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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with the Documents are the Part of the Document.

A.S.L. Dasgupta
Baridwan

03 DEC 2020

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON 17TH DAY OF AUGUST, 2020

Handwritten signature

Sl No. 11388 Date 13/08/2020
Sold to Shree Builders & Developers
Address Dgt 12
Value of Stamp 5000/-
Date of purchase of the stamp
Pepar from Treasury 13/08/2020
Name of the Treasury from
Durgapur

Chatterjee

Somnath Chatterjee
Stamp Vendar

D.S.R. Office, Durgapur-1R &
Ince No. 1/20 6-17



Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 SEP 2020

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2/3/20

BETWEEN

MR. SATYA NARAYAN GHOSH [PAN- ADEPG4804B] [AADHAAR- 5106 5224 1573] Son of Late Bhudhar Chandra Ghosh, by religion: Hindu, by Occupation: Business, resident of MS- 19/13, Bengal Ambuja City Center, Durgapur-16, P.S- Durgapur, District Paschim Bardhaman, West Bengal, India. Hereinafter jointly referred to and called as "LANDOWNER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her/their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

SHREE BUILDER'S & DEVELOPERS [PAN-ADSFS1065N], (A Partnership Firm), having its office at Bamunara, P.S.-Kanksa, Durgapur-12, Dist- Paschim Bardhaman, W.B, India, represented by its **Partners :-**

1. **SRI SOURAV GOSWAMI [PAN- BSHPG7463B] [AADHAAR- 2116 9864 9415]**, Son of Sri Pranab Goswami, by faith Hindu, by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal,
2. **SRI SANTANU BHANDARI [PAN- BOYPB7248L] [AADHAAR- 4357 7541 1855]**, Son of Sri Angad Bhandari, by faith Hindu, by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal
3. **SRI DEBABRATA ROY [PAN- AVPPR3915H] [AADHAAR- 8202 5967 3931]**, Son of Sri Lakshmikanta Roy, by faith Hindu, by Occupation- Business, residing at Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12, Dist- Paschim Bardhaman, West Bengal,
4. **MRS. SADHANA BHATTACHARYA [PAN- ATNPB7504Q] [AADHAAR- 2413 0671 8866]**, Wife of Late Madhusudan Bhattacharya, by faith Hindu, by Occupation- Business, residing at Parijat Housing Complex, Flat No. C10, Roy Para, Near Bamunara, P.O.-Bamunara, P.S.-Kanksa, Dist.-Paschim Bardhaman, West Bengal, Pin-713212,

5. APARNA BHATTACHARYA [PAN- AZDPB8399P] [AADHAAR- 5603 9864 5634], Daughter of Durgadas Chakraborty, by faith Hindu, by Occupation- Business, residing at Bamunara, P.O.-Bamunara, P.S.-Kanksa, Dist.-Paschim Bardhaman, West Bengal, Pin-713212 &

6. MRS. CHHANDA MUKHERJEE [PAN- AUVPG8638D] [AADHAAR- 2307 4790 1596], Wife of Mr. Amit Kumar Mukherjee, by faith Hindu, by Occupation- Business, residing at 3/20, H.F.C. Township, Bidhannagar, P.O.-Durgapur, P.S.- New Township, Dist.-Paschim Bardhaman, West Bengal, Pin-713212

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

WHEREAS Schedule mentioned property originally belong to Sri Kanai Lal Ghosh Son of Mukunda Ghosh, during his peaceful possession transferred Land measuring more or less 2 Katha 12 Chattak 11 sq. ft. or 4 ½ satak in favour of Sri Bimal Chatterjee, Son of Late Kamala Kanta Chatterjee by way of Regd. Deed of sale, vide Regd. sale Deed No- I- 3703 for the year of 1990.

THEREAFTER during peaceful possession of the said land said Sri Bimal Chatterjee was died leaving behind his wife Smt. Supriya Chatterjee and his son Sri Prasenjit Chatterjee and only Daughter Smt. Soma Banerjee, Wife of Sri Bikesh Banerjee inherited the said land by way of inheritance as their only legal heirs and successors.

THEREAFTER 1. Smt. Supriya Chatterjee, Wife of Sri Bimal Chatterjee 2. Sri Prasenjit Chatterjee, Son of Sri Bimal Chatterjee & 3. Smt. Soma Banerjee, Wife of Sri Bikesh Banerjee during their peaceful possession transferred land measuring more or less 2 Katha 12 Chattak 11 sq. ft. or 4 ½ satak in favour of Smt. Manju Rani Hembram, Wife of Sri Ujjal Kumar Hembram by way of Regd. Deed of sale, vide Regd. Sale Deed No- I-73 for the year of 2004.

THEREAFTER Smt. Manju Rani Hembram, Wife of Sri Ujjal Kumar Hembram during her peaceful possession transferred land measuring more or less 2 Katha 12 Chattak 11 sq. ft. or 4 ½ satak in favour of Smt. Sukla Chakraborty, Wife of Sri Mrinal Kanti Chakraborty by way of Regd. Deed of sale, vide Regd. Sale Deed No- I-652 for the year of 2005.

THEREAFTER Smt. Sukla Chakraborty, Wife of Sri Mrinal Kanti Chakraborty during her peaceful possession transferred land measuring more or less 4 satak in favour of the present Land Owner Sri Satya Narayan Ghosh, Son of Late Bhudhar Chandra Ghosh by way of Regd. Deed of sale, vide Regd. Sale Deed No- I- 020604882 for the year of 2016.

THEREAFTER the present Owner after received the said land mutated his name in separate L.R Khatian, being khatian No- 1884.

AND WHEREAS the first Party desire to develop the first schedule property by construction of multistoried building up to maximum limit of floor consisting of so many flats and Car parking space etc as per approved Plan of Jemua Gram Panchayat but the

owners have not the sufficient fund for the Development work and for this reason first Party is in search of a Developer for the said Development Work.

AND WHEREAS the first Party herein has approached the Second Party And whereas the Second Party after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building upon their own schedule land consisting of apartments and Flat with the object selling such flats/apartments and Car Parking Spaces to the prospective purchasers and the second Party has accepted the proposal of First Party.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

ARTICLE: -I: DEFINITIONS

1. **OWNER**: Shall mean the said **SRI. SATYA NARAYAN GHOSH [PAN-ADEPG4804B] [AADHAAR- 5106 5224 1573]** Son of Late Bhudhar Chandra Ghosh, by religion: Hindu, by Occupation: Business, resident of MS- 19/13, Bengal Ambuja City Center, Durgapur-16, P.S- Durgapur, District Paschim Bardhaman, West Bengal, and includes his/her/their heirs, representative, executors, administrator and assigns.
1. **DEVELOPER**: Shall mean the said "**SHREE BUILDER'S & DEVELOPERS**" [PAN-ADSFS1065N], (A Partnership Firm) having its office at Bamunara, Durgapur-12, Dist- Paschim Bardhaman, W.B, India; represented by its one of the **Partner 1. SRI SOURAV GOSWAMI [PAN- BSHPG7463B] [AADHAAR- 2116 9864 9415]**, Son of Sri Pranab Goswami, **2. SRI SANTANU BHANDARI [PAN- BOYPB7248L] [AADHAAR- 4357 7541 1855]**, Son of Sri Angad Bhandari, **3. SRI DEBABRATA ROY [PAN- AVPPR3915H] [AADHAAR- 8202 5967 3931]** Son of Sri Lakshmikanta Roy, **4. MRS. SRIJA BHATTACHARYA [PAN- ASVPB1106F]**, Wife of Bipul Bhattacharya, **5. APARNA BHATTACHARYA [PAN- AZDPB8399P]**, Daughter of Durgadas Chakraborty & **6. MRS. CHHANDA MUKHERJEE [PAN- AUVPG8638D]**, Wife of Mr. Amit Kumar Mukherjee and includes their heirs, representative, executors, administrator and assigns and successors.
2. **PREMISES** : Shall mean 0.04 Acre Baid Land at Mouza - Tetikhola, J.L. No. 96, L.R. J.L No- 111, P.S.-New Township under the Jurisdiction of Jemua Gram Panchayat area, R.S. Khatian No. 391, R.S. Plot No.07 corresponding to L.R. Plot No.59 under previous Khatian No. 391, new L.R. Khatian No. 1884, and proposed use for Residential Housing Complex.
3. **NEW BUILDING** : Shall mean and include the multi storied building or as may be extended further to be constructed at the said land in accordance with the plan to be sanctioned by the Jemua Gram Panchayat authority.
4. **COMMON FACILITES AND AMENITIES** : Shall mean and include corridor, stair ways, passage ways, Pump room, Tube-well, Over-head tank, Septic Tank ,Sock Well, Water pump and Motor and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of building and land there under as per Apartment Ownership Act 1972 or mutually agreed upon by the owners of the flats.

5. **SALEABLE PLACE** : shall mean the space in the new building available for independent use and occupation after making due provisions for common facilities and amenities and the space required thereof.
6. **OWNERS' ALLOCATION**:
Landowners' allocation shall mean the allocation as mentioned clearly in the Second Schedule below.
7. **DEVELOPER'S ALLOCATION** : Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the Landowners' allocation and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of Jemua Gram Panchayat.
8. **ARCHITECT** :shall mean the person who may be appointed by the developer for designing and planning of the said building and obtain the sanction building plan.
9. **BUILDING PLAN**: shall mean the plan or plans for the construction of the new building to be submitted or to be sanctioned by the Jemua Gram Panchayat authority with the alterations and modifications as may be made by the developers with the approval of the appropriate authority from time to time.
10. **COVERED AREA**: shall mean the plinth area of the said unit/flat/ parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions. Provided that if any wall be common between two units/ flats/ then one half of the area which shall be included in each unit/ flat.
11. **TRANSFER**: shall mean its grammatical variations include transfer by possession and title/ or by any other means as may be adopted for effecting what is to be understood transfer of space/ super build up area in the multistoried building to the purchaser thereof although the same may not amount to be a transfer in law.
12. **TITLE DEED**: shall mean an includes the following deeds and documents:-
- A. Deed of conveyance bearing Nos. I- 3703 for the year of 1990, Sale Deed No- I-73 for the year of 2004, Sale Deed No- I-652 for the year of 2005 & Sale Deed No- I-020604882 for the year of 2016 etc.
- B. L.R. R.O.R
- C. Rent receipts
13. **WORDS IMPORTING**: singular shall includes plural and vice -versa. Masculine gender shall includes feminine or neuter genders likewise importing feminine genders shall includes masculine and neuter genders shall includes masculine and feminine genders.

ARTICLE-II: COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced on and with effect from the date of execution of this agreement or the date as stipulated in the above.

ARTICLE-III: OWNERS RIGHTS AND REPRESENTATIONS

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1. The owner is absolutely seized and possessed of land or otherwise well and sufficiently entitled to the said premises and ALL THAT exclusive right, title, interest in the said land/ premises and has a good, clear and absolute marketable title to enter into this agreement with the developer without transferring any ownership right in favour the Developer.
2. There is no legal bar or otherwise for the owner to obtain the certificate under the provision of the Income Tax Act, 1961 or other consents and permission that may be required.
3. There is no excess vacant land in the said premises and is not vested under the urban land(ceiling and regulation) act, 1976.
4. That the land owner handed over the said land/ premises as mentioned in the schedule below from that day for develop/ erect the multistoried building to the developer as agreed terms and conditions here under written.
5. The said premises are free from all encumbrances, charges, liens, lispendents, attachments, trusts, debtors, walkf, mortgage, and acquisitions whatsoever.
6. There is no suit or proceeding regarding the title of affecting the title of the owners in respect of the said premises or any parts thereof.

ARTICLE-IV: DEVELOPERS RIGHTS

1. The owners hereby grant subject to what has been hereinafter provided the exclusive rights (except the Landowners' allocation) to the developers to built, construct, erect and complete the said building compromising of various sizes of flats in order to sell the said flat to the intended purchaser/ purchasers for their residential purpose by entering into an agreement for sale and/or transfer and/or construction in respect of developers allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or modifications made or caused by the developer with the approval of the owners by demolishing the existing old building and by constructing new building thereon.
2. The developers shall be entitled to prepare, modify or alter the plan with approval of the owner and submit the same to the appropriate authority in the name of the owner as its own cost and charges and developers shall pay and bear the expenses required to be paid or deposited for obtaining sanction of the building plan from the appropriate authorities, if required, for construction of building at the premises without transferring any ownership right in favour the Developer.
3. The owner shall put the developers into possession of the said premises in terms of this agreements and the developers shall be entitled to deal with the said premises on the terms and conditions here in contents and also in accordance with the power and authorities to be conferred on the developer in accordance with a general power of attorney specifically for the purpose of development for construction of a new building as contemplated in this presence with power to sale, transfer, lease, late out, mortgage in respect of the DEVELOPER ALLOCATION ONLY.
4. Simultaneously after execution of these presents the developers shall be at liberty to take possession of the premises and hold the same at its discretion for the purpose of said construction.

ARTICLE -V : APARTMENT CONSIDERATION

1. Shall mean One 850 Sq. Feet (Super Built-up area) Flat along with one Car Parking Space measuring an area 120 Sq. Feet in the ground Floor of the said Building as per approved Building Plan of JEMUA GRAM PANCHAYAT.
2. In consideration of the owners having agreed to permit to the developer to sell the flats and Car Parking Spaces(except Land owners' own allocation) of the said premises and to construct, erect, and complete the building on the said premises the developers agreed:-
 - That the developers shall construct the building in question over the scheduled property at their own cost, expenses and efforts in term of the sanctioned building plan of the said proposed building from the competent authority of JEMUA GRAM PANCHAYAT and ADDA Paschim Bardhaman and obtain all necessary permission and or approvals and or consent in the name of the land owners.

- In respect of the construction of the building to pay cost of supervision of the development, construction of the building at the said premises.
- To bear all costs, charges and all expenses of construction in the building at the said premises.
- The new building will be constructed at the said premises within 36 months from the date of Sanctioned Plan of Jemua Gram Panchayat, which is the essence of this contract. The said time will be enhanced for further 6 months for unavoidable circumstances.
- The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

ARTICLES-VI: LAND OWNER'S ALLOCATION

1. In consideration of the above the Owners allocation already mentioned in the Second Schedule below together with proportionate right, title and interest in the said land including common facilities and amenities as per sanctioned plan of JEMUA GRAM PANCHAYAT .
2. The Developer shall also construct erect and complete the said building with entire common facilities and amenities of the building including electric lines fittings, lift, pump etc.
3. If there is any addition and alteration of the sanctioned plan the developer will be responsible for that and for further submission of Revised plan the necessary costs will be incurred by the Developer.
4. The Developer shall have no right, title and interest whatsoever in the owner's allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the owner.

ARTICLE -VII ;DEVELOPER'S ALLOCATION

In consideration of the above, the developer shall be entitled to get all Flats and Car Parking Spaces, except Land owners' own allocation upon constructed area in the premises including common facilities and amenities in the entire portion of the saleable space in the building to be constructed including the right to use thereof to be available at the said premises upon construction of the said building after providing for the owner's allocation and the developer shall be entitled to enter into an agreement for sale and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose entering into such agreement it shall not obligatory on the part of the developer to obtain any further consent of the Land owners and this agreement by itself shall be treated as consent by the owners provided however the developer will not be entitled to deliver possession of Developer's allocation to any of its transferees until the developer shall make over possession of the owners and comply with all other obligation of the developer to the owners his agreement provided that the deeds of transfer of the flats under developer's allocation shall be executed by the owners and developer jointly till the execution of further Development Power of Attorney with selling Rights in favour of the Developer.

ARTICLE-VIII : PROCEDURE

1. Upon execution of these presents the owner shall grant a General power of Attorney in favour of the partners of the Developers firm.
2. Immediately upon the Developer obtaining peaceful possession of the said premises/ vacant land with structure thereon the developer shall be entitled demolish. The existing structure at its Developer's costs and expenses by his contractor and all salvage materials arising there from, shall belong to the Developer.
3. That as far as necessary all dealings by the developer in respect of the new building shall be in the name of the owner and for which purpose the owner undertake to give the

Developer or its nominee or nominees power of Attorney in form and manner as requested by the Developer. It is being understood however that such dealings shall not in any manner fasten or create any financial liabilities upon and against the owner.

4. The owner shall grant to the developer for the purpose of obtaining the Sanctions or all necessary permission and approvals for different authorities in connection with the construction of the building and Electricity and also for pursuing and following up the matter with the Municipal Corporation or other appropriate authority or authorities for the purpose of amendment or alteration of the said plan.
5. That in the event executing of any default or delay or refusal on the part of the owner in the deed of conveyance or transfer as the case may be the developer shall as the Constituted Attorney of the owner is entitled to execute the deed of conveyance of transfer for and on behalf of the owner for the developer allocation portion only.
6. The Developer is carrying on business as a builder and shall be entitled to enter in to agreement for sale of various portion with to various persons intended to own the constructed spaces and for the purpose of proper enjoyment of the Developer's allocation or the persons with whom the Developer shall enter into any agreement for sale of flats/units/and /or other built up areas the Developer shall be entitled to nominate such person or persons for the purpose of obtaining such transfer of the flat/units/parking space and undivided proportionate share in the said premises attributable there to in respect of the Developer's allocation and the owner hereby agree to execute the deed of conveyance or to transfer such undivided proportionate share to the land comprised in the said premises directly in favour of such person or persons it being expressly agreed that the Owner shall not be entitled to claim any further consideration for sale or transfer and this agreement for development by itself will be the consideration for sale and transfer of such undivided proportionate share.

ARTICLE-IX : CONSTRUCTION

The developer shall be solely and exclusively responsible for the construction of the said building and the Developer will take all sorts of precaution to avoid accident and also start construction after soil Test. In case of any accident or labour problem or any type of loan taken by the developer, land lord/owner will not be responsible, but any dispute regarding land the developer will not be responsible and the owner shall have to clear up the said problem and in that case the delayed time will be added to the total completion period of the project.

ARTICLE-X : SPACE ALLOCATION

1. That after completion of the building the owner shall be entitled to obtain physical possession of the owner's allocation as stated above and the balance constructed area and other portion of the said building shall belong to the developer and to that effect the developer shall supply a copy of the completion certificate from the planner/architect or competent authority. Possession letter and copy of the completion certificate from the competent authority is to be issued by the developer to the owner.
2. The developer shall be exclusively entitled to the building with exclusive right to transfer from the owner and to transfer or otherwise deal with or to dispose of the same without any right claim or interest therein whatsoever of the of owner and owner shall not in and any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
3. The owner and/or Developer shall be entitled to transfer or otherwise deal with their respective allocation even before the completion of construction.
4. The Developer shall be exclusively entitled to the Developer's allocation with exclusive right to enter into agreement for sale or transfer or dispose of the same without any right claim and interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation and no further consent shall be required and this agreement by itself shall be covered the consent of the Owner.
5. Both the OWNERS and DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.

Ar. Adv.

6. In so far as the roof right in the DEVELOPER allocation barring the common facilities attached with the roof such as water tanks, antenna and also make a Maintaining office of the developer etc. In other words the entire roof right will be developed upon the Developers and the Developer shall have and will unconditionally enjoy the right to erect further and future structure on and over the roof after obtaining Sanctioned plan from the competent authority in that case the owner also have a right to claim proportionately [Owners will receive 35% and Developer will receive 65% ratio] as agreed by the Owners and the Developer.

ARTICLE-XI : BUILDING

1. The developers shall at his own cost structure, erect and complete and multi storied building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time and such construction of the building shall be completed entirely by the developers within **36 months** including the enhanced period from the date of Sanctioned of the building plan from the competent authority.
2. The developer shall erect the said building at his own cost as per specification and drawings in the sanctioned plan with common anilities and facilities for the flat holders shall be provided as are required and to be provided as residential building, self-contained apartment and constructed space for sale and/or residential flat and/or constructed space therein on ownership basis.
3. The develops shall be authorized in the name of the owner in so far as necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials allocation to the owner for the construction of the building and to similarly apply for an obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other impute and facilities required for the construction of enjoyment of the building for which purpose the power shall execute in favour of the developer a Development Power of Attorney any other authorities as shall be required by the developers.
4. The developer shall at liberty at its own cost and expenses and without causing any financial or other liability on the owner will construct and complete the building in various unit and/or apartment herein according to the building plan and amendment thereto or modification thereof made or cost to be made by the developer without the consent of the owner in writings.
5. All cost, charges and expenses in respect of the construction of the new building including architect's fees shall be paid discharged and borne by the developer and the owners shall have no liabilities in this context.
6. The developers shall at his own cost will install electricity wiring, water, pipe line, sewage connection in portion of the owner's allocation also include lift in the building the owner shall be liable to contribute only of Electric Meter cost for his own allocation.

ARTICLES-XII: COMMON FACILITES

1. The developer shall pay and bear the property tax and other dues and outgoings in respect of this building according to dues as on land from the date of handed over the vacant possession by the owners till as provided hereafter.
2. As soon as the building is completed and the Electricity, wiring, sewerage line, water pipe line are ready according to the specification and plan thereof and certificate from the competent authority herein produce to that affect the developer shall give written notice to the owner to take possession of the owner's allocation in the building.
3. As and from the date of service of notice of possession, the owner and developer and the flat owner's shall be responsible to pay and bear the proportionate share of the service charges for the common facilities in the building i.e, proportionate share of the premises for water, fire and Scavenging charges and taxes light, Sanitation and lift maintenance operation, repair and renewal charges for bill collection management of the common facilities and renovation, replacement, repair and maintenance charges and expenses for the building and of the common wiring, pipes, electrical and pumps, motors and other



electrical and mechanical installation, applications and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

4. The owner shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said building, subject to the conditions of this agreement.

ARTICLE -XIII : LAND OWNER'S OBLIGATION

1. The Land Owner shall pay all kind of taxes including Income Tax, GST or any other taxes time to time in favour of the concern authorities related to his allocation.
2. That the Land owner shall be bound to pay all charges against amenities & facilities within the project as applicable made by the Developer after possession of the flat by the owner.
3. The owner agrees and covenant with the developer not to cause any interference or hindrance in the construction work of the building at the said premises by the developer or its contractors, engineers and all workmen under its employment if work be done legally and as per agreement.
4. The owner hereby agrees and covenant with the developer not to do any act deed or thing whereby the developer shall be prevented from selling, assign and or disposing of any of the part of the said building or any other things at the said premises.
5. The original title deeds and documents in respect of the said premises shall be kept by the developer.
6. That if any dispute arises regarding said Project Land as mentioned in the Schedule below after initiation of construction work, the owner will be bound to provide the expenses of construction work as per mutual settlement with the Developer and the said amount must be limited to the value of the owner's land (as on the date of agreement) which is considered for the development agreement.

ARTICLE -XIV : DEVELOPERS' OBLIGATION

1. The Developer **SHREE BUILDER'S & DEVELOPERS [PAN-ADSFS1065N]** confirms, accepts and assurance the Owners that they are fully acquainted with, aware of the process/formalities related to similar project in Municipal Area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land and free possession, suitability of the land viability of the said project and will raise no objection with regard and thereto.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. That the Developer shall develop and/or construct the said landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property, it required then demolishing the existing structures over the said landed property thereon.
4. The Developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building Plan should comply with the standard norms of the multistoried buildings including



structural design and approval of the local sanctioning authority/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the municipal/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

5. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including constructions of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owners shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within **36 months** from the date of Sanctioned of Approved Building Plan of Jemua Gram Panchayat with further additional period of **6 months** if needed.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developer shall have been the entire responsibility.
9. That the developer shall agree to indemnify the land owners from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from his part which are required to pay for the profit which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the flats to the prospective buyers then the developers himself shall be responsible and answerable for the same. In case for any default in the part of developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the owner are not responsible for the same.

ARTICLE -XV: OWNER'S INDEMNITY

1. The owner hereby undertakes that the developer shall be entitled to the said construction of the new building and shall enjoy its allotted space without any interference and or disturbance.
2. The owner hereby declare that the owner's have a clear marketable title in respect of the said premises without any claim, right title, interest of any person or persons and the owner's declare that they have good right absolute authority, and power to enter into this agreement with the developer and the owners hereby also undertake to indemnify and to



- keep the developer indemnified against any and all other particular claims action and demands whatsoever for land only.
3. That if the Owner intended to sale Owner's allocation through the Developer in that case the Developer will get Sale price as per mutual understanding of both parties.

ARTICLE -XVI: DEVELOPER INDEMNITY

1. The developer hereby undertake to keep the owner indemnified against all kinds of claim, damages, compensation, action out of any sort of act of commission the developer and/ or of any other person working it in or related to the construction of the said building at the said premises.
2. The developer hereby undertake to keep the owner indemnified against all suits, proceedings, costs, claims that may arise out of the said premises and/or the matter of construction of the said building and/or for any defect therein of any nature whatsoever.

ARTICLE-XVII: LEGAL PROCEEDING

1. The owner and the developer have entered in to this agreement on principal to principal basis voluntarily and with full knowledge the contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties.
2. It is hereby expressly agreed by and between the parties hereto that the owner will defend all suits and proceeding and the owner, if needed, will execute any such additional power of attorney and/or authorization as may required may arise in respect of the development of the said premises. The owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter by the developer for the purpose and the owner's also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this Agreement.
3. Any notice required to be given by the developer shall without prejudice to another mode of service available demand to have been served on the owners, if delivered to the developer by hand and duly acknowledgement due to the residence of the owner shall likewise be deemed to the have been served on the developer by hand or send by pre-paid Registered post to the Registered Office of the developer.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitle to borrow money from any Bank without creating any financial liability of the owner or affecting the estate and interest in the said premises and it is being expressly agreed and understood that in no event the owner or any other estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the owners' indemnity against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
5. The name of the building shall be as desired by the parties after completion of the proposed building named as "SHREEMOYEE APARTMENT".
6. Both the developer and the Owner shall framø a scheme for the management and administration of the said building and or common parts thereof Owner hereby agree to abide by all the rules and regulations as such management society holding organization do hereby give their consent to abide by the same.
7. The owner undertake and agrees to execute and register the proportionate part of the land or flat in favour of the person with whom the developers enters into an agreement (the stamp duty an or registration fees and all other expenses towards the registration will be borne by the intending purchaser).

ARTICLE -XVIII : FORCE MAJEURE

Asu

1. The developer shall not be consider to be liable for any obligation hereunder to be extent that the performance of the relevant obligation are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
2. Force majeure shall mean flood, earth quake, riot, war, storm, tempest, civil commotion, strike and/or other further commission beyond to the reasonable control of the developer.
3. That if any dispute arises in between the Developer and the Owner beyond the force Majeure then time will not be essence of the contract and the owner will not claim any damage for that.

ARTICLE -XIX : BREACH & CONSEQUENCE

The owners have every right to cancel and/or rescind this Agreement and general power of Attorney after 36 Months and grace period of 6 months if the Developer shall unable to complete the construction work or fail to make payment according to this agreement, the Developer shall be liable to pay extra compensation amount per months as mutually decided by both parties.

That, this Agreement and Development Power of Attorney issued by the land owners is valid for this particular Project only as per sanction building plan issued by the Authority concern and after completion and delivery of all Flats and Car Parking Spaces in favour of prospective purchasers of this Project, this Agreement and Development Power of Attorney shall become inoperative and the Developer shall not be entitled to claim any right and interest from the land owners in any manner whatsoever.

In the event of either Party to this agreement committing breach of any of their obligations under this agreement the aggrieved Party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach. In the event of the developer not commencing construction of the new building upon expiry of the said stipulated and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach.

ARTICLE-XX: JURISDICTION

The Court at Durgapur, Paschim Bardhaman shall have the jurisdiction to try and entertain all actions, suits proceedings arising out of this agreement.

ARTICLE -XXI: ARBITRATION

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and condition herein contained or touching these presents or determination of any liability of any of the parties under this agreement. They will try first among themselves to solve that dispute or problem with friendly manner. If it will not possible by them the same shall be referred to arbitration of two arbitrators one to be appointed bi, each of the parties in dispute and same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications hereunder in force and the parties herein further agreed that all disputes will come under the jurisdiction of DURGAPUR COURT, Paschim Bardhaman as stated above.

FIRST SCHEDULED ABOVE REFERRED TO DESCRIPTION OF LAND

ALL THAT piece and parcel of land situated in the District of Paschim Bardhaman, Under Jemua Gram Panchyat, Land measuring an area 4 Satak, under Mouza - Tetikhola, R.S. J.L. No. 96, L.R J.L No- 111, P.S.-New Township, R.S. Plot No.7 corresponding to L.R. Plot No.59 under R.S Khatian No. 391, L.R. Khatian No. 1884, Classification of land -Baid without any structure and proposed use for Residential Housing Complex.

*Adm
Adm*

Butted and bounded by:-
ON THE NORTH:-Land of Maloy Choudhury
ON THE SOUTH:-Land of Mishra Babu
ON THE EAST:-Goutam Pramanik
ON THE WEST:-16 Feet Wide Kancha Road

**SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNERS' ALLOCATION)**

LAND OWNER	ALLOCATION
Satya Narayan Ghosh	One 850 Sq. Feet (Super Built-up area) Flat along with one Car Parking Space measuring an area 120 Sq ft in the ground floor of the (G+6) constructed building.
Satya Narayan Ghosh	Another flat of 850 sq ft (super built up area) as per approved building plan if the value exceed 10(ten) lakh the difference amount will have to be paid by owner to developer.

Further the location of the owner flats in the building is to be finalized mutually after approved of building plan and before commencement of construction and to be recorded in a written agreement.

ARTICLE -XXII: LIMITATION OF LIABILITY OF THE OWNER

To the fullest extent permitted by law, the total liability of the owner for any claim, losses, costs, damages, whatsoever arising out of resulting from or any way related to this agreement from any cause or causes, including but not limited to negligence, error and omission, breach of agreement must not exceed the value of the owner's land (as on date) which is considered for this development agreement.

**THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)**

Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the Landowners' allocation and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of JEMUA GRAM PANCHAYAT .

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of the LANDOWNER and DEVELOPER are attested in additional pages in this deed and the same are treated as part and parcel of this deed.

AA

IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED AND DELIVERED by the Land Owners and Developer at DURGAPUR in the presence of:

WITNESSES:

1) Prananta Ghosal
S/O- Sanat Ghosal
Add- Bamunara,
Durgapur-12
Vodno Para
Paradise Bhandara

2) Pranabendu Misra
of Rasamoy Misra
M.H.E, I.T.I, Ambagan
Durgapur-12

✓ Satya Narayan Ghosh
Signature of Land Owner
SHREE BUILDERS & DEVELOPERS

1. Saman Ghosh
PARTNERS
SHREE BUILDERS & DEVELOPERS

2. Santanu Bhandari
SHREE BUILDERS & DEVELOPERS
PARTNERS

3. Debabrata Roy
SHREE BUILDERS & DEVELOPERS
PARTNERS

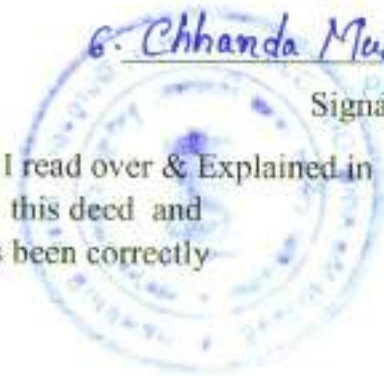
4. Sachana Bhattacharya
SHREE BUILDERS & DEVELOPERS
PARTNERS

5. Ananta Ghosh
SHREE BUILDERS & DEVELOPERS
PARTNERS

6. Chhanda Mukherjee
Signature of the Developer
PARTNERS

Drafted and Typed at my office & 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

Swapn Kumar Datta
Advocate,
Durgapur Court
Enrolment No. WB/999/09



10 SEP 2011

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Satya Narayan Ghosh

Colour Photo and Finger prints of both hands enclosed and attested by me.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Saran Goswami

Colour Photo and Finger prints of both hands enclosed and attested by me.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Santanu Bhandari

Colour Photo and Finger prints of both hands enclosed and attested by me.

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Debabrata Roy

Colour Photo and Finger prints of both hands enclosed and attested by me. Debabrata Roy

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Sadhana Bhattacharya

Colour Photo and Finger prints of both hands enclosed and attested by me.

Sadhana Bhattacharya

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Anjali Bhattacharya

Colour Photo and Finger prints of both hands enclosed and attested by me.

Anjali Bhattacharya

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

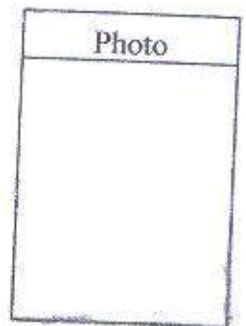


Chhanda Mukherjee

Colour Photo and Finger prints of both hands enclosed and attested by me.

Chhanda Mukherjee

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Photo and Finger prints of both hands enclosed and attested by me.

Major Information of the Deed



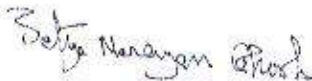
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Query No / Year	0206-2000777756/2020	Office where deed is registered	
Query Date	09/07/2020 12:31:17 PM	0206-2000777756/2020	
Applicant Name, Address & Other Details	SWAPAN KUMAR DUTTA DURGAPUR COURT,Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434895401, 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 : 10,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 9,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 10,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, 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-59 (RS :7)	LR-1884	Vastu	Baid	4 Dec	1/-	9,20,000/-	Width of Approach Road: 16 Ft.,
Grand Total :					4Dec	1 /-	9,20,000 /-	






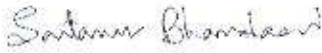


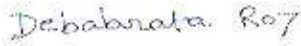
Land Lord Details :



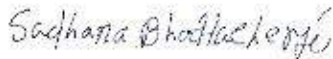


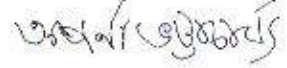


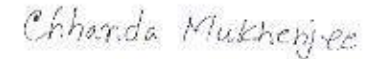
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Satya Narayan Ghosh Son of Late Bhudhar Chandra Ghosh Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office	 03/12/2020	 LTI 03/12/2020	 03/12/2020
MS 19/13, Bengal Ambuja , City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxxx4B, Aadhaar No: 51xxxxxxxx1573, Status :Individual, Executed by: Self, Date of Execution: 17/08/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office				

Developer Details :



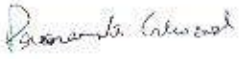
SI No	Name,Address,Photo,Finger print and Signature
1	Shree Builders And Developers Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ADxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sourav Goswami (Presentant) Son of Mr Pranab Goswami Date of Execution - 17/08/2020, , Admitted by: Self, Date of Admission: 10/09/2020, Place of Admission of Execution: Office	Photo  Sep 10 2020 4:08PM	Finger Print  LTI 10/09/2020	Signature  10/09/2020
Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BSxxxxxx3B, Aadhaar No: 21xxxxxxxx9415 Status : Representative, Representative of : Shree Builders And Developers (as partner)				
2	Name Mr Santanu Bhandari Son of Mr Angad Bhandari Date of Execution - 17/08/2020, , Admitted by: Self, Date of Admission: 10/09/2020, Place of Admission of Execution: Office	Photo  Sep 10 2020 4:08PM	Finger Print  LTI 10/09/2020	Signature  10/09/2020
Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BOxxxxxx8L, Aadhaar No: 43xxxxxxxx1855 Status : Representative, Representative of : Shree Builders And Developers (as partner)				
3	Name Mr Debabrata Roy Son of Mr Lakshmikanta Roy Date of Execution - 17/08/2020, , Admitted by: Self, Date of Admission: 10/09/2020, Place of Admission of Execution: Office	Photo  Sep 10 2020 4:08PM	Finger Print  LTI 10/09/2020	Signature  10/09/2020
Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx5H, Aadhaar No: 82xxxxxxxx3931 Status : Representative, Representative of : Shree Builders And Developers (as partner)				

4	Name	Photo	Finger Print	Signature
	Sadhana Bhattacharya Wife of Late Madhusudan Bhattacharya Date of Execution - 17/08/2020, , Admitted by: Self, Date of Admission: 10/09/2020, Place of Admission of Execution: Office			
		Sep 10 2020 4:05PM	LTI 10/09/2020	10/09/2020
Parijat Housing Complex, Flat No C 10, Ray Para, Near Bamunara Post Office, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx4Q, Aadhaar No: 24xxxxxxxx8866 Status : Representative, Representative of : Shree Builders And Developers (as partner)				
5	Name	Photo	Finger Print	Signature
	Aparna Bhattacharya Daughter of Mr Durgadas Chakraborty Date of Execution - 17/08/2020, , Admitted by: Self, Date of Admission: 10/09/2020, Place of Admission of Execution: Office			
		Sep 10 2020 4:06PM	LTI 10/09/2020	10/09/2020
Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx9P, Aadhaar No: 56xxxxxxxx5634 Status : Representative, Representative of : Shree Builders And Developers (as partner)				
6	Name	Photo	Finger Print	Signature
	Mrs Chhanda Mukherjee Wife of Mr Amit Kumar Mukherjee Date of Execution - 17/08/2020, , Admitted by: Self, Date of Admission: 10/09/2020, Place of Admission of Execution: Office			
		Sep 10 2020 4:07PM	LTI 10/09/2020	10/09/2020
3/20, H F C Township, Bidhannagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx8D, Aadhaar No: 23xxxxxxxx1596 Status : Representative, Representative of : Shree Builders And Developers (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Prasanta Ghosal Son of Mr Sanat Ghosal Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212			
	10/09/2020	10/09/2020	10/09/2020
Identifier Of Mr Satya Narayan Ghosh, Mr Sourav Goswami, Mr Santanu Bhandari, Mr Debabrata Roy, Sadhana Bhattacharya, Aparna Bhattacharya, Mrs Chhanda Mukherjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Satya Narayan Ghosh	Shree Builders And Developers-4 Dec

Land Details as per Land Record

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 59, LR Khatian No:- 1884	Owner: সত্যনারায়ণ ঘোষ, Gurdian: ভূধর , Address: বেঙ্গল অশুজা দুর্গাপুর-16 , Classification: বাইদ, Area: 0.04000000 Acre,	Mr Satya Narayan Ghosh

On 10-09-2020

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

Presented for registration at 14:30 hrs on 10-09-2020, at the Office of the A.D.S.R. DURGAPUR by Mr Sourav Goswami ,.

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 9,20,000/-

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

Execution is admitted on 10-09-2020 by Mr Sourav Goswami, partner, Shree Builders And Developers, Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Prasanta Ghosal, , , Son of Mr Sanat Ghosal, Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 10-09-2020 by Mr Santanu Bhandari, partner, Shree Builders And Developers, Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Prasanta Ghosal, , , Son of Mr Sanat Ghosal, Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 10-09-2020 by Mr Debabrata Roy, partner, Shree Builders And Developers, Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Prasanta Ghosal, , , Son of Mr Sanat Ghosal, Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 10-09-2020 by Sadhana Bhattacharya, partner, Shree Builders And Developers, Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Prasanta Ghosal, , , Son of Mr Sanat Ghosal, Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 10-09-2020 by Aparna Bhattacharya, partner, Shree Builders And Developers, Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Prasanta Ghosal, , , Son of Mr Sanat Ghosal, Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 10-09-2020 by Mrs Chhanda Mukherjee, partner, Shree Builders And Developers, Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Prasanta Ghosal, , , Son of Mr Sanat Ghosal, Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,014/- (B = Rs 10,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2020 1:49PM with Govt. Ref. No: 192020210056030138 on 08-08-2020, Amount Rs: 10,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 4410552867115 on 08-08-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11388, Amount: Rs.5,000/-, Date of Purchase: 13/08/2020, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/08/2020 1:49PM with Govt. Ref. No: 192020210056030138 on 08-08-2020, Amount Rs: 11/-, Bank: SBI EPay (SBlePay), Ref. No. 4410552867115 on 08-08-2020, 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

On 03-12-2020

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.

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

Execution is admitted on 03/12/2020 by Mr Satya Narayan Ghosh, Son of Late Bhudhar Chandra Ghosh, MS 19/13, Bengal Ambuja , City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Business

Indetified by Mr Prasanta Ghosal, , Son of Mr Sanat Ghosal, Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others



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 125725 to 125766
being No 020605640 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.12.03 15:09:22 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/12/03 03:09:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)



भारत सरकार
Government of India



SCURAV GOSWAMI
Father: PRANAB KUMAR
GOSWAMI
DOB: 14/08/1987
Male



2116 9864 9415

भारत - आम आदमी का अधिकार



Unique Identification Authority of India

Address: GOSWAMI PARA,
SAMUNARA, Bamanera, Bamanera,
Bardhaman, West Bengal, 713212

2116 9864 9415



1800 300 1847



uaid@uaid.gov.in



uaid.gov.in

Surav Goswami



400 012 011

Suman Chandra



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

Enrolment No 1058/20044/73456

To,
 Santanu Bhandari
 BAMUNARA
 BAMUNARA
 Bamunara
 Bamunara Kankas Barddhaman
 West Bengal 713212

Ref: 8153 / 232 / 751151 / 752078 / P



SE415058878FT



आपका आधार क्रमांक / Your Aadhaar No. :

4357 7541 1855

आधार - आम आदमी का अधिकार



भारत सरकार
 Government of India



Santanu Bhandari
 Father : ANGAD BHANDARI
 DOB : 05/02/1987
 Male



4357 7541 1855

आधार - आम आदमी का अधिकार

Santanu Bhandari

आयकर विभाग

INCOME TAX DEPARTMENT

SANTANU BHANDARI

ANGAD BHANDARI

05/02/1987



भारत सरकार

GOVT. OF INDIA

Permanent Account Number

BOYPB7248L

*Santanu
Bhandari*

Signature



Santanu Bhandari



ভারতীয় বিসিটি পরিচয় প্রাপ্তিকরণ
ভারত সরকার

Unique Identification Authority of India
Government of India

অধিকাঙ্কির জই ডি / Enrolment No.: 1507/00120/02741

To
DEBABRATA ROY
DEBABRATA ROY
S/O Lakshmikanta Roy

14/03/2014

Bamunara
Bamunara
Bamunara
Kanksa Bardhaman
West Bengal 712212
8758773858

37003178

MD870031783FH



আপনার অধার সংখ্যা / Your Aadhaar No. :

8202 5967 3931

আমার অধার, আমার পরিচয়



ভারত সরকার
Government of India



DEBABRATA ROY
DEBABRATA ROY
পিতা : Lakshmikanta Roy
Father : Lakshmikanta Roy
জন্মতারিখ / DOB : 30/08/1985
সুন্দর / Male



8202 5967 3931

আমার অধার, আমার পরিচয়

Debabrata Roy

आयकर विभाग

INCOME TAX DEPARTMENT

DEBABRATA ROY
LAKSHMIKANTA ROY



भारत सरकार

GOVT. OF INDIA

30/08/1985

Permanent Account Number

AYPPR3915H

Debabrata Roy

Signature



Debabrata Roy





भारत सरकार
Government of India



साधना भट्टाचार्य
Sadhana Bhattacharya
जन्म तिथि / DOB : 12/09/1946
महिला / Female



2413 0671 8866

भाधार - आम आदमी का अधिकार

Sadhana Bhattacharya



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता: W/O: मधु सुधन भट्टाचार्य,
रय परा, धारराज मंदिर के पास,
बडुनारा, बडुनारा, बडुनारा, बर्धमान,
पैस्ट बंगाल, 713212

Address: W/O: Madhu Sudhan
Bhattacharya, Ray Para, Near Charitra,
Mandir, Bamunara, Bamunara, Bardhaman,
Bardhaman, West Bengal, 713212

2413 0671 8866

1820 300 1947

help@uidai.gov.in

www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

SADHANA BHATTACHARYA

SHAKTIPADA CHAKRABARTY

01/01/1948

Permanent Account Number

ATNPB7504Q

Sadhana Bhattacharya

Signature



10 SEP 2005



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1058/30020/20430

To
18/08/2014
APARNA BHATTACHARJEE
BAMJUNAJA
Bamunera
Bamunera
Kankra Bardhaman
West Bengal 713212
163322322
ML533223229FT



आपका आधार क्रमांक / Your Aadhaar No. :
5603 9864 5634

आधार - आम आदमी का अधिकार



Chief Executive Officer

APARNA BHATTACHARJEE
Father : Durgapada Chakraborty
DOB : 06/07/1958
Female



अपना आधार



सूचना

- आधार प्रदान का प्रमाण है, नागरिकता का नहीं ।
- प्रवास का प्रमाण प्रिनसिपल प्रमाणिकरण द्वारा प्राप्त करें ।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

आधार देश भर में मान्य है ।
 आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
 Aadhaar is valid throughout the country .
 Aadhaar will be helpful in availing Government and Non-Government services in future .



Chief Executive Officer

Address :
BAMJUNAJA, Bamunera, Bardhaman, Bamunera, West Bengal, 713212

आयकर विभाग

INCOME TAX DEPARTMENT

APARNA BHATTACHARYA

DURGADAS CHAKRABORTY

06/07/1958

Permanent Account Number

AZDP86389P

Signature

Signature



भारत सरकार
GOVT OF INDIA



27082010

अपना (DURGADAS)



इस कार्ड को खोलें / यदि यह कार्ड या कृपित कार्ड / खोलें:

आयकर विभाग सेवा केंद्र, एनएसडी एनएस

सीमादी बंगला, सनशायर चैंबर,

दक्षिण दिल्ली रोड, एनएसडी

बनार, पुणे - 411 005

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

Income Tax PAN Services Unit, NSDI,

3rd Floor, Sapphire Chambers,

Near Bus Telephone Exchange,

Banar, Pune - 411 005

Tel: 91-20-2721 8588, Fax: 91-20-2721 8561

e-mail: taxinfo@nsdi.gov.in



भारत सरकार
Unique Identification Authority of India
 Enrollment No.: 1215/89004/16113

To
 Chhanda Mukherjee
 W/O: Amit Kumar Mukherjee
 3/201 H.F.C TOWNSHIP
 BIDHANNAGAR
 Durgapur (m Corp.)
 Bidhannagar
 Barddhaman Barddhaman
 West Bengal 713212
 8536924688
 353581087
 MA535810679FT



आपका आधार क्रमांक / Your Aadhaar No. :

2307 4790 1596

मेरा आधार, मेरी पहचान



भारत सरकार
 Chhanda Mukherjee
 Father : Pranab Goswami
 DOB : 13/04/1985
 Female



2307 4790 1596

मेरा आधार, मेरी पहचान

Chhanda Mukherjee



0505 432 011

Chhanda Mukherjee

To,

Date: 03/12/2020

The Registrar
A.D.S.R., Durgapur
Durgapur.

Subj: Prayer for allow change of one partner's name (Soija Bhattacharya) and allow the name of one partner Sachana Bhattacharya
Sugy no. 200077756/2020

Respected Sir,

With due respect I the applicant-
hereby inform you that at the time of filing of e-assessment slip wrongly the name of Soija Bhattacharya in place of actual partner Sachana Bhattacharya. Hence the rectification is required in the name of Sachana Bhattacharya after deleting the name of Soija Bhattacharya.

Thanking you,

Warm regards

Surpan Ku (Adv.)
Advocate
WP/999/09



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No 1058/30017/20384

15/08/2014

To,
PRASANTA GHOSAL
BAMUNARA 72 DAG
BAMUNARA
Bamunara
Bamunara Kanksa Barddhaman
West Bengal 713212

Ref: 8645 / 222 / 1086889 / 1088030 / P



SE410149733FT



आपका आधार क्रमांक / Your Aadhaar No. :

2740 0110 8500

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



PRASANTA GHOSAL
Father : SANAT GHOSAL
DOB : 12/07/1993
Male



2740 0110 8500

आधार - आम आदमी का अधिकार



Prasant Ghosal

Prasant Ghosal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADEPG4804B



नाम / Name
SATYA NARAYAN GHOSH

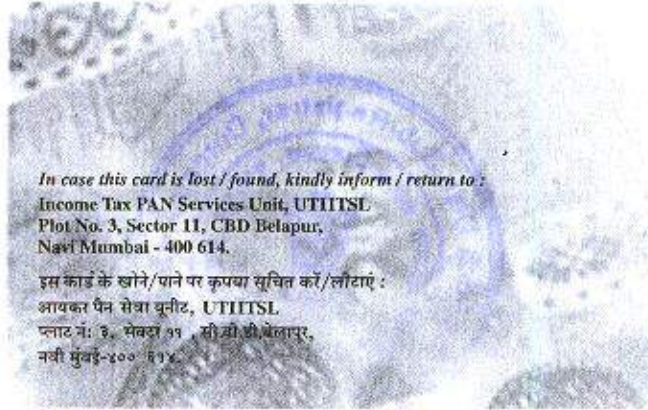
पिता का नाम / Father's Name
BHUDHAR CHANDRA GHOSH

जन्म की तारीख / Date of Birth
02/02/1956

Satya Narayan Ghosh
हस्ताक्षर / Signature



Satya Narayan Ghosh
02/02/2020



In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTIITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTIITSL

प्लॉट नं: ३, सेक्टर ११, सीडीबी बेलपुर,

नवी मुंबई-२०० ६१४

MEERA AADHAAR, MERI PEHACHAN

5106 5224 1573

Address:
S/O. Bhudhar Chandra Ghosh,
MS-18/13 BENGAL AMBULA CITY
CENTRE COURAPUR-16,
Gungapur. (in Corp.)
Bardhaman
West Bengal - 713218

CSOS 932 0 1

भारतीय शिक्षण प्राधिकरण
INDIAN EDUCATIONAL AUTHORITY OF INDIA



Satya Narayan Ghosh
MEERA AADHAAR, MERI PEHACHAN

5106 5224 1573



Satya Narayan Ghosh
DOB: 02/02/1956
Male / MALE

भारत सरकार
GOVERNMENT OF INDIA