



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 572676

DEVELOPMENT AGREEMENT

Subscribed that the Document is admitted to Registration the Registrar and the Endorsement is placed with this Document as the Part of this document.

DISTRICT : Burdwan presently Paschim Bardhaman
 MOUZA : Khatpukur
 P.S. : Kanksa
 AREA OF LAND : 20 (Twenty) Decimal

10 SEP 2018

(Handwritten signature)
 (524)

No. 7919 Date 31/7/18
 Sold to: Sri. Krishna Infrastructure & Housing (DLP) Pvt.
 Address: Durgapur - 13
 Value of Stamp: 5000/-
 Date of Purchase of the Stamp
 Paper from Treasury
 Name of the Treasury from where
 Purchased: Durgapur

dily Sarkar

HENDRANATH MONDAL
 Stamp Vender
 Durgapur Court, Durgapur-13
 Licence No-1/69



585

dily Sarkar



586

SRI KRISHNA INFRASTRUCTURE
 & HOUSING (DLP) PVT. LTD.
Subhasis Ray



587

SRI KRISHNA INFRASTRUCTURE
 & HOUSING (DLP) PVT. LTD.
Subhasis Ray

[Signature]
 Addl. Dist. Sub-Registrar
 Durgapur, Burdwan

06 AUG 2018

*Swajit Mondal
 & Manojan Mondal
 Vill- Argatpur, Dist-15
 P.S- Calcutta, Dist. Burdwan
 Presently Paschim Bardhaman*

THIS AGREEMENT IS MADE ON THIS THE 6TH DAY OF AUGUST, 2018

BETWEEN

SMT. LILY SARKAR (PAN-AKQPS6476A) W/o Sri. Subrata Sarkar, aged about 50 years, by faith- Hindu, by occupation- Housewife resident of Vill. & P.O.- Kajora Gram, P.S.- Andal, Dist- Burdwan presently Paschim Bardhaman, West Bengal, India, hereinafter called and referred to as the "**LAND OWNER**" (Which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs administrators legal representatives and assigns etc) **ONE PART.**

AND

"SRI KRISHNA INFRASTRUCTURE & HOUSING (DGP) PRIVATE LIMITED" [PAN-AAQCS1283A] A Company having its Office at Holding No. 59/61/1/S, Road No. 35, Salbagan, Durgapur- 713213, Dist- Burdwan presently Paschim Bardhaman represented by its **Directors (1) SRI. SUBHASIS RAY (PAN -ADJPR8196C)**, S/o. Late Ram Gopal Ray, by faith- Hindu, by occupation- Business, Resident of 1 Nos. Shalbagan Road, Benachity, Durgapur- 713213, P.S.-Durgapur, Dist.- Burdwan presently Paschim Bardhaman, West Bengal, India, **(2) SRI. DEBASISH RAY (PAN- AGRPR8799L)**, Late Ram Gopal Ray, by faith- Hindu, by occupation- Business, Resident of 1 Nos. Shaibagan Road, Benachity, Durgapur- 713213, P.S.-Durgapur, Dist.- Burdwan presently Paschim Bardhaman, West Bengal, India, referred to and called' as "**DEVELOPER**" (which terms or 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) of the **SECOND PART.**

WHEREAS Axis Multi Developers Ltd was the L.R. Recorded owner of schedule mentioned land. Axis Multi Developers Ltd transferred land measuring more or less 3.3 Katha or 5.44 decimal land in favour of present owner vide deed No- 7060 for the year 2015 of A.D.S.R.Durgapur

AND WHEREAS Subrata Sarkar purchased from Axis Multi Developers Ltd land measuring more or less 9 Katha or 14.85 decimal land vide deed No- 370 for the year 2015 and thereafter 9 Katha or 14.85 decimal land, Subrata Sarkar transferred the in favour of present owner by way of gift vide deed No- 1721 for the year 2016 of A.D.S.R.Durgapur and after that entire land is mutated by present owner in her own name in L.R. Record of Rights.

AND WHEREAS the Landowner desires to develop the described in the schedule below by construction of a multi-storied building up to maximum limit of floor consisting of as many as flats, shop, garages, etc. by taking permission of the Durgapur Municipal Corporation and/or and other concerned Authority/Authorities lack of sufficient times the Landowner could not be able to take any steps for the said development and as such

the Landowner is searching a Developer for the said Development works on the Schedule "A" mentioned land.

AND WHEREAS with this end in view, the Land owner approached to "SRI KRISHNA INFRASTRUCTURE & HOUSING (DGP) PVT. LTD." and offered them to undertake the jobs of construction of a multi-storied building on the said land as per sanctioned building plan and invest necessary funds in therein.

AND WHEREAS the Developer accepted the said proposal of land Owner as per terms and conditions mentioned below and whereas the Developer shall be permitted to raise construction of a multi-storied residential building on the said land and to make agreement to sell and/or to sell to intending buyers of the new building as may be deemed fit and proper by the Developer .

AND WHEREAS the Land Owner and the Developer have agreed to the above proposals and are desirous of recording the said agreement and various terms and conditions to avoid any misunderstanding later on. Hence the parties herein agreed and record in writing with details of such terms and conditions mutually agreed to by the parties herein as below :-

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY THE PARTIES AS FOLLOW:

BUILDING :- shall means maximum limit of floors consisting of as many as flats, ~~garages~~ garages etc. to be constructed according to the plan including any modification and/or addition sanctioned by the Durgapur Municipal Corporation duly approved by the from time to time and to be constructed on the "said property" more fully and specially and specifically described in the First Schedule written hereunder, and the said building hereinafter referred to as the SAID "BUILDING".

DEVELOPMENT AGREEMENT : Shall means the date of Execution of Agreement Between the Owner herein and the Developer herein relating to the development, promoter, construction, erection and building of building's at and upon the said premises and shall include all modification, alterations and changes, if any, made therein and all extensions, if any, thereof from time to time.

THE UNIT/FLAT: Shall mean any residential Unit/Flat or any other covered space in the Building which is capable of being exclusively owned, used and/or enjoyed. Shall mean any unit/flat in the Building's lying erected at and upon the schedule and the right of common use of the common portions apartment to the concerned Unit/flat and wherever the context so intends of permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

ARCHITECTS: Shall mean such Architect (s) whom the Developer may from time to time, appoint for execution of the development of the schedule mentioned land.

PROJECT: Shall mean the work of development undertake and to be done by the Developer here in respect of the premises in pursuance of the Development Agreement and / or any modification or extension. There of till such development, erect, promotion, construction and building of building at and upon the said premises be completed and possession of the completed Unit/s/Car Parking/Space/s/ and others be taken over by the Unit/Flat and occupiers.

LAND Shall mean ALL THAT land measuring more or less 20 Decimal situated at Mouza: Khatpukur , J.L No. 059, R.S Plot No. 236, L.R. Plot No. 167, L.R. Khatian No. 1140 under jurisdiction of Durgapur Municipal Corporation.

PLAN:- Shall mean the sanctioned and /or approved plan the buildings to be sanctioned by the Durgapur Municipal Corporation or any other authority or authorities and shall also include variations/ modification. Alterations therein that may be made by the Owner herein and /or the Developer herein. If any, as well as all revisions, renewals and extension thereof, if shall in relation to the Unit/Flat shall mean the plinth area of that Unit/Flat (including the area of bathroom, balconies & terrace, if any apartment there to and also the thickness of the walls (external or internal).the columns & pillars therein provided that if any wall, column or pillar be a pillar shall be include in each such Unit/Flat).

TITLE DEED : shall means the document' by virtue of which the Owner are become the absolute owned , seized and possessed otherwise well and sufficiently entitled the said property more fully described in the first schedule written hereunder.

SPECIFICATION: shall mean first class and good standard for construction and completion of the building more fully described in the schedule attached.

Owner's & Developer's Allocation:-

LAND OWNER'S ALLOCATION : the land owner allocation part 30% share of the construction area of allowing the Developer to develop the said land as stated in the schedule "A" herein below by raising the construction of a multi-building over the said land as per sanctioned building plan . Including Four wheelers parking space in the ground floor which is in the ratio of 70:30 of the proposed multi storied building as per building sanction plan of the of the construction area on the actual coverage / usage of the land in the project as per sanction plan duly approved by the Durgapur Municipal Corporation together with proportionate common areas and facilities of then said building.

DEVELOPER'S ALLOCATION: shall mean ALL THAT rest 70% construction area of the new building excluding the land owner share together with proportionate common areas and facilities of the said building to be construction as per sanctioned building plan duly approved by the Durgapur Municipal Corporation on the said land, excluding the land owner's allocation portion-which was mentioned above.

b) It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer, and /or mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration, money in regards to their respective share. Each Party shall have rights to negotiate their respective portion with common facilities to any intending purchaser.

c) That it is also agreed that if the total area of the land owner exceeds 30% then the landowner will refund the money of the excess area and vice versa as per present market value.

TIME PERIOD FOR COMPLETION OF CONSTRUCTION WORK : The Developer shall complete the proposed construction upon the land of the said premises within 30

months from the date of approved sanction plan with a grace period of 3 months. The time shall be the essence of this contract unless such time is mutually extended in writing by the parties for unforeseen reasons of circumstances beyond the control of the parties. In the event of any party to this agreement fails to perform their obligations herein the other party shall be entitled to specific performance of this agreement.

RIGHTS & LIABILITIES OF DEVELOPER AND OWNER

1. That after getting vacant possession of the said land the Developer shall make necessary arrangement for sanction of the plan for the construction of a building on the said land in the name of the land Owner at the Developer own costs from the Durgapur Municipal Corporation and for the same the land Owner shall render all sorts of assistances including by signing all the relevant necessary applications, papers and forms.

2. That the land Owner shall allow the Developer to construction a residential building on the said land in according to the plan to be sanctioned by the plan from the Durgapur Municipal Corporation the land Owner shall allow the Developer to Execute the work of construction smoothly without any interference and /or interruption after handing over the vacant possession of the said land, provided the developer observes and performed its obligations under this agreement.

3. That the land Owner herein hereby declared and confirmed to the Developer herein that she is the sole and absolute Owner of the land particularly described in the schedule 'A' herein below having good and marketable title free from all encumbrances, charges mortgage, claim and the land Owner herein has not made any kinds of agreement with any person or person regarding the Schedule 'A' mentioned property.

4. The Developer shall have full right and liabilities to settlement and manage all kinds of problems relating to the new construction of the said land.

5. That the Developer shall bear all costs for drawing and sanctioning of plan and payment of fees to the concerned corporation and shall do everything in getting the said plain sanctioned by the Durgapur Municipal Corporation.

6. That the Developer shall be at liberty to enter in to agreement with prospective buyers of the several flats in the proposed building constructed by the Developer to receive all the sale proceeds thereof and Owner shall not have any claim whatsoever on the same or any part thereof.

7. That the Developer shall pay the all Government rents and taxes from the date of handing over possession of the said plot of land by the land Owner and the land Owner shall be liable for proportionate taxes and rents to the Governments only in respect of their share as mentioned above as owner's allocation upon getting possession of their share of allocation of the building.

8. That the Developer shall be at liberty to negotiate for and finalize sale / transfer on or in any manner of the total area with any prospective buyers or financier before or in course of construction together undivided proportionate share of land on "which said multi storied building will be constructed and common passage, space and all other common facilities and amenities of such consideration and on such terms and condition and with such person or persons as the Developer shall think fit and proper. It is clearly

agreed and declare that consideration money for such transfer as aforesaid including earnest money or initial payment or part payments, full payment thereof shall be received by and belong absolutely to the Developer and the Owner shall not be entitled to any portion thereof except the Owner's allocated portions.

9. That as and from the date of delivery of possession the land Owner herein, shall also be responsible to pay and bear and shall pay to the Developer/Flat Owner's Association the service charge for the common facilities in the new building payable in respect of the Owner's Allocation such charge is to include proportionate share of premium for the insurance of the building, water, fire and damaging charges and taxes. Light, sanction and maintenance, occasioned repair and renewal charges for bill collection and management of the common facilities, renovation, replacement, repair and maintenance charges and expenses for the building and of all common wiring pipes, electrical and mechanical installation, appliances, stairway and other common facilities whatsoever as may be mutually agreed from time to time.

13. Be it specifically mentioned herein that legal heirs and successors of the parties shall remain bound to abide by all the terms and conditions mentioned in this agreement if any of them expire during this stipulated period other party and to receive, accept any consideration money in regards their respective share. Each party shall have right to negotiate their respective portion with common facilities to any intending purchasers.

14. That on completion of the entire construction of the proposed building on the schedule 'A' land in pursuance of the agreement, the Developer shall give notice to the Durgapur Municipal Corporation of such completion duly counter signed by the Licensed Building Architect to issue Completion Certificate in regard to the said proposed building.

15. It is hereby agreed that either party shall be free to sell, transfer and/or mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other.

16. That the Land Owner herein all hereby agree and convents with the Developer herein not to cause any interference or hindrance in the construction of the said building at the said premises by the Developer except the Owner's Allocation portions of the said building. If any interference is caused by the Owner or their or agents and legal representatives causing hindrances or impediments to such construction the Owner herein will be liable to repay the entire amount invested by the Developer along with damages and interest @ 18% per annum on the amount invested by the Developer herein.

17. That the Land Owner herein all hereby convent with the Developer herein not to do any act, deed or things whereby the Developer herein may be prevented from selling, assigning and /or disposing of any of the Developer's allocation /portion in the said building at the said premises in favor of the intending buyers of flats in the said building. The Owner Future gives undertaking for and on behalf of their respective heirs, agents and legal representatives for similar act their own liability and responsibility.

18. That the Land Owner herein do hereby declare that no part of the said Schedule "A" mentioned property is subject to any order of acquisition and/or requisition nor any nor any notice of acquisition or requisition has been served upon the Owner herein.

19. That the Land Owner herein future declare that the said schedule "A" mentioned property has not been subject to any notice of attachment under public demands recovery act or for payment of Income Tax and Municipal Taxes or any statutory dues or attached in respect of any suit.

20. That the Land Owner herein hereby undertake that the Developer herein shall be entitled to the said construction and shall enjoy or may sell out it's allocated portions without any interference or disturbances on the part of the Land Owner herein and the Land Owner herein shall also not able to claim any amount from the sale proceeds of the flats under the Developer's allocation of the said building and the same shall be appropriated by the Developer herein.

21. That neither party shall use or permit to the respective allocation in the said building or any portion thereof carrying on any obnoxious, illegal and immoral trade or activity nor use thereof for any purpose, which may cause any nuisance or hazard to the other occupiers of the building.

22. That neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.

23. That both parties shall abide by all laws, bye-laws, rules and regulation of the Government statutory bodies and/or local bodies as the case may be and shall attend to answer and be responsible for any deviation, violation and /or breach of any of the said laws, byelaws and regulation.

24. That the Land Owner shall permit the Developer and it's servants and agents with or without workman and other at all reasonable times to enter into and upon their allocation and every part thereof for the purpose of maintenance or repairing any part of the building and /or for the purpose of repairing, maintaining, cleaning, lighting and keeping in order the purpose of pulling down maintaining, repairing and testing drainage and pipes electric wires and for any similar purpose.

25. That the Land Owner hereby agree and covenant with the developer herein, that the Land Owner herein not to cause any interference or hindrance in the construction of the building by the Developer and they will not to let out, grant, lease, mortgage and/or charge the said property or any portion thereof without the consent in writing of the Developer during the period of construction.

26. That it is further specifically agreed that a notice addressed to either party by a registered post shall be deemed to be a valid notice duly served upon the parties.

27. That the Land Owner hereby undertake that the Developer shall be entitle to the said construction and shall enjoy its allocated space without any interference or disturbance and name of the building shall be given by the Developer in due course.

28. That the Land Owner herein and the Developer herein entered in to this agreement as a contract and under no circumstances this shall be treated as partnership by and between the parties and /or an association of persons.

29. That immediately after possession of the said schedule "A" mentioned property be given by the Land Owner herein, the Developer herein shall be entitled to start construction of the said building at the said schedule "A" mentioned property in accordance with the sanctioned building plan.

30. That the Land Owner shall delivers all the Original copies of the relating to the said land to produce original documents before any authority for verification.

31 That if the Owner herein likes or intend to do extra work inside in their allotted flat apart from the schedule "B" mentioned herein below then the same should be done at their own cost without replacing the original structure of the building.

32. The Owner shall simultaneously with execution of this Agreement execute Power of Attorney in favour of the Developer and / or its duly appointed/ authorized nominee or nominees in form as required by the Developer, to enable it to carry on development and construction of the building, enter in to Agreements for sale and other documents or otherwise deal with the residential and as well as the undivided proportionate interest in the land of the said plots appertaining to the said space, receive consideration money, execute receipts/all documents in connection therewith. The agreements entered into by the Developer on behalf of the Owner on the strength of the said power of Attorney in terms of this Agreement shall be binding on the Owner. The Owner further agree that they will not revoke the Power of Attorney during the subsistence of this Agreement.

33. The Developer shall abide by all laws, bye-laws rules and regulations of the appropriate Government and local bodies relating to Development of the said plots and to be observed by it in favour of this Agreement and shall attend to answer and be responsible for any deviation violation and /or breach of any of the said laws, bye-laws, rules and regulation. The Developer hereby agrees to keep the Owner saved harmless and indemnified against all punitive actions. Loss, damage, accidents, mishaps, liabilities, fines, penalties, compensation, costs charges and expenses, resulting due to omission, non compliance, lapses or violations of any law, bye-law, rules and regulations concerning the Development of the said premises and any accident or mishap arising out of faulty design, construction or /workmanship and arising as a result of the acts and omissions of the Developer PROVIDED HOWEVER that in carrying out all of the obligations of the Developer as aforesaid, the Owner will without any claim or demand, sign and execute all necessary papers and applications as may be required by the Developer and render their active cooperation and assistance in getting and keeping valid all such consents and the Owner agree not to do or cause to be done any act or thing, which will render invalid or make liable to be rendered invalid any such consents. The Developer shall be entitled to construct the building structure the sanctioned plan thereof without any hindrance or obstruction from the Owner or any person claiming through or under trust for them.

35. Construction will be as per structural drawing which is approached by the DMC.

36. Force Majure shall mean and include flood, earthquake, riot war storm tempest, civil commotion, strike non-availability of labors and /or building materials and/or any other or further commission beyond the reasonable control of the Developer.

ARBITRATION: All the dispute and differences between the parties and or their successors in interest in any way relating to and /or connected with the premises

and/or the said residential flat and /or this agreement shall be referred to the sole Arbitration of a person to be nominated by the parties. Such arbitration shall other wise be in accordance with the Arbitration Act,1996 .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.

SCHEDULE- "A" (DESCRIPTION OF LAND)

THE SCHEDULE ABOVE REFERRED TO

Within the District of Burdwan presently Paschim Bardhaman Land measuring about **20 (Twenty) Decimal** under Durgapur Municipal Corporation, Sub-Division and Police Station- Kanksa, Sub-Registry Office- A.D.S.R, Durgapur under **Mouza: Khatpukur, , J.L No. 059, R.S Plot No. 236, L.R. Plot No. 167, L.R. Khatian No. 1140,.**

That the Land is and butted and bounded by-

ON THE North – Plot No. 235

ON THE South – Nala

ON THE East- Plot No. 236

ON THE west- 30 Ft. Road

SCHEDULE-"B" (BRIEF SPECIFICATION)

FOUNDATION	R.C.C foundation
STRUCTURE	R.C.C. super structure with Grade-1 quality Materials
BUILDING WALL	Brick wall with A-1 brickfield 6" thick in Outer wall and 5"/3" thick partition wall inside of Room.
EXTERNAL FINISH	*Cement/wall putty based paint over plaster.
INTERNAL FINISH	Cement plastered finish with plaster of Paris/ wall putty.
DOORS	Good quality with Saal wood framed and Complete Teak wood door for main entrance

	<p>And Flash door inside the Flat, fittings for all Doors with locks.</p>
<p>WINDOWS</p>	<p>Aluminum sliding windows finished with good Quality glass, Steel Windows only for Both kitchen & toilet with M.S Grill fittings.</p>
<p>FLOORING</p>	<p>Vitrified Tiles/Marble flooring with 4" skirting Glazed Tiles up to 6 ft. in Toilet and Marble Floor in both Kitchen and Toilets.</p>
<p>KITCHEN</p>	<p>Marble/Tiles flooring, Granite/Green Polish Top Stone Table with 3" ft Glazed tiles above Table, one sink with black stone with I S I Standard Tap and one aqua guard point.</p>
<p>SANITARY & PLUMBING</p>	<p>Toilet Indian type I S I standard O.T. Pan/I S I standard E.W.C system commode, Reliance P.V.C flush, one wall setting I S I standard Shower and two I S I standard taps in the Bathroom. Flat concealed G.I Pipe lines with Two taps and basin</p>
<p>ELECTRICITY</p>	<p>Concealed copper wiring with Finolex/ Haviels Wires, seimens MCB system with modular Switch, one fan point, two light points, five Amps. Plug point each in bed room and dining space, Same as extra one 15 Amp point if required.</p> <p>One exhaust point, one light point in both Kitchen and bathroom, one aqua guard point And one 5 Amp. Plug point extra in kitchen. T.V point in Dining room, one bell point on Front side of the Main Door.</p>
<p>Lift</p>	<p>Lift to be installed of this proposed apartment with slandered quality.</p>

Handwritten signature/initials

It is hereby declared that passport size photograph and finger prints of both hands of Land Owner & Developers are hereby attested in an additional page being nos. 1A and the same will be treated as a part of this deed.

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

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

Lily Sarkar

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESSES:

① Swajit Mondal
Shri Mahasujan Mondal
vill - Aagotpur, D.P. 15
P.S - Chakraborty, Dist. Bardhaman
presently residing Barshaman

② Dinkar Sarkar
4+ S.S. Sarkar
10/14 Vidyapati Rd.
D.P. 5

SRI KRISHNA INFRASTRUCTURE
& HOUSING (DGP) PVT. LTD.

Subhasis Roy
Director

SRI KRISHNA INFRASTRUCTURE
& HOUSING (DGP) PVT. LTD.

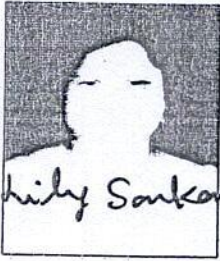










Debasish Roy
Director












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












Subrata Mukherjee

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation  <i>Lily Sarkar</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Lily Sarkar</i>				

Signature of the Executants/presentation  <i>Subhasis Ray</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Subhasis Ray</i>				

Signature of the Executants/presentation  <i>Debasish Ray</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Debasish Ray</i>				

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
	Signature:-				







Government of West Bengal

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



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

Signature / LTI Sheet of Query No/Year 02060001233730/2018

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt LILY SARKAR Kajora Gram, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713338	Land Lord	 Lily Sarkar	 585	Lily Sarkar 6/8/2018
2	Mr SUBHASIS RAY No. 1 Salbagan Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213	Represent ative of Developer [SRI KRISHNA INFRASTR UCTUR E AND HOUSING DGP PRIVATE LIMITED]	 Subhasis Ray	 586	Subhasis Ray 6/8/2018

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr DEBASISH RAY No. 1 Salbagan Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213	Representative of Developer [SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED]	 587 Debasish Ray		Debasish Ray 06/08/18
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, P.O:- Angadpur, P.S:- Coke Oven, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713215	Smt LILY SARKAR, Mr SUBHASIS RAY, Mr DEBASISH RAY		Surjit Mondal 6/8/18	

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

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

GRN: 19-201819-027130364-1 Payment Mode Online Payment
GRN Date: 05/08/2018 13:45:24 Bank : AXIS Bank
BRN : 8386246 BRN Date: 05/08/2018 13:45:54

DEPOSITOR'S DETAILS

Id No. : 02060001233730/3/2018
[Query No./Query Year]
Name : SUBHASIS RAY DEBASISH RAY
Contact No. : Mobile No. : +91 7478147639
E-mail :
Address : NO 1 SALBAGAN ROAD BENACHITY DURGAPUR718213
Applicant Name : Mr SUBRATA MUKHERJEE
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	02060001233730/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	02060001233730/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	14

In Words : Rupees Two Thousand Twenty Four only

Total

2024

Major Information of the Deed

Deed No :	I-0206-05227/2018	Date of Registration	18/09/2018
Query No / Year	0206-0001233730/2018	Office where deed is registered	A.D.S.R. DURGAPUR, District: Burdwan
Query Date	31/07/2018 1:37:44 PM	Registration Fee Paid	Rs. 14/- (Article:E, E)
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434646560. Status :Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Set Forth value	Rs. 1/-		
Stampduty Paid(SD)	Rs. 7,010/- (Article:48(g))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Market Value	Rs. 50,00,000/-		

Land Details :

District: Burdwan, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur), Mouza: Khatpukur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-167	LR-1140	Bastu	Baid	20 Dec	1/-	50,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					20Dec	1 /-	50,00,000 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt LILY SARKAR (Presentant) Wife of Mr SUBRATA SARKAR Kajora Gram, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713338 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKQPS6476A. Status :Individual, Executed by: Self, Date of Execution: 06/08/2018 , Admitted by: Self, Date of Admission: 06/08/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/08/2018 , Admitted by: Self, Date of Admission: 06/08/2018 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED Shalbagan Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.:: AAQCS1283A, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-0206-05227/2018-18/09/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUBHASIS RAY Son of Late RAM GOPAL RAY No. 1 Salbagan Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADJPR8196C Status : Representative, Representative of : SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED (as DIRECTOR)
2	Mr DEBASISH RAY Son of Late RAM GOPAL RAY No. 1 Salbagan Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGRPR8799L Status : Representative, Representative of : SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, P.O:- Angadpur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713215, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt LILY SARKAR, Mr SUBHASIS RAY, Mr DEBASISH RAY	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt LILY SARKAR	SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED-20 Dec


Endorsement For Deed Number : I - 020605227 / 2018

Major Information of the Deed :- I-0206-05227/2018-18/09/2018

On 02-08-2018

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 50,00,000/-


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

On 06-08-2018

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

Presented for registration at 17:23 hrs on 06-08-2018, at the Private residence by Smt LILY SARKAR ,Executant.

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

Execution is admitted on 06/08/2018 by Smt LILY SARKAR, Wife of Mr SUBRATA SARKAR, Kajora Gram, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713338, by caste Hindu, by Profession House wife
Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk


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

Execution is admitted on 06-08-2018 by Mr SUBHASIS RAY, DIRECTOR, SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED (Private Limited Company), Shalbagan Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-08-2018 by Mr DEBASISH RAY, DIRECTOR, SRI KRISHNA INFRASTRUCTURE AND HOUSING DGP PRIVATE LIMITED (Private Limited Company), Shalbagan Road, P.O:- Benachity, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk


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

Major Information of the Deed :- I-0206-05227/2018-18/09/2018

On 23-08-2018

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2018 1:45PM with Govt. Ref. No: 192018190271303641 on 05-08-2018, Amount Rs: 14/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 8386246 on 05-08-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/08/2018 1:45PM with Govt. Ref. No: 192018190271303641 on 05-08-2018, Amount Rs: 2,010/-, Bank:
AXIS Bank (UTIB0000005), Ref. No. 8386246 on 05-08-2018, Head of Account 0030-02-103-003-02



Abhijit Chatterjee

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

On 18-09-2018

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

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 7919, Amount: Rs.5,000/-, Date of Purchase: 31/07/2018, Vendor name: Jitendra Nath Mondal



Abhijit Chatterjee

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

Major Information of the Deed :- I-0206-05227/2018-18/09/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 94751 to 94773

being No 020605227 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.09.18 16:56:34 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 18-09-2018 16:56:10
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)