICLE- XVI

OWNERS INDEMNITY

The owners hereby undertake to keep the Developer indemnified against all claims, demands, suits or proceedings that may arise against the Developer in connection with the said premises due to commission/omission of any act or deed on the part of the Land Owners.

ARTICLE- XVII

TITLE DEEDS

The Land Owners shall, at the time of execution of this agreement, deliver to the Developer all original documents and the title deed/deeds and other allied papers related to the said land against proper accountable receipt.

ARTICLE- XVIII

MISCELLANEOUS

1. The Land Owners and the Developer herein entered into this agreement purely on contractual basis and nothing contained herein shall be deemed to construe as partnership between the Developer and the Land Owner but as joint Development Agreement between the parties hereto.
2. Any notice required to be given by the Developer will without prejudice to any other mode of service available deemed to have served on the Land Owners if delivery by hand and duly acknowledge and/or sent by prepaid registered post with

acknowledgement due and shall likewise any notice require to be given by the Land Owners shall be deemed without prejudice of the owner mode of service available to have been served on the Developer if delivered by hand and duly acknowledged and/or sent by prepaid registered post to the office of the developer.

3. There is no existing agreement regarding the development and/or the sale of the said plot of land and that all other arrangements prior to this agreement have been cancelled and/or being superseded by this agreement. The Land Owners and the conforming hereto both hereby unanimously and severally declare that they and each one of them have not entered into any agreement with anybody else for development of the said premises except the Developer herein.
4. Each terms of this agreement shall be consideration for the other terms.
5. It is agreed that the Developer may to purchase or take on the development agreement from other party/parties, any land which is connected/adjacent to the schedule property. The Developer may develop comprising the land taken from the Land Owners and schedule premises taken from the Land Owners and schedule premises may be used for entry/exit purpose to other lands acquired from other Land Owners. In such circumstances the Developer will take no objection from the Land Owners and the Developer will compensate the Land Owners suitably by paying mutually agreed amount of money or by providing other amenities which are mutually agreed by both the Developer and the Land Owners.

ARTICLE- XIX

FORCE MAJEURE

1. Force Majeure is herein defined as:
 - a. Any cause which is beyond the control of the Developer
 - b. Natural Phenomenon including but not limited to whether condition of floods, droughts, earthquake etc.
 - c. Accidents and disruption including but not limited to fires, explosive or equipment and power shortage.
 - d. Transportation delay due to force majeure of accidents.
2. The Developer and/or land owners shall not be liable for any delay in performing its obligations resulting from force majeure. If the Developer and/or owner mutually agree to extent time limit of the instant agreement same can be done subject to the condition that the said mutual agreement must be written and signed by the Developer and Land Owners.

ARTICLE- XX

JURISDICTION

Courts of Durgapur along shall have the jurisdiction to entertain and try all actions, suits and proceedings arising out of these present between the parties hereto including

specific performance of contract.

ARTICLE- XXI

ARBITRATION

All disputes and difference arising in between the parties to this agreement shall on the First place be referred to unofficial arbitrators nominated by each of the parties and whenever necessary and arbitrators so nominated may appoint an umpire among themselves jointly if necessary in accordance with the Indian Arbitration Act, 1996 to process, the dispute and difference and any entitled to proceed before the court of law as regards the said disputes and differences.

ARTICLE- XXII

REVOCAATION

The Land Owners or Vendors has every right to revoke and/or rescind this development agreement after 30 months (effective after sanctioning the Plan from approved authority) and also further additional grace period of 6 months from the date of it become effective, if the Developer shall unable to complete the construction work or fail to make payment and/ or deliver of flat(s) according to this agreement, for that the Land Owners has to give three month clear notice to the Developer.

The Developer has every right to revoke and/or rescind this development agreement if due to litigation in land and title of the land, the Developer could not able to start construction work and for the same the Developer has to give three month clear notice to the Land Owners and the Land Owners shall refund the entire amount or entire consideration which they received from the Developer.

ARTICLE- XXIII

GENERAL CONDITIONS

1. All appendices in this agreement are integral parts of this agreement.
2. All amendments and/or addition to this agreement are valid only if it is made in writing and sign by both the parties in presence of two witnesses and counter signed by the proper Advocate.

ARTICLE- XXIV

DEVELOPERS INDEMNITY

The Developer hereby undertakes to keep the Owners indemnified from and against all third parties' claims action arising out of any part or act of commission of the Developer in or relating to the construction of the said residential building complex.

FIRST SCHEDULE ABOVE REFERRED TO:**(LAND)**

All that piece and parcel of land situated at District – Paschim Bardhaman, Additional District Sub - Registrar Office & Sub - Division - Durgapur, P.S. – New Township, DMC Ward No. 24, Holding No. 146 within Mouza – Fuljhore, J.L. No. – 107, R.S. Plot No. – 356 & 351 (P) & L.R. Plot No. – 5219, 5220 & 5221, L.R. Khatian No. 185; Classification of land Baid & Road land area more or less 4 Katha 15 ½ Chhatak and or 8 ¼ decimal.

Land Details :

District – Paschim Bardhaman, P.S. – New Township, Mouza – Fuljhore, J.L. No. – 107, R.S. Plot No. – 356 & 351 (P)

Sch No.	Plot Number	Khatian Number	Land Use		Area of Land
			Proposed	ROR	
L1	L.R. - 5219	L.R. - 185	Vastu	Baid	3.5 Decimal
L2	L.R. - 5220	L.R. - 185	Vastu	Baid	3.5 Decimal
L3	L.R. - 5221	L.R. - 185	Vastu	Path	1.0 Decimal
Grand Total :					8.0 Decimal

within the limits of Durgapur Municipal Corporation and delineated on the plan hereto annexed and thereon shown surrounded by a red colour boundary line and bounded of follows :

- | | |
|--------------|---|
| On the North | - Plot No. 351 (P) & 356 (P) |
| On the South | - Plot of Laxmi Naryan Mishra & Gita Mishra |
| On the East | - Plot No. 356 (P) of Surendra Nath Aditya |
| On the West | - 8 feet wide cement road (unknown) & Plot No. 351 (P) of Smt. Chanda Dhar and thereafter Mamra Main Road |

SECOND SCHEDULE ABOVE REFERRED TO:**Common Uses**

1. Staircase on all floors.
2. Staircase landing on all floors.
3. Common passage and lobbies on the ground floor.
4. Water tank, water pump, water pipe line and all other common plumbing installations.
5. Septic tank and sanitary line installations.
6. Common electrical wirings, fittings and fixture.
7. Drainage and sewers.
8. Pump set for lifting water to overhead water tank.
9. Firefighting system installation.
10. Boundary wall and main gates.
11. Such other common parts, area, equipment, installations; fixtures, fittings and spaces on or about the said buildings as are necessary for passage to or use and occupancy of the said flats in common and as may be specified and/or determined from time to time to be common parts after constructions and completion of the said building but excluding the roof and/or terrace and covered and uncovered car parking space and areas.

12. Lift facility on all floors.
13. Mummy room and lift machine room on top floor.
14. Roof of the building.

THIRD SCHEDULE ABOVE REFERRED TO:

Specification of the Building

Foundation:-

Reinforced cement concrete structure

Structure:-

R.C.C. Frame Structure with Iron rod.

Wall:-

Bricks work.

Cement Plaster:-

Outside walls will be 20.0 mm, inside walls will be 15.0 mm & ceiling will be 10.0 mm.

Water Supply:-

24 hours water supply from reservoir and Government supply.

Water supply line in Kitchen, Toilets and Dining .

Electrical Specification:

All the electrical equipment such as Main Switch, MCV, Meter Box, Fuse, Distribution Box should be used with ISI mark from standard company.

All the electrical wires should be used fire radiant quality with ISI mark from standard company.

Bedroom Details: -

Wall Finish: Smooth white putty with a coat of primer.

Floor Finish: Floor Tiles (2' x 2' = 4 sq. feet)

Door: Sal Wood frame (100mm x 60mm) with 30mm thick wooden flush doors painted with 2 coats of synthetic enamel on a coat of primer with standard fittings with ISI mark materials from standard company.

Window: Anodized Aluminium frame with glass (sliding) along with square bar grill.

Electrical Points: General light, fan & plug points, AC (only one) and TV points.

Toilets Details:-

Wall Finish: 8" X 12" Designed Glazed tiles up to Lintel level, smooth white putty with a coat of primer.

Floor Finish: Antiskid Tiles (size 16" X 16")

Door: P.V.C. door and frame.

Window: Anodized Aluminium frame with glass (sliding) along with square bar grill.

Electrical Points: General light and plug points, point for geyser & exhaust fan.

Fittings: EWC with PVC Cistern, sanitary ware of ISI quality for water supply, hot & cold water mixing, system overhead shower, wash basin and mirror.

Kitchen Details:-

Kitchen Platform: White/Red/Bottle green Granite stone.

Shelves: R.C.C. shelves for storage on one of the wall of the kitchen.

Sink: Steel Sink without Drain Board to be fitted in working counter with hot and cold water mixing system.

Wall finish: Glazed tiles in walls of tiles size 8" X 12" up to 4 feet above cooking counter sink.

Floor Finish: Floor Tiles (2' x 2' = 4 sq. feet)

Door: Sal Wood frame (100mm x 60mm) with 30mm thick wooden flush doors painted with 2 coats of synthetic enamel on a coat of primer with standard fittings with ISI mark materials from standard company.

Window: Anodized Aluminium frame with glass (sliding) along with square bar grill.

Electrical Points: Power point. (one number), exhaust fan point (one number), general light, fan & plug points, Geyser, Chimney, Grinder and Microwave points.

Drawing/Dining details:-

Wall Finish: Smooth white putty with a coat of primer.

Floor Finish: Floor Tiles (2' x 2' = 4 square feet)

Door: Sal Wood frame (100mm x 60mm) with 30mm thick wooden flush doors painted with 2 coats of synthetic enamel on a coat of primer with standard fittings with ISI mark materials from standard company.

Window: Anodized Aluminium frame with glass (sliding) along with square bar grill.

Fittings: One wash basin, mirror.

Electrical points: Fridge point with general light, fan & plug points, AC points (two numbers) and TV Points.

Electrical Wiring Details:-

Concealed PVC Copper wiring with adequate Earthing shall be provided. Power point for AC in bedroom and drawing/dining, Power point for Geysers in Toilets and Kitchen, Power points for Chimney, Grinder and Microwave ovens in kitchen. At least two number plug points on each lighting switch board.

All electrical switches and accessories of standard make ISI quality with adequate points, lighting, sockets, outlets etc. shall be provided including ceiling fixture for fan.

Lift Details:-

6 Passengers 408 Kgs (1 set) semi-automatic lift with SS body.

External Wall Details:-

All external wall shall be painted with one coat of primer with two coats of weather-coat paint.

**FOURTH SCHEDULE REFERRED TO ABOVE SHOULD BE BORN
BY THE FLAT OWNER(S)
[Maintenance Charges]**

Repairing, rebuilding, repainting, improving or other treating of Boundary walls, Building/s, Security Room & etc.

Repairing, rebuilding of Garden & Roads, Ground, Drainage, Sewerage and etc.

Repairing of Lift, Generator, community electric wiring. Electrical equipment & fittings and purchasing of new Lift, Generator, electrical equipment & fittings.

Repairing, rebuilding of underground & overhead water tank, pump, pipe line for water supply.

Electric charges for all common areas.

Salary and wages of staff of maintenance.

BL & LRO rent & Municipality Taxes including Holding Taxes/Panchayat taxes for individual Flat/plot and all common parts situated at "HARA KUSUM APARTMENT PHASE - VII".

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the Land Owners and representative of the Developer are attested in additional pages in this deed being nos. 1(A) = 2 pages & lay out or rough sketch of the land of the proposed multi-storeyed building being nos. 1(B) 1 page i.e. in total 3 number of pages and these will be treated as a part of this deed.

IN WITNESS WHERE OF THE OWNERS AND THE DEVELOPER here in above named have hereto set their respective hands and signed this DEED OF AGREEMENT OF DEVELOPMENT at Durgapur on the date, month and year hereinabove first above written in presence of witnesses mentioned herein below.

[Handwritten signatures]

SIGNED AND DELIVERED by the LAND OWNER Serial No. 1 in presence of:

SIGNED AND DELIVERED by the LAND OWNER Serial No. 2 in presence of:

Sikha Mandy

SIGNED AND DELIVERED by the LAND OWNER Serial No. 3 in presence of:

Asish Kundu

SIGNED AND DELIVERED by the LAND OWNER Serial No. 4 in presence of:

Asit Kundu

SIGNED AND DELIVERED by the LAND OWNER Serial No. 5 in presence of:

Vijay Kundu

SIGNED AND DELIVERED by the LAND OWNER Serial No. 6 in presence of:

Manali Construction

Shyamal Das
Proprietor

SIGNED AND DELIVERED by the DEVELOPER In presence of:

WITNESS In presence of:

1. **Mr. Mithun Dutta**
Son of Mr. Swapan Dutta
Residing at Fuljhore Danga Para,
Durgapur - 713206, P.S. - N.T.S.
Dist. - Paschim Bardhaman.
2. **Mr. Saurav Mondal**
Son of Mr. Subhash Mondal
Residing at Ramchandrapur,
Samar Gram Ramchandrapur,
P.S. - Sonamukhi, PIN - 722207
District - Bankura.

Mithun Dutta

Saurav Mondal

Drafted & Printed at my office to perused the Records & Documents & I read over & Explained in Mother Languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.

Jayanta Sarkar
(Jayanta Sarkar)

Advocate, Durgapur Court.
Enrolment No. = WB/65/1992

ইন্ডাক্সুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 Shyamal Datta
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাবিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর
Signature Shyamal Datta

বাম হাত Left Hand						 Signature
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাবিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর
Signature [Signature]

বাম হাত Left Hand						 Signature
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাবিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর
Signature [Signature]

বাম হাত Left Hand						 Sikha Nandy
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনাবিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর
Signature Sikha Nandy

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Signature: *Anish Kundu*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর
Signature: *Anish Kundu*

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



Signature: *Anis Kundu*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর
Signature: *Anis Kundu*

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



Signature: *Ajay Kundu*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর
Signature: *Ajay Kundu*

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

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।

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

স্বাক্ষর

Signature: _____



Government of West Bengal

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

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02060000123845/2020

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Bakul Kundu MR 10, Sharat Pally, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713206	Land Lord			
2	Miss Kalpana Kundu MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206	Land Lord			
3	Smt Sikha Nandy Madhyamohan Bati, Raiganj, P.O:- Raiganj, P.S:- Raiganj, District:- Uttar Dinajpur, West Bengal, India, PIN - 733134	Land Lord			

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Asish Kundu MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206	Land Lord			
5	Mr Asit Kundu MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206	Land Lord			
6	Mr Ajoy Kundu MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206	Land Lord			
7	Mr Shyamal Dutta Sonamukhi, Haranath Road, Dewan Bazar, P.O:- Sonamukhi, P.S:- Sonamukhi, District:- Bankura, West Bengal, India, PIN - 722207	Representative of Developer [Manali Construction]			

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Mithun Dutta Son of Mr Swapan Dutta Fuljhore Danga Para, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206	Smt Bakul Kundu, Miss Kalpana Kundu, Smt Sikha Nandy, Mr Asish Kundu, Mr Asit Kundu, Mr Ajoy Kundu, Mr Shyamal Dutta			 Mithun Dutta 24.01.20.

(Partha Bairagya)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
DURGAPUR
Burdwan, West Bengal



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 भारत निर्वाचन आयोग
 भारत
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 ARZ1428175




निर्वाचक नाम : विदुम शर्मा
 Elector's Name : Vidum Sharma
 पेशा : इलाहाबादी
 Father's Name : Shyam Sharma
 Sex : पुरुष
 Date of Birth : 29/09/1992

Vidum Sharma



Vidum Sharma

ARZ1428175
 Name:
 विदुम शर्मा, पति: श्याम शर्मा
 - 29/09/1992

Address:
 PULHORE CHARGA PARI
 DURGAPUR, NEW TOWNSHIP
 BURDWAN-713208

Date: 08/02/2012
 276-पुर्ण-एल-विदुम-शर्मा-विदुम-शर्मा
 अधिकारी के नाम पर
 Facsimile Signature of the Electoral
 Registration Officer for
 276 Durgapur Purba Constituency

ध्यान दें: यदि आप अपने पते को बदलना चाहते हैं, तो आपको
 अपने पते को बदलने के लिए एक लिखित सूचना देनी चाहिए।
 (ध्यान दें: पते को बदलने के लिए एक लिखित सूचना देनी चाहिए।)
 In case of change of address, you should inform the Officer for
 the relevant Party for including your name in the
 list of the changed address and to obtain the card
 with your number.

USUS HAL P S

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200163215401

Payment Mode Online Payment

GRN Date: 24/01/2020 13:11:21

Bank : United Bank

BRN : 17356140

BRN Date: 24/01/2020 13:09:29

DEPOSITOR'S DETAILS

Id No. : 02060000123845/6/2020

[Query No./Query Year]

Name : JAYANTA SARKAR

Contact No. :

Mobile No. : +91 9832166802

E-mail :

Address : DURGAPUR COURT CITY CENTRE DURGAPUR 713216

Applicant Name : Mr Jayanta Sarkar

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement
Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000123845/6/2020	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	02060000123845/6/2020	Property Registration- Registration Fees	0030-03-104-001-16	2014
Total				22025

In Words : Rupees Twenty Two Thousand Twenty Five only

USUS HAL P.S.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHYAMAL DUTTA

SHANTI RANJAN DUTTA

28/04/1974

Permanent Account Number
ANGPD2521C

Shyamal Dutta
Signature



01/07/2018

USIS
Shyamal Dutta

—

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFPPK2264J



नाम /NAME
ASISH KUNDU

पिता का नाम /FATHER'S NAME
ANANDA GOPAL KUNDU

जन्म तिथि /DATE OF BIRTH
07-06-1959

हस्ताक्षर /SIGNATURE
Asish Kundu

AS
असिष्ठ आयुक्त, १४-४१
COMMISSIONER OF INCOME-TAX, W.D. - XI

Asish Kundu



USDS VAL P S

↙

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SIKHA NANDY
ANANDA GOPAL KUNDU

12/03/1958
Permanent Account Number

ALYPN2187L

Sikha Nandy
Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीट करें :
आयकर पैन सेवा यूनिट, ए टी टी एस एल
प्लॉट नं. 3, सेक्टर 11, सी बी डी बेलपुर,
नवी मुंबई-400 614



Sikha Nandy



Ajoy Kundu
10/10/18

✓

आयकर विभाग
INCOME TAX DEPARTMENT
KALPANA KUNDU
ANANDA GOPAL KUNDU
01/01/1965
Permanent Account Number
EGJPK7737P
Signature

भारत सरकार
GOVT. OF INDIA



कल्पना कुन्दु



ORIGINAL A S



आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

BAKUL KUNDU

THAKUR DAS KUNDU

63/01/945

Permanent Account Number

BJMPK37080

वकेल

Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, CIT (S),
Plot No. 7, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीएम।
आपका ध्यान आकर्षित करने के लिए।
कॉल नं: 2, 3, 4
जो मुंबई-400 614

वकेल

Major Information of the Deed

Deed No :	I-0206-00406/2020	Date of Registration	27/01/2020
Query No / Year	0206-0000123845/2020	Office where deed is registered	
Query Date	21/01/2020 4:08:36 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Jayanta Sarkar Durgapur Court,Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9832166802, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 34,90,912/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 20,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Mamra Bazar Road, Mouza: Fuljhore, JI No: 107, 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-5219 (RS :- 356)	LR-185	Vastu	Baid	3.5 Dec	1/-	15,27,274/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L2	LR-5220 (RS :- 351)	LR-185	Vastu	Baid	3.5 Dec	1/-	15,27,274/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L3	LR-5221 (RS :- 351,356)	LR-185	Vastu	Path	1 Dec	1/-	4,36,364/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
		TOTAL :			8Dec	3 /-	34,90,912 /-	
		Grand Total :			8Dec	3 /-	34,90,912 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Bakul Kundu (Presentant) Wife of Late Ananda Gopal Kundu MR 10, Sharat Pally, P O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. : BJMPK3708D, Aadhaar No: 95xxxxxxxx8013, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Pvt. Residence

2	<p>Miss Kalpana Kundu Daughter of Late Ananda Gopal Kundu MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EGJPK7737P, Aadhaar No: 55xxxxxxxx2579, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Pvt. Residence</p>
3	<p>Smt Sikha Nandy Wife of Late Dibyendu Nandy Madhyamohan Bati, Raiganj, P.O:- Raiganj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ALYPN2187L, Aadhaar No: 45xxxxxxxx1474, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Pvt. Residence</p>
4	<p>Mr Asish Kundu Son of Late Ananda Gopal Kundu MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AFPPK2264J, Aadhaar No: 28xxxxxxxx3909, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Pvt. Residence</p>
5	<p>Mr Asit Kundu Son of Late Ananda Gopal Kundu MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BQKPK1670F, Aadhaar No: 39xxxxxxxx5200, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Pvt. Residence</p>
6	<p>Mr Ajoy Kundu Son of Late Ananda Gopal Kundu MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AXEPK1850H, Aadhaar No: 87xxxxxxxx6946, Status :Individual, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place: Pvt. Residence, Executed by: Self, Date of Execution: 24/01/2020 , Admitted by: Self, Date of Admission: 24/01/2020 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Manali Construction Sonamukhi Dewan Bazar, P.O:- Sonamukhi, P.S:- Sonamukhi, District:-Bankura, West Bengal, India, PIN - 722207 , PAN No.: ANGPD2521C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative.</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Shyamal Dutta Son of Mr Santi Ranjan Dutta Sonamukhi, Haranath Road, Dewan Bazar, P.O:- Sonamukhi, P.S:- Sonamukhi, District:-Bankura, West Bengal, India, PIN - 722207, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ANGPD2521C, Aadhaar No: 65xxxxxxxxx2637 Status : Representative, Representative of : Manali Construction (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mithun Dutta Son of Mr Swapan Dutta Fuljhore Danga Para, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206			

Identifier Of Smt Bakul Kundu, Miss Kalpana Kundu, Smt Sikha Nandy, Mr Asish Kundu, Mr Asit Kundu, Mr Ajoy Kundu, Mr Shyamal Dutta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Bakul Kundu	Manali Construction-0.583333 Dec
2	Miss Kalpana Kundu	Manali Construction-0.583333 Dec
3	Smt Sikha Nandy	Manali Construction-0.583333 Dec
4	Mr Asish Kundu	Manali Construction-0.583333 Dec
5	Mr Asit Kundu	Manali Construction-0.583333 Dec
6	Mr Ajoy Kundu	Manali Construction-0.583333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Bakul Kundu	Manali Construction-0.583333 Dec
2	Miss Kalpana Kundu	Manali Construction-0.583333 Dec
3	Smt Sikha Nandy	Manali Construction-0.583333 Dec
4	Mr Asish Kundu	Manali Construction-0.583333 Dec
5	Mr Asit Kundu	Manali Construction-0.583333 Dec
6	Mr Ajoy Kundu	Manali Construction-0.583333 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Bakul Kundu	Manali Construction-0.166667 Dec
2	Miss Kalpana Kundu	Manali Construction-0.166667 Dec
3	Smt Sikha Nandy	Manali Construction-0.166667 Dec
4	Mr Asish Kundu	Manali Construction-0.166667 Dec
5	Mr Asit Kundu	Manali Construction-0.166667 Dec
6	Mr Ajoy Kundu	Manali Construction-0.166667 Dec

Land Details as per Land Record

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Mamra Bazar Road, Mouza: Fuljhore, JI No: 107, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5219, LR Khatian No:- 185	Owner: অনন্দগোপাল কুণ্ডু, Gurdian: ভাদুনাথ, Address: নিজ, Classification: বাইদ, Area: 0.03000000 Acre.	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 5220, LR Khatian No:- 185	Owner: অনন্দগোপাল কুণ্ডু, Gurdian: ভাদুনাথ, Address: নিজ, Classification: বাইদ, Area: 0.03000000 Acre.	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 5221, LR Khatian No:- 185	Owner: অনন্দগোপাল কুণ্ডু, Gurdian: ভাদুনাথ, Address: নিজ, Classification: বাইদ, Area: 0.01000000 Acre.	Seller is not the recorded Owner as per Applicant.

On 21-01-2020

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 34,90,912/-



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 24-01-2020

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

Presented for registration at 17.35 hrs on 24-01-2020, at the Private residence by Smt Bakul Kundu, one of the Executants

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

Execution is admitted on 24/01/2020 by 1. Smt Bakul Kundu, Wife of Late Ananda Gopal Kundu, MR 10, Sharat Pally, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 2. Miss Kalpana Kundu, Daughter of Late Ananda Gopal Kundu, MR 10, Sharat Pally, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 3. Smt Sikha Nandy, Wife of Late Dibyendu Nandy, Madhyamohan Bati, Raiganj, P.O: Raiganj, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession House wife, 4. Mr Asish Kundu, Son of Late Ananda Gopal Kundu, MR 10, Sharat Pally, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Service, 5. Mr Asit Kundu, Son of Late Ananda Gopal Kundu, MR 10, Sharat Pally, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Service, 6. Mr Ajoy Kundu, Son of Late Ananda Gopal Kundu, MR 10, Sharat Pally, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Service

Indetified by Mr Mithun Dutta, , Son of Mr Swapan Dutta, Fuljhore Danga Para, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

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

Execution is admitted on 24-01-2020 by Mr Shyamal Dutta, Proprietor, Manali Construction (Sole Proprietorship), Sonamukhi Dewan Bazar, P.O:- Sonamukhi, P.S:- Sonamukhi, District:-Bankura, West Bengal, India, PIN - 722207

Indetified by Mr Mithun Dutta, , Son of Mr Swapan Dutta, Fuljhore Danga Para, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 27-01-2020

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,014/- (B = Rs 20,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/01/2020 1:09PM with Govt. Ref. No: 192019200163215401 on 24-01-2020, Amount Rs: 20,014/-, Bank: United Bank (UTBI00CH175), Ref. No. 17356140 on 24-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,011/-

Description of Stamp

1 Stamp: Type: Impressed, Serial no 1518, Amount: Rs.5,000/-, Date of Purchase: 24/01/2020, Vendor name: Subrata Kumar Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/01/2020 1:09PM with Govt. Ref. No: 192019200163215401 on 24-01-2020, Amount Rs: 2,011/-, Bank: United Bank (UTBI00CH175), Ref. No. 17356140 on 24-01-2020, Head of Account 0030-02-103-003-02



Partha Bairaggya

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2020, Page from 15225 to 15267
being No 020600406 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.02.05 14:04:33 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/02/05 02:04:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)