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

A.D.S.R. Durgapur
Bardwan

04 DEC 2020

DEVELOPMENT AGREEMENT

Dist.-Burdwan (Paschim Bardhaman), P.S.- New Township

Mouza- Shankarpur (শঙ্করপুর), J.L. No.109,

Under The Area of Jemua Gram Panchayat

R.S. Plot No.19, corresponding L.R. Plot No.41,

Area of Land-61 Decimal.

by
B.S. Das
D.S.R.

SIN No. 8705 Date 04/12/2020
Sold to Chandan Chatterjee
Address Durgapur-06
Value of Stamp 5000/-
Date of Purchase of the stamp
Received from Treasury
Name of the Treasury from Durgapur



03 DEC 2020

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-06
Licence No. 1234567

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Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

04 DEC 2020

This Development Agreement is made on this the 04th day of December, 2020.

B E T W E E N

SRI CHANDAN CHATTERJEE [PAN No.ABYPC8170C] [Aadhar No.660978832680] S/o Sri Haradhan Chatterjee, by faith- Hindu, by occupation-Cultivation, Indian Citizen, resident of Fuljhore, P.O.-Fuljhore, P.S.-New Township, Dist.-Paschim Bardhaman, (W.B.), Pin-713206.

Hereinafter referred to & called as the "**Landowner**" (which the terms & expressions shall unless excluded by or repugnant to the context be deemed to mean & include his legal heirs, successors, executors, legal representatives and assignees) on the First Part.

A N D

DURGAPUR REAL ESTATE PVT. LTD. [PAN No. AADCD2414K] a company constituted & incorporated under the Companies Act, represented by one of its' Director; **Sri Subodh Kumar Dutta** [PAN No.ADRPD0439Q] [Aadhar No.487993222011] S/o Late Bimala Kanta Dutta, by faith- Hindu, by occupation-Business, Indian Citizen, having it's office & resident at A/17, Meghmallar Sarani, Sector-2C, Bidhannagar, P.O.-Bidhannagar, P.S.-N.T.S., Dist.-Burdwan(now Paschim Bardhaman), (W.B.), Pin-713212,

Hereinafter referred to & called as "**Developer**" (which the expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, legal representatives, administrators, executors, and assigns) on the Second Part.

WHEREAS the Landowner is seized, owned and possessed of and/or/otherwise well and sufficient entitled to ALL THAT piece and

parcel of land measuring an area of land 61(Sixty One) Decimal more or less 36.97(Thirty Six point Ninety Seven) Katha, in the Dist.-Burdwan (now Paschim Bardhaman), under P.S.-N.T.P.S., within Mouza-Shankarpur, J.L. No.109, R.S. Khatian No.246, L.R. Khatian No.83, R.S. Plot No.19(Nineteen), and L.R. Plot No.41(Forty One), by virtue of Regd. Deeds, & R.O.R., which is herein after mentioned in the "First Schedule", and hereinafter called as "said property".

AND WHEREAS the Landowner has got the ownership & possession in respect of the "First Schedule" hereunder; by virtue of Regd. Sale Deeds vide Nos.I-331/1978 & I-335/1978 of J.S.R. Raniganj at Durgapur, from Mr. Nanda Dulal Chakraborty s/o Kalipada Chakraborty, and his name has duly been recorded in the L.R.R.O.R. vide Khatian No.83 of Mouza-Shankarpur.

AND WHEREAS the Landowner herein, with desire to develop the "Said Property", by construction of multi-storied building/s up to maximum limit of floor, consisting of as many as flats, units, garages etc., with the permissions of the Jemua Gram Panchayat, and/or any other concern Authority/Authorities, and due to paucity of funds and lack of sufficient time & experience, he is not able to take necessary steps in everywhere for the said development construction works, as such the Landowner has approached the developer herein, to do the said development construction work at the developers' cost & expenses, with the permissions & approvals of Jemua Gram Panchayat, and/or any other concerned Authority/Authorities, and Developer herein after prolonged discussion with the Landowner, has agreed to do the development construction work over the schedule mentioned property, and to avoid any future disputes & litigation, both the parties AGREED to prepare and execute this written

agreement on the terms & conditions having been settled by & between the parties after mutual discussion.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED &

AGREED BY THE PARTIES AS FOLLOWS:-

1) That this agreement shall be deemed to have commenced on and with effect from the date, month and the year first above written.

2) GENERAL MEANING OF THE TERMS:-

i) BUILDING: shall mean the proposed multistoried building/s consisting of as many as flats/units, garages etc., to be construct by the Developer herein, according to the permissions & approvals of the Jemua Gram Panchayat &/or any other concern Authority/ Authorities, on the 'said property' more-fully and specifically describe in the "First Schedule" written hereunder, and the said multistoried building hereinafter referred to as the "SAID BUILDING".

ii) PREMISES as well as SAID PROPERTY: shall mean ALL THAT piece and parcel of land measuring an area of land 61(Sixty One) Decimal more or less 36.97(Thirty Six point Nine Seven) Katha, in the Dist.-Burdwan(now Paschim Bardhaman), under P.S.-N.T.P.S., within Mouza-Shankarpur, J.L. No.109, R.S. Khatian No.246, L.R. Khatian No.83, R.S. Plot No.19(Nineteen), and L.R. Plot No.41(Forty One), which is hereinafter more fully mentioned in the "First Schedule", and hereinafter called as "said property", more-fully and particularly mentioned, described, explained, enumerated and provided in the 'First Schedule' hereunder written and/or given, and the premises hereinafter referred to as the "SAID PREMISES as well as SAID PROPERTY".

- iii) PLAN: shall mean the Approved Building Plan for construction of the 'said building' on the 'said premises, which will approve and/or permit by the Jemua Gram Panchayat &/or by the concerned Authorities, and shall also include variations/modifications, alterations therein, that may be made by the Developer herein, if any, as well as all revisions, renewals and extension thereof, made or caused by the Developer and/or the Landowner with mutual consent.
- iv) DEVELOPMENT AGREEMENT: shall means this Agreement Between the Landowner and the Developer herein relating to the development, promotion, construction, erection of building/s at and upon the 'said premises', and shall also include all amendments, modifications, alterations, and changes, if any, made therein and all extensions, if any, thereof from time to time.
- v) THE UNIT/FLAT: shall mean any Unit/Flat/apartment or any other covered space in the said Building/s, which is capable of being exclusively own, use and/or enjoy, and the Unit/Flat in the said Building/s lying/erected at and upon the said premises, and the right of common use of the common portion to the concerned Unit/Flat, and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- vi) ARCHITECT(S): shall mean such Architect(s), whom the Developer may from time to time, appoint for execution of the development of the schedule mentioned land.
- vii) PROJECT: shall mean the proposed multistoried building/s, consisting of as many as flats/units/garages etc. & other development construction works, to be done by the Developer herein, over the "said premises" in pursuance of the Development Agreement and/or any

modification or extension thereof, till the completion of such development, erect, promotion, construction of the multistoried building/s at and upon the said premises.

viii) LANDOWNER:- shall mean **SRI CHANDAN CHATTERJEE** S/o Sri Haradhan Chatterjee & his legal heirs, successors, executors, legal representatives and assignees.

ix) DEVELOPER: shall mean **DURGAPUR REAL ESTATE PVT. LTD.**, a company constituted incorporate under the Companies Act, (represented by the Director **Sri Subodh Kumar Dutta** S/o Late Bimala Kanta Dutta, & its' successors-in-office, successors in interest and assignees, representatives.

x) FORCE MAJEURE: shall mean & include natural calamities, act of god, fire, civil commotion, riot, war, strike, lockout, notice or prohibitory order from any authority, shortage of essential commodities, Labour unrest, Local problem and/or local disturbance, and/or any other act or commission or circumstance beyond the control of the Developer.

xi) EFFECTIVENESS:- This agreement shall became effective from the date of execution of this agreement.

xii) COMMENCEMENT OF CONSTRUCTION WORK: shall mean the "DATE" on which the Developer will start excavation of earth at the "said premises" to do the development construction work/construction of the said Building/s, within 1(One) month, after receiving approved Building Plan & all the permissions & approvals for the same, and/or HIRA registration, from the concerned authority/authorities. Be it mentioned the Developer herein shall intimate the "Date" by writing to the Landowner herein.

xiii) WORDS COMMONLY USED TO REFER THE MASCULINE GENDER:

Shall include the feminine and neuter gender and vice versa.

xiv) SINGULAR NUMBER: Shall include the plural and vice-versa unless the context states otherwise.

3) LANDOWNER' & DEVELOPER'S ALLOCATION

That it has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be construct by the Developer herein on the 'First Schedule' below property, will be 30:70 ratio, as mentioned hereunder:-

- i) That the Landowner, together will get 30% of total Project area of the proposed multistoried building/s, on the actual coverage/usage of the land, in accordance with the Sanction Building Plan, duly approved & permitted by the Jemua Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder, subject to adjustment of advance received amount of Rs.15,00,000/-(Fifteen Lakh) only, (which is paid by the Developer to the Landowner herein, as more fully mentioned in the "Second Schedule" hereunder).
- ii) That the Developer will get entire remaining constructed area of the proposed multistoried building/s, on the actual coverage/usage of the land, in accordance with the sanction building plan, duly approved permitted by the Jemua Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.

4) Duties & Liabilities of the Landowner, and it is hereby undertake & agreed by the Landowner as follows:-

- i) That the Landowner is now absolutely seize and possess of or otherwise well and sufficiently entitled to the 'said premises' as the

absolute owner, with free from all encumbrance having marketable title thereof, and without receiving any notice for acquisition and requisition from any authority, having been beyond the ceiling limit under the Urban Land (Ceiling and Regulation Act, 1976), and being not attached with any suit, decree or order of any court of law or due Income Tax or Revenue or any public demand whatsoever, in spite of that if there is an dispute in respect of the said property, then the Landowner shall be fully responsible and shall be solve the same at their own costs and expenses as early as possible, from the date of raising out of the said disputes.

ii) That the Landowner in pursuance of this agreement, hand-over the peaceful physical vacate possession of the 'said premises' as mentioned in the "First Schedule" hereunder, to the Developer herein, for the proposed development project/construction of multistoried building/s, simultaneously within the 7(seven) days from the execution of this agreement and/or from the date of demand for the same by the Developer herein, and the same shall remain under the possession of the Developer till the completion of the said proposed development project/construction of building/s, and till handover the possession of all flats/units/apartments thereof, with registered deed of conveyance(s)/sale by each of unique intended owner/s thereof.

iii) That the Landowner shall pay all taxes, fees, outgoings and etc. including arrears of the Government/Jemua Gram Panchayat and/or any other authority/authorities in respect of said premises, till the date of signing of these presents.

iv) That if any dispute arises, regarding the title and ownership & possession in respect of the said premises of the Landowner herein, from any person/s or any other, then the Landowner at their own

costs and expenses shall clear the "said property" having establishing of right and marketable title in their names, free from all encumbrance, though the Landowner admitted that no suits and /or proceedings and /or litigations are filed/pending before any court of law in connection with the said property or any part thereof, and if any dispute arise in future in respect of the said property & against the development works thereon, & for which if the Developer became unable to continue the said project thereon, then the Landowner shall always be present to assist the developer to solve the dispute/problem in respect of the "First Schedule" hereunder, and the time period, which will be/may be lapsed to settle the dispute/problem, that time period, shall be added/extended to the total time period for the completion of construction works, in accordance with this agreement.

- v) That the Landowner shall not claim any manner save & except that written in Clause-3 above, and in the "Second Schedule" herein below in respect of their allocation in respect of the "said Building/s"
- vi) That the Landowner during the continuance of the development work, of the project shall not cause any impediment of hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed building/s and/or project caused by the developer.
- vii) That the Landowner shall not sell, lease, mortgage, let-out and /or charge the said premises and/or any part thereof, towards any third party on and from the date of execution of this Agreement, till the date of completion of the project including subsisting of this Agreement, and, also the Landowner shall not, do any acts, deeds or things, whereby the Developer may be prevented from selling, assigning and /or disposing of any portion fallen under the Developer's allocation in the said proposed building/s. It is further-declared by the Landowner

that they did not sign and/or execute any agreement in any manner with any third party in respect of the "First Schedule" property, and subsequently, if any sort of agreement/s is/are found then the same will be treated as cancelled.

- viii)** That the Landowner shall have no right or power to terminate these presents, till the completion of the aforesaid development project, including to sell/transfer the Developer's allocated portion, written in the "Second Schedule" herein, towards the intending purchaser/s, subject to the terms & conditions & time limit of these presents.
- ix)** That all the original title Deeds, Parcha/land records of rights / Tax Receipts & other relevant documents/papers, in respect of the "First Schedule" hereunder, shall remain under the custody of the Landowner, after execution of this agreement, and the Landowner shall be liable to present/produce the documents, only for verification purpose, as and when necessary by the Developer, in every occasions, before any authority(ies)/office(s), for the development construction work at the "First Schedule" hereunder. Although, the Landowner has provided Certified Copy of his title deed & Xerox copy of his ROR, to the Developer herein.
- x)** That after execution of this agreement, the Landowner shall always be present to put their signatures in every document, form, application, etc., in favour of the Developer herein, which are necessary for the development construction works at the "First Schedule" hereunder.
- xi)** That the Landowner by these presents shall have every right and power in respect of the flats/apartments/units, equivalent to his share of allocation, as mentioned in "Para-3" hereinbefore, and also in the "Second Schedule" hereunder, including the common portions & amenities thereof, at the project/Multistoried Buildings.

xii) That the Landowner shall have every right to sell, transfer, gift, mortgage, his allotted flats/apartments/parking, equivalent to his share of allocation, as mentioned in "Para-3" hereinbefore and also in the "Second Schedule" hereunder,

xiii) That after execution of this agreement, the Landowner shall grant a Development Power of Attorney in favour of the Developer herein, within 7(seven) days from it's demand.

5) Rights, Duties & Liabilities of the Developer, and it is hereby undertake & agreed by the Developer as follows:-

i) That the Developer by these presents, shall have every right and power to start all kinds of development works of the proposed project on and from the date of signing of this agreement, including obtaining plan & permission from the Jemua Gram Panchayat and/or by the concerned authority, including modified plan for development works at the "First Schedule", and to submit the same to the Jemua Gram Panchayat and/or by the concerned authority for obtaining approval of the same, and to enter upon the said property, either as on or along with others, to look after and to control all the affairs of the proposed development works, and to erect new building/s and structure/s by virtue of the sanctioned building plan, and to supervise the development works in respect of the new construction through contractors, sub-contractors, architects and surveyor's as may be required by the said developer for construction of the proposed building/s and structures at the said property, in accordance with the plan and specifications sanction by the Jemua Gram Panchayat and/or by the concerned authority. It is hereby specifically mentioned herein, that the Developer shall apply to the concerned authority, for necessary permissions/approvals to get

Sanction Building Plan, at his cost, within 1(one) month from the date of execution of this Agreement.

- ii) That the Developer shall give intimation to the Landowner herein in writing, after expiry of every 2(two) months from the date of execution of this agreement, about the progress of his steps/initiatives, to get approve Building Plan, and it's allied permissions & approvals, and HIRA registration, from the concerned authority/ies, and if the Developer, without any reasonable cause, willfully neglects or delays to get the said permissions & approvals, in that case, the Landowner shall have right to terminate this agreement.
- iii) That the Developer by these presents, shall have every right and power to collect and receive earnest money and/or advance or part payment of full consideration from any prospective buyer/s or purchaser for booking and sell/transfer of such flat/s, and parking space/s, and also to receive and collect or demand the consideration amount for the same, and for that act/s or purpose/s to make sign and execute and/or give proper and lawful discharge for the same, in respect of allocation of the Developer.
- iv) That the Developer by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit/s or flat/s, and parking space at the said proposed multistoried building/s or project at the said premises, in respect of Developer's allocated portion, on ownership basis towards any intending purchaser/s or buyer/s, and/or in any other manner as may be deem fit and proper, and accept final consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project at the "First Schedule" herein, as deem fit & proper,

after receive Regd. Development Power of Attorney from the Landowner herein.

v) That the Developer by these presents, shall have every right and power, to execute from time to time, agreements or agreement for sale, of such flat/s or apartment/s or garage/s, and to transfer the same, on ownership basis by conveyance in respect of the multistoried building/s, which will be constructed on the said property, and also to execute and sign conveyance, transfer and surrender in respect of the said property, or any part thereof, and present the document/s for registration, and to admit the execution of any such document/s before the appropriate registering authority, in respect of the allocation of the Developer, after receive Regd. Development Power of Attorney from the Landowner herein.

vi) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, which will be needed by the Developer for the proposed development project, shall be prepared by the developer at its' own costs and expenses in the name of the Landowner &/or his name, without reimbursement the same by the Landowner, and the Landowner shall sign on the plan application, papers, documents etc. as when the developer asked for the same, without demanding any remuneration and /or money for the same.

vii) That by virtue of these presents, the Developer is hereby empowered to raise the construction of proposed new multistoried building/s of maximum limit of floors, consisting of as many as flats, garages etc. on the above mentioned property as well as on the property more-fully mentioned in the "First Schedule" hereunder, subject to proper permission & approval of the concern authority, by investing his own finance, and, the Developer may take Construction

Loan or take loan/borrowed money from any financial institutions or any Nationalized, Private or Public Sector Banks for the proposed construction of the project at the "First Schedule" hereunder, without any kind of involvement of the title deed of the Landowner and/or without any personal liability of the Landowner.

- viii) That the Developer shall be authorized in the name of the Landowner, if necessary to apply for temporary and/or permanent; connection for electricity, sewerage, drainage, water and/or other facilities, if needed, for the construction of the building/s as well as completion of the projects at the costs of the Developer.
- ix) That the Developer shall complete the construction of the "Said Building/s" and/or 'Project' at its' costs and expenses, in pursuance of the sanctioned Building Plan & Permissions within **36(Thirty Six) months**, if needed, and the time shall be computed on and from the date of "Commencement of Construction Work", of the "Said Building/s" and/or 'Project', subject to the circumstances of Force Majeure. Be it mentioned that aforesaid time is to be strictly followed without any grace period and aforesaid time is the essence of contract.
- x) That all the taxes, rates, fees, outgoings etc., which will be arise after the execution of these presents, in respect of the "said premises", shall be borne the Developer, till the date of hand-over the allocation of the Developer, to the respective buyer for the same.
- xi) That the Developer shall be continue the development construction works of the "said Building" at the "said Premises" under the name of style, as the Developer shall choice/ fix and that will be final.
- xii) That the Developer shall have right to amalgamate the "Said Property"/"First Schedule" property, to any other adjacent plot of

land/lands situated around the "said property"/"First Schedule" property, only to extend the project area, after giving intimation the matter to the Landowner herein. And the Landowner shall sign and execute all necessary Agreement/s, documents, deed of amalgamation and other paper/s, if necessary, in favour of Developer herein, for the same. That the Developer shall have every right to get Sanction Building Plan in respect of the proposed multistoried building/s over the "said property"/ "First Schedule" hereunder, by virtue of this agreement, but not by amalgamating any adjacent plot of land/s with the "said property"/ "First Schedule" hereunder.

- xiii) The Developer hereby undertakes to keep the Landowner indemnified against any third party, claim, suits, costs, proceedings and claims for any third party including and /or statutory authorities and /or adjacent neighbors, which may arise out of the Developer's actions with regard to the development and/or construction of the building on the "said premises".
- xiv) That the Developer by virtue of these presents, shall have right &/or authority to deal with any person/persons, &/or enter into any contract, &/or agreement, to borrow money &/or to take advance against any unit/flat/portion along with acquired right under this agreement, from any Nationalized, Private or Public Sector Bank &/or financial institution, without any encumbrance on the title of the Landowner on the First Schedule Land.
- xv) That the Developer shall be responsible for any acts, deeds, or things, done towards any fund collection from any prospective buyer/s and/or any person/s and/or authority(ies), and the Landowner shall not be liable or responsible for the same, in any circumstances.

- xvi) That the Developer shall be liable/responsible for receiving any booking amount/advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units in respect of the proposed project at the first schedule hereunder.
- xvii) That the Developer has not acquired any ownership or title, and/or no such ownership or title has been transferred in favour of the Developer herein, by virtue of this Agreement, in respect of the "First Schedule" hereunder.

6) Mutual consent of the Parties :-

- i) That all the term & conditions of this agreement shall be bound to obey by all the parties of these presents.
- ii) The Landowner and the Developer have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developer in any manner, nor shall the parties here to be constituted as Association of persons.
- iii) That if any fraction figure is come-out, at the time of handover the allocation of the Landowner, as mentioned hereinabove & in the 'Second Schedule' hereunder, then the fraction figure will be roundup by adding the same in the area of Developer or Landowner, as per their mutual understanding, in that case, whoever will hold the fraction figure, he will be liable to pay the amount, which will be negotiate between the parties, for the same towards another.
- iv) That any terms & conditions & clauses of these presents, if required to amend/alter in future, then both the parties by mutual

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understanding can amend/alter the same by preparing a Registered Instrument/Document in continuation of these presents.

- v) That if any dispute at difference arise out of these presents, shall be referred to an Advocate as to be decided by the parties herein, mutually, for arbitration, who shall act, as Arbitrator having power of summary procedure & may or may not keep any record of Arbitration proceedings and shall be governed by the provisions of Indian Arbitration & Conciliation Act 1996, with all modification for the time being in force & whose decision shall be final & binding upon all the parties herein.
- vi) The court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

****FIRST SCHEDULE**** as referred herein above
(Description of Land/Premises)

ALL THAT piece & parcel of land in the Dist.-Burdwan(now Paschim Bardhaman), P.S.-New Township, within the area of Jemua Gram Panchayat, at Mouza - Shankarpur (শঙ্করপুর), J.L. No.109,

R.S. Plot No. 19(Nineteen), corresponding L.R. Plot No.41 (Forty One), R.S. Khatian No.246(Two Hundred Forty Six), L.R. Khatian No.83(Eighty Three), measuring an Area of Land - 61(Sixty One) Decimal more or less 36.97(Thirty Six point Nine Seven) Katha, under B.L.&L.R.O. Faridpur-Durgapur, and the Land is proposed to be use for Residential Purpose.

Butted and Bounded as follows:-

North : Nala.

South : "Anurag Tower" project of the Developer after that
40' Feet wide Kancha Road.

East : Plot No.50 (Land of Fakir Mondal & Madan Mondal & Sannyasi
Ghosh Senapati).

West : Land of Fakir Mondal & Biman Mondal.

SECOND SCHEDULE as referred herein above
(Description of Allocation of the Landowner & Developer)

- 1) That it has been agreed between the parties that the Landowner, will get 30% of total project area of the proposed multistoried building/s, on the actual coverage/usage of the land, in accordance with the sanction building plan, duly approved & permitted by the Jemua Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.
- 2) That the Landowner, will get the aforesaid constructed area, after adjusting the advance received amount of Rs.15,00,000/- (Fifteen Lakh) only.
- 3) That the Developer has paid the aforesaid amount to the Landowner herein, in the following manners;
 - a) Paid Rs.9,25,000/- (Nine Lakh Twenty Five Thousand) only through Cheque vide No.605648 dtd. 02/12/2020 of Indian Overseas Bank & Rs.75,000/- (Seventy Five Thousand) only paid as TDS,
 - b) Rs.4,62,500/- (Four Lakh Sixty Two Thousand Five Hundred) only, through Cheque vide No.605649 of Indian Overseas Bank, which will be encashed, within 7(seven) days after receiving the Sanctioned Building Plan, and Rs.37,500/- (Thirty Seven Thousand Five Hundred) only paid as TDS.

- 4) That the Developer will get all the units/flats/parking/constructed area, as per sanctioned building plan duly approved & permitted by the Jemua Gram Panchayat, and/or by the concerned authority, excluding the Landowner's allotted Area/Flats.
- 5) That the Landowner hereinafter, shall have no right to claim or demand any further unit/flat or any further sum of money, except the mentioned above.

General Specification of "said building"

Foundation	: R.C.C. Framed, anti-termite foundation
Structure	: R.C.C. Framed Structure
Roof	: RCC Slab with proper Water Proofing Treatment.
External Wall Finishing	: Weather Coat
Interior Wall Finishing	: All internal Wall – Wall Putty finishing.
Flooring	: Vitrified Tiles in all rooms, and anti-skid vitrified Tiles in Toilet & Kitchen.
Doors	: Main entrance Wooden frame with flush door, & in all rooms frame with flash door, & lock, & P.V.C. Door at Toilet & Kitchen.
Window	: Anodized Aluminum sliding windows with glass.
SANITARY FITTINGS & TOILET	: Concealed pipeline, glazed tiles up to 5' feet height, Plumbing CP fittings of ISI standard
Kitchen Platform & wall	: Cooking platform with granite slab. One stainless steel sink, ceramic tiles up to 24" above cooking platform.
Electrical Installation	: Concealed Wiring throughout the flats, Modular switches with adequate power point in each room.
Lift	: Lift (Standard Quality).
Fire Protection	: Fire Extinguishing Equipment at Common Space, Lightning arrestors at suitable place
COMMON	: Septic Tank, water supply arrangement, pathways,

FACILITIES	boundary wall, roof, meter space and others as stated herein
GENERATOR	: Standard Quality.

A separate sheet has been annexed to this agreement containing the signature, fingers print and photographs of the Landowner & Developer herein, which is the part and parcel of these presents.

IN WITNESS WHEREOF both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, after gone through all the terms & conditions & expressions of these presents on this the 04th day of December, 2020 at Durgapur.

WITNESSES:-

1) Bikash Burman
S/o Late Shyamal Burman
WILL P/O - Sonam
Pochim Burman
713148

Chandan Chatterjee

SIGNATURE OF LANDOWNER

2) Rahul Bauri
S/O Nepal Bauri
DAP - 12

DURGAPUR REAL ESTATE PVT. LTD

Supriya Kumar Ait
Director

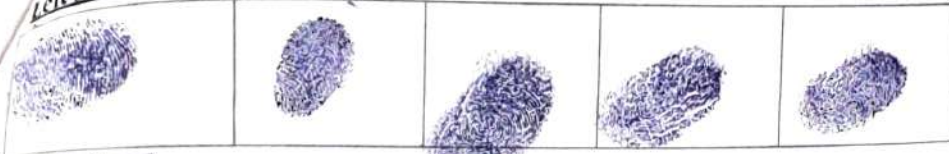
SIGNATURE OF DEVELOPER

Drafted and Typed by me & read over & explained to all parties of these presents and all of them admit the same has been correctly written as per their instructions & also identified by me,

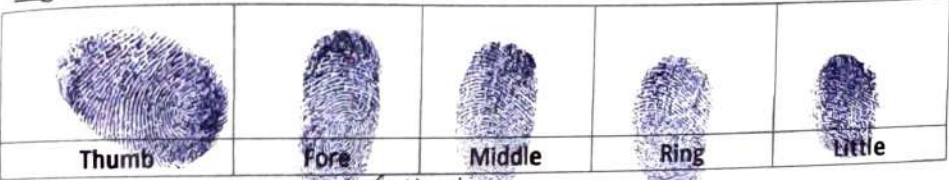
Debabrata Biswas
Debabrata Biswas, Advocate
Durgapur Court, City Centre
Enrollment No. **W.B./686/2010**

Signature, Colour passport size photograph, finger prints of both the Parties

Left Hand



Right Hand



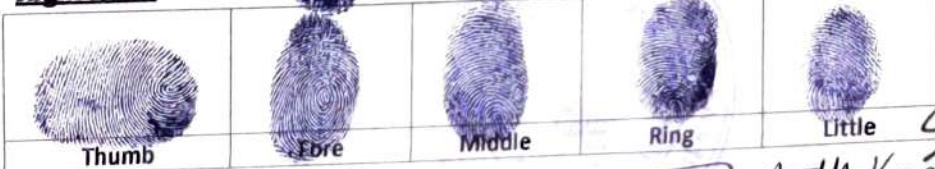
Signature:- *Chandan Chatterjee*

Signature, Colour passport size photograph, finger prints of both the Parties

Left Hand



Right Hand



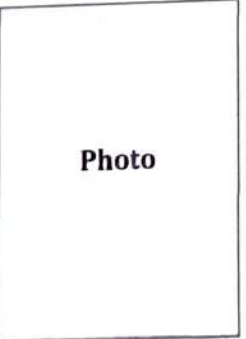
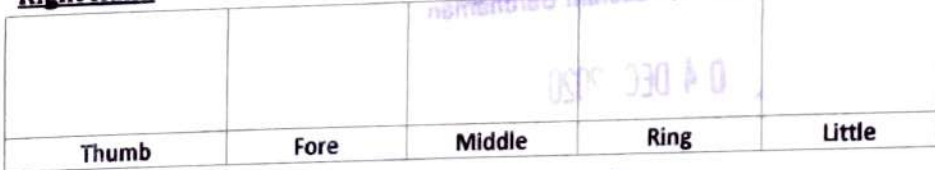
Signature:- *Sushil Kumar Datta*

Signature, Colour passport size photograph, finger prints of both the Parties

Left Hand



Right Hand



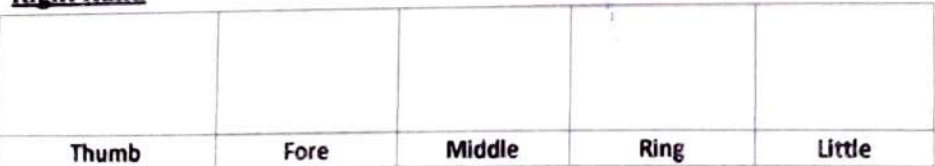
Signature:-

Signature, Colour passport size photograph, finger prints of both the Parties

Left Hand



Right Hand



Signature:-



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

GRN: 19-202021-015500170-1
GRN Date: 03/12/2020 13:05:59
BRN: 1307462915

Payment Mode: Online Payment
Bank: HDFC Bank
BRN Date: 03/12/2020 13:07:07

DEPOSITOR'S DETAILS

Name: DURGAPUR REAL ESTATE PVT LTD
Contact No.: Mobile No.: +91 9476230460
E-mail:
Address: DURGAPUR 12
Applicant Name: Mr DEBABRATA BISWAS
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 4

Id No.: 2001553770/4/2020
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001553770/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	15011
2	2001553770/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	15014

Total

30025

In Words: Rupees Thirty Thousand Twenty Five only

Major Information of the Deed


Deed No :	I-2306-05687/2020	Date of Registration	04/12/2020
Query No / Year	2306-2001553770/2020	Office where deed is registered	
Query Date	26/11/2020 10:59:22 AM	2306-2001553770/2020	
Applicant Name, Address & Other Details	DEBABRATA BISWAS DURGAPUR COURT, CITY CENTRE, District : Purba Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7047782822, 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 : 15,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,16,90,040/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,011/- (Article:48(g))	Rs. 15,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-19	RS-246	Bastu	Baid	61 Dec	1/-	1,16,90,040/-	Width of Approach Road: 40 Ft.,
Grand Total :					61Dec	1 /-	116,90,040 /-	

Land Lord Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr CHANDAN CHATTERJEE (Presentant) Son of Mr HARADHAN CHATTERJEE Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admission: 04/12/2020 ,Place : Office			
		04/12/2020	LTI 04/12/2020	04/12/2020

FULJHORE,, P.O:- FULJHORE, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: ABxxxxxx0C, Aadhaar No: 66xxxxxxxx2680, Status :Individual, Executed by: Self, Date of Execution: 04/12/2020 , Admitted by: Self, Date of Admision: 04/12/2020 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DURGAPUR REAL ESTATE PRIVATE LIMITED A/17, MEGHMALLAR SARANI, SECTOR- 2C, BIDHANNAGAR,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 , PAN No.:: AAxxxxxx4K, Aadhaar No: 48xxxxxxxx2011, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBODH KUMAR DUTTA Son of Late BIMALA KANTA DUTTA Date of Execution - 04/12/2020, , Admitted by: Self, Date of Admission: 04/12/2020, Place of Admission of Execution: Office			
		Dec 4 2020 2:44PM	LTI 04/12/2020	04/12/2020
A/17, MEGHMALLAR SARANI SECTOR- 2C, BIDHANNAGAR,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9Q, Aadhaar No: 48xxxxxxxx2011 Status : Representative, Representative of : DURGAPUR REAL ESTATE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIKASH BURMAN Son of Late SHYAMLAL BURMAN SONAI,, P.O:- PANAGARH BAZAR, P.S:- Bud Bud, Durgapur, District:-Purba Bardhaman, West Bengal, India, PIN - 713148			
	04/12/2020	04/12/2020	04/12/2020
Identifier Of Mr CHANDAN CHATTERJEE, Mr SUBODH KUMAR DUTTA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr CHANDAN CHATTERJEE	DURGAPUR REAL ESTATE PRIVATE LIMITED-61 Dec

On 27-11-2020

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 1,16,90,040/-



Partha Bairagya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 04-12-2020

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.

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

Presented for registration at 13:18 hrs on 04-12-2020, at the Office of the A.D.S.R. DURGAPUR by Mr CHANDAN CHATTERJEE ,Executant.

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

Execution is admitted on 04/12/2020 by Mr CHANDAN CHATTERJEE, Son of Mr HARADHAN CHATTERJEE, FULJHORE,, P.O: FULJHORE, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Cultivation

Identified by Mr BIKASH BURMAN, , Son of Late SHYAMLAL BURMAN, SONAI,, P.O: PANAGARH BAZAR, Thana: Bud Bud, , City/Town: DURGAPUR, Purba Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Business

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

Execution is admitted on 04-12-2020 by Mr SUBODH KUMAR DUTTA, DIRECTOR, DURGAPUR REAL ESTATE PRIVATE LIMITED (Private Limited Company), A/17, MEGHMALLAR SARANI, SECTOR- 2C, BIDHANNAGAR,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Identified by Mr BIKASH BURMAN, , Son of Late SHYAMLAL BURMAN, SONAI,, P.O: PANAGARH BAZAR, Thana: Bud Bud, , City/Town: DURGAPUR, Purba Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,014/- (B = Rs 15,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/12/2020 1:07PM with Govt. Ref. No: 192020210155001701 on 03-12-2020, Amount Rs: 15,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1307462915 on 03-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,011/- and Stamp Duty paid by Stamp Rs 5,000/-
by online = Rs 15,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 8905, Amount: Rs.5,000/-, Date of Purchase: 04/12/2020, Vendor name:
Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/12/2020 1:07PM with Govt. Ref. No: 192020210155001701 on 03-12-2020, Amount Rs: 15,011/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1307462915 on 03-12-2020, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 2306-2020, Page from 140073 to 140104
being No 230605687 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.12.31 16:20:48 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/12/31 04:20:48 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)