



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

H 742472

DEVELOPMENT AGREEMENT

1/11/23
1704/23
Query No. 2000607585/23

verified the the Decree
is admitted to Registration the
Signature Sheet and the Endr-
app. note attached and the
No. note in the Part of the

QUERY NO. : 2000607585/2023
DISTRICT : Paschim Bardhaman
MOUZA : Gopinathpur
P.S. : Coke Oven
AREA OF LAND : 30 Decimal

20 APR 2023

[Handwritten signature]
TR.

Sl No. 1194 Date 13/04/2023
Scheme DRS Housing
Address Durgapur-12
Value of Stamp 5000
Date of Purchase of the stamp
Paper from Treas
Name of the from

21153 003

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No. 1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

17 APR 2023

THIS DEVELOPMENT AGREEMENT IS MADE ON 17th DAY OF APRIL, 2023;

BETWEEN

(1) **SMT. RITAM DAS [PAN - AZQPD4488E]**, Wife of Sri. Sibnath Das, by Faith-Hindu, by Occupation-Business, by nationality Indian, Resident of Arrah, Kalinagar, P.O- Arrah, P.S- Kanksa, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, (2) **SRI. GOUTAM DUTTA [PAN - ACRPD9311Q]**, Son of Late Bholanath Dutta, by Faith-Hindu, by Occupation-Business, by nationality Indian, Resident of D-230, Shastri Avenue, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, (3) **SMT. SUBARNA DUTTA [PAN - ACRPD8397G]**, Wife of Sri. Goutam Dutta, by Faith-Hindu, by Occupation- House wife, by nationality Indian, Resident of D-230, Shastri Avenue, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, hereinafter referred to and called "**OWNER**", (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**.

AND

"**DRS HOUSING**" [PAN-AASFD0584G] a Partnership firm, having its Registered office at D-270, Eagle Street, P.O.- Bidhannagar, New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, represented by its Partner (1) **SRI. GOUTAM DUTTA [PAN - ACRPD9311Q]**, Son of Late Bholanath Dutta, by Faith-Hindu, by Occupation-Business, by nationality Indian, Resident of D-230, Shastri Avenue, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, (2) **SMT. SUBARNA DUTTA [PAN - ACRPD8397G]**, Wife of Sri. Goutam Dutta, by Faith-Hindu, by Occupation-Business, by nationality Indian, Resident of D-230, Shastri Avenue, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, (3) **SRI. SWAPAN KUMAR SAIN [PAN-AMBPS8712J]**, S/o. Late Dhaneswar Sain, by faith Hindu, by occupation Business, Nationality Indian, resident of R.B. Bose Road, Berh More, Sripally, P.O.- Sripally, P.S.-Bardhaman, District- Purba Bardhaman, State- West Bengal, India, PIN-713103, (4) **SMT. KABERI SAIN [PAN - ALOPS0326A]**, Wife of Mr. Swapan Kumar Sain, by Faith-Hindu, by Occupation-Business, by nationality Indian, Resident of R.B. Bose Road, Berh More, Sripally, P.O.- Sripally, P.S.- Bardhaman, District- Purba Bardhaman, State- West Bengal, India, PIN-713103, the "**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**.



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NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

Subject Matter of Agreement

1. Development and Construction of Building on scheduled Property: Terms and conditions agreed between the Owner and the Developer /Contractor with regard to development and construction of a multistoried Building at the scheduled premises in **R.S. Plot No. 1403** (L.R. Plot No. 3057, 3061, 3064, 3065, 6606, 6607, 6608, 6617, 6612, 6618, 6636, 6637, 6620, 6637/7213) measuring area 30 decimal; Classification- Bastu, situated within Dist. Paschim Bardhaman under Asansol Durgapur Development Authority, ward No. 28 of Durgapur Municipal Corporation, Police Station- Coke Oven, Sub-Registration office Durgapur, Mouza-Gopinathpur; (Scheduled / Said- Property).

2. Representations, Warranties and Background:

2.1. **Owner's Representations:** The Owner has represented and warranted to the Developer as follows:

a) **Ownership of Said Property:** This property originally belonged to Brajendranath Chatterjee son of Late Ramgoti Chatterjee and said Brajendranath Chatterjee died leaving behind his three son namely Bhlonath Chatterjee, Sambhunath Chatterjee & Taraknath Chatterjee and Meanwhile Bholanath Chaterjee and his wife Ashalata Chatterjee died leaving behind their two son namely Prasanta Chatterjee & Rajib Chatterjee as their legal heirs and Sambhunath Chatterjee died leaving behind his wife Sefali Chaterjee as his legal heirs and therefore Taraknath Chatterjee, Prasanta Chatterjee , Rajib Chatterjee & Sefali Chaterjee become legal heirs of said Brajendranath Chatterjee and they become joint owner and possessor of the schedule mentioned land as per law of inheritance and mutated their name in L.R.R.O.R.

WHEREAS 5 decimal land of Mouza- Gopinathpur , R.S. Plot No-1403 corresponding L.R. Plot No- 3057, 3061, 3064, 3065, 6607, 6608, 6620, 6637/7213, transferred by Prasanta Chatterjee son of Late Bhlonath Chatterjee by way of sale in favour of Mrs. Subarna Dutta wife of Goutam Dutta vide deed No- 4105 for the year 2020 of A.D. S.R. Durgapur.

WHEREAS 5 decimal land of Mouza- Gopinathpur, R.S. Plot No-1403 corresponding L.R. Plot No- 6617, 6618, 6636, 6637 transferred by



Sefali Chaterjee wife of Late Sambhunath Chatterjee by way of sale infvaour of Mr. Goutam Dutta son of Late Bholanath Dutta vide deed No- 3886 for the year 2017 of A.D. S.R. Durgapur.

WHEREAS 5 decimal land of Mouza- Gopinathpur, R.S. Plot No-1403 corresponding L.R. Plot No- 6608 transferred by Taraknath Chatterjee son of Late Brajendranath Chatterjee by way of sale infvaour of Mrs. Subarna Dutta wife of Goutam Dutta vide deed No- 3891 for the year 2017 of A.D. S.R. Durgapur.

WHEREAS 5 decimal land of Mouza- Gopinathpur, R.S. Plot No-1403 corresponding L.R. Plot No- 6608 & 6612 transferred by Taraknath Chatterjee son of Late Brajendranath Chatterjee by way of sale infvaour of Mr. Goutam Dutta son of Late Bholanath Dutta vide deed No- 3734 for the year 2017 of A.D. S.R. Durgapur.

WHEREAS 5 decimal land of Mouza- Gopinathpur, R.S. Plot No-1403 corresponding L.R. Plot No- 6606 transferred by Rajib Chatterjee son of Late Bholanath Chatterjee by way of sale infvaour of Mrs. Subarna Dutta wife of Goutam Dutta vide deed No- 5258 for the year 2020 of A.D. S.R. Durgapur.

WHEREAS 5 decimal land of Mouza- Gopinathpur, R.S. Plot No-1403 corresponding L.R. Plot No- 6637 transferred by Sefali Chaterjee wife of Late Sambhunath Chatterjee by way of sale infvaour of Mrs Ritam Das wife of Sri Sibnath Das vide deed No- 3892 for the year 2017 of A.D. S.R. Durgapur, after purchasing the land, landowners mutated their name in L.R.R.O.R. and converted the land to Bastu.

b) Rights of Owner: The Owner seized and possessed of and well and sufficiently entitled to the Said Property. Save as mentioned herein, no person other than the Owner has any manner of right, title, interest, claim or demand of any nature whatsoever in the Said Property or any part thereof and there are no outstanding claims or demands between the Owner and any third party and thus the entirety of the Said Property is free from all encumbrances, liens, mortgages, charges, *Lis pendens*, trusts, *debottors*, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments whatsoever or howsoever in nature.

c) No Express or implied Mortgage: Neither the title deeds nor any other documents in respect of the Said Property or any part thereof have

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been deposited in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise.

d) No Previous Agreement: The Owner has not dealt with the Said Property in any manner, nor created any right, title or interest therein in favour of any third party in any manner whatsoever or howsoever and has not entered into, been party to any agreement of any nature whatsoever, including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Property.

e) No Disputes Relating to Statutory Outgoings: The Said Property is free from any land charge and all statutory outgoings in respect thereof including land revenue, have been paid in full by the Owner till the date of this Agreement.

f) No Covenants and Restrictions: The Said Property is not subject to any covenants, restrictions, stipulations, easements, rights of pre-emption, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same.

g) Easements Unrestricted: No right or easement appurtenant to or benefiting the Said Property is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the Said Property.

h) No Boundary Dispute: The entirety of the Said Property is butted and bounded and there is no manner of boundary dispute in respect thereof.

i) No Legal Proceeding: (1) There is no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, initiated, made, existing, pending, threatened or anticipated in respect of the Said Property or the Owner which may, in any manner prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, omission or transaction stated hereunder nor is there any threat of any such proceedings (2) There are no unfulfilled or unsatisfied judgement, attachments, Court orders, debts, notice in respect of the Said Property or the Owner (3) There is no order


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of any Court or any other statutory authority prohibiting development, sale, transfer and/or alienation of the Said Property and (4) There is no suit, action, litigation, investigation, claim, complaint, grievances or proceedings, appeals or applications for review, which are in process or pending against or relating to the Said Property or the Owner and the Owner is not engaged, whether as plaintiff, or defendant or otherwise, in any litigation, criminal or arbitration proceedings before any court, tribunal, statutory or governmental body, department, board or agency and no litigation, criminal or arbitration proceedings are pending by or against the Owner and there are no facts which are likely to give rise to the same or to proceedings in respect of which the Owner would be liable to indemnify any person concerned.

j) Status of Possession: Save as mentioned herein, the Said Property is and shall continue to be in the khas, vacant, peaceful, physical and absolute possession of the Owner and no third party or parties have or had or has ever claimed or acquired any manner of right, title or interest over or in respect of any part or portion of the Said Property, by way of adverse possession or otherwise.

k) Owner has Marketable Title: The Owner has good, free, clear, marketable, bankable and transferrable right, title and interest in the Said Property, free from all encumbrances of any and every nature whatsoever save as mentioned herein. The Owner shall at his own cost and responsibility keep his title in the Said Property good, free, clear, marketable, bankable and transferrable, till the completion of the Project (defined in Clause 5.3 below)

2.2 Developer's Representations: The Developer has represented and warranted to the Owner as follows:

a) Infrastructure, Expertise and Financial Capacity of Developer: The Developer is carrying on business of civil construction and development of real estate and has necessary infrastructure and expertise in this field and the Developer has the necessary financial capacity to carry out the entire process of development / construction and at no point of time shall take plea that the Project cannot be carried out due to lack of financial capacity.

b) Developer has Authority: The Developer has full authority to enter into this Agreement and appropriate authorizations to that effect exist.


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c) **Decision to Develop / construct** : The Owner decided to have the Said Property developed into multistoried building and pursuant thereto discussions were held with the Developer for taking up the development and construction of multistoried building at the Said Property by constructing a cluster of ready-to-use residential buildings of mutually decided height with car parking spaces, specified areas, amenities and facilities to be enjoyed in common areas and land (collectively Said Complex) and commercial exploitation of the Said Complex for the benefit of the Parties hereto (such development and construction of multistoried building collectively Project) by selling the flats/parking spaces and amenities in the Said Complex (Units) to prospective buyers.

d) **Finalization of Terms Based on Reliance of Representations:** Pursuant to the above and relying on the representations made by the Parties to each other, final terms and conditions for the Project are being recorded by this Agreement.

3. Basic Understanding

a) **Development of Said Property by Construction of multistoried residential building of Said Complex:** The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the Said Complex on principal to principal basis, with (1) specified inputs and responsibility sharing by the Parties as mentioned herein and (2) exchange with each other of their specified inputs as mentioned herein.

b) **Building Plans:** The Said Complex shall be constructed in accordance with architectural plans (Building Plans) which will be prepared by the Developer by such Architect as be decided by the Developer and after approval of the Building Plans by the Owner, the Developer shall submit the same to Durgapur Municipal Corporation and other statutory authorities concerned with sanction (collectively Planning Authorities) and obtain sanction/permission, in the manner mentioned in this Agreement.

c) **Costs of Development / construction etc.:** The Developers shall bear and pay all costs and expenses of and relating to construction of the Said Complex and shall have absolute right and full authority to appoint sub-contractors, agents, sub-agents etc.



4. Appointment and Commencement

a) **Appointment and Acceptance:** The Parties hereby accept the Basic Understanding between them and the conditions precedent as recorded in Clause 3 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the Owner hereby appoints the Developer as the Developer of the Said Property with right to execute the Project. The Developer hereby accepts the said appointment by the Owner.

b) **Commencement and Tenure:** This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this agreement shall remain valid and in force all till all obligations of the Parties towards each other stand fulfilled and performed.

5. Sanction and Construction:

a) **Sanction of Building Plans:** Building Plan already sanctioned by Durgapur Municipal Corporation.

b) **Architect and Consultants:** The Developer shall pay all costs, charges and expenses of the Architect and other consultants in connection with construction work of the Project including professional fees and supervision charges and the Owner shall have no liability or responsibility thereof.

c) **Construction of Said Complex:** The Developer shall commence the construction work of the Said Complex after receiving all necessary approvals for commencement of construction. The Developer shall, at its own costs and expenses, construct, erect and complete the Said Complex in accordance with the sanctioned Building Plans. Such construction shall be as per specifications described in the 4th Schedule below, common to all Units of the Said Complex (Specifications).

e) **Completion Time:** With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall construct, erect and complete Said Complex within Three years (36 months) from date of execution of this agreement with a grace period of 6 (six) months, subject to Force Majeure as defined in Clause 20 below (Completion Time). In this regard it is clarified that the Completion Time shall include submission of completion certificate but shall not include the time required for obtaining Completion certificate from DMC — the Said

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Complex shall be deemed to be completed if completion certificate is submitted by the Architect to DMC wherein all construction will have to have been completed as per details of the sanctioned plan. If the project is not completed within 42 months then the landowners shall be entitled to get Rs.10, 000/- (Rupees Ten Thousand) only per month as demurrage for delayed period.

f) **Common Portions:** The Developer shall, at its own costs, install and erect in the Said Complex the common areas, amenities and facilities such as stairways, solar energy panels (if possible) firefighting apparatus, passages, driveways, common lavatory, electric meter space, pump room, reservoir, overhead water tank, water pump and motor, drainage connection, sewerage connection, soak pit (water recycling plant if possible) and other facilities required for establishment, enjoyment, maintenance and management of the Said Complex etc. For permanent electric connection to the Units, the Transferees shall pay the deposits demanded by West Bengal State Electricity Board and/or other agencies. It is clarified that the expression Transferees includes the Owner and the Developer/ contractor, to the extent of unsold Units comprised in the Owner's Allocation and the Developer's/ contractor's Allocation. It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Transferees (including Transferees of the Owner's Allocation) (i) charges for electric equipment and cabling (ii) charges for generator, water connection and other amenities and facilities and (iii) charges for maintenance.


g) **Temporary Connections:** The Developer shall be authorized in the name of the Owner to apply for and obtain at the costs of the Developer/ contractor, temporary connections of water, electricity, drainage and sewerage.

h) **Modification:** Any amendment or modification to the Building Plans may be made or caused to be made by the Developer, after discussion with, and approval of, Owner.

i) **Co-operation:** Neither Party shall indulge in any activities that may be detrimental to the Project and/or may affect the mutual interest of the Parties. The Owner shall provide all cooperation that may be necessary for successful completion of the Project.






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6. Possession and Title Deeds

a) **Possession of Said Property:** For the purpose of carrying out the development in terms of this Agreement, the Owner has already inducted the Developer as a licensee in respect of scheduled / said property.

b) **Deposit of Title Deeds:** The Developer shall be entitled to take delivery of the said original land record from the Owner for production thereof before authorities, banks etc. and subject to the provisions of Clause 9(a) below, will have to return the same to the Owners. The said original record will not be mortgaged by the Developer in favour of any banks and/or financial institutions and/or any other persons, save and except as required for the purposes of the Project, in the manner mentioned in Clause 10 below. On completion of the Project, the Contractor / or Owner (as the case may be) shall handover the original title record and all link deeds to the Association of Transferees of Units.

7. Powers and Authorities

a) **Development Power of Attorney:** The Owner shall grant to the Developer and/or its nominees a Development Power of Attorney relating to the Said Property for the purposes of (i) getting the Building Plans sanctioned/revalidated/modified/alterd by the Planning Authorities in terms of this Agreement (ii) construction of the Said Complex in terms of this Agreement.(iii) getting /availing water connection / electricity connection & other necessary arrangement for completion of the project as per terms of Agreement. (iv) bookings and entering into agreements for sale of the Units comprised in the Developer's Allocation and Development Power of Attorney shall be executed by the Owner within one month from this Development Agreement.

c) **Further Acts:** Notwithstanding grant of the Development Power of Attorney, the Owner hereby undertakes that he shall execute, as and when necessary, all papers, documents, plans etc. that may be necessary for enabling the Developer to perform all obligations under this Agreement.

8. Owner's / Developer's Consideration

a) **Owner's Allocation:**

Shall mean of flats and parking space of the proposed building as per sanctioned plan which is particularly mentioned and described in the Second Schedule.



b) Benefit Arising Out Of Project:

Shall mean Rs. 72,00,000/- (Rupees Seventy Two Lac) Only paid by the Developer to Land Owner within 36 month from the date of this agreement.

C) Developer's Allocation:

Entire building save and except the area mentioned in Landowners Allocation.

Any unsold unit/s shall be retained by the owner or developer, as per allocation outlined above, and dealt with at their discretion respectively.

9. Financials

a) Project Finance: The Developer may arrange for financing of the Project (Project Finance) by a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of the Developer's Allocation and construction work-in-progress/receivables to the extent pertaining to the Developer's Allocation. There will be clear understanding that no corporate or personal guarantee of the Owner is being given and the Banker shall have no right of recovery against the Owner and the Owner's Allocation. For this purpose, the Owner shall execute necessary documents through its delegated authority as contained in the General Power Of Attorney and if required by the Banker, the Owner shall join as consenting party to create a charge in favour of Banker for availing such Project Finance.

10. Possession to Transferees:

If at the end of the Project, there are any unsold Units in the Owner's Allocation, then the Developer shall handover the same to the Owner, complete in all respect after receiving payment for generator, water connection and other amenities and facilities. In this regard it is clarified that upon completion of the Project, the Developer shall give 15 (fifteen) days' notice to the Owner for taking possession and thereafter the Developer will be free to deliver possession and register conveyances of the Developer's Allocation, irrespective of possession being taken by the Owner.



11. Municipal Taxes and Outgoings

a) **Relating to Period Prior to Agreement:** All municipal taxes, land revenue and outgoings (collectively Rates) on the Said Property relating to the period till the date of this Agreement shall be borne, paid and discharged by the Owner. It is made specifically clear that all Rates outstanding upto such date shall remain the liability of the Owner and such dues shall be borne and paid by the Owner as and when called upon by any statutory authority.

b) **Relating to Period After Agreement:** All Rates on the Said Property relating to the period after the date of this Agreement shall be borne, paid and discharged by the Developer. It is made specifically clear that all Rates outstanding after such date shall remain the liability of the Developer and such dues shall be borne and paid by the Developer, till the Project is completed.

c) **Relating to Period After Completion of Project:** After completion of the Project, the Parties shall bear and pay the Rates applicable to the unsold portions of their respective allocations while the Transferees shall pay the Rates applicable to their respective Units.

12. Post Completion Maintenance

a) **Maintenance:** The Developer shall frame a scheme for the management and administration of the Said Complex and/or Common Portions thereof.

b) **Maintenance Charge:** As and from the date of possession of various phases of the Said Complex is delivered (Possession Date), the concerned Transferees and the Owner and the Developer (in respect of unsold Units allocated to them) shall become responsible for payment of all charges and taxes thereon for maintenance and upkeep of the Common Portions and facilities in the Said Complex (Maintenance Charge). The Maintenance Charge shall be fixed by the Developer and till such maintenance job is handed over to a Society/Association and/or any other organization, the Developer shall collect the Maintenance Charge.

13. Common Restrictions

a) **Applicable to Both:** The Owner's Allocation and the Developer's Allocation in the Said Complex shall be subject to the same restrictions as are applicable to ownership buildings as may be pertinent for



respective portions, intended for common benefit of all occupiers of the Said Complex.

14. Obligations of Developer

a) **Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within Five (5) years from the date of execution of this agreement, unless extended in writing by the land owner.

b) **Meaning of Completion:** The word 'completion' and its grammatical variants shall mean habitable and tenantable state with adequate water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Units ready-for-use and occupation Completion Should Mean Possession And Application For Completion Certificate wherein all construction will have to be completed as per details of the sanctioned plan.

c) **Compliance with Laws:** The execution of the Project shall be in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure proper compliance.

d) **Construction at Developer's Risk and Cost:** The Developer shall construct the Said Complex at its own cost, risk and responsibility, by adhering to the Building Plans and all applicable laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and to the third parties and the public in general and shall alone be liable for any loss, damage or compensation or for any claim arising from or relating to such construction and shall indemnify the Owner fully against any claims, losses and damages for any default, failure, breach, act, omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Developer and/or any employees/agents/representatives thereof.

15. Obligations of Owner

a) **Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.



b) Marketing of Owner's Allocation: The Developer shall be responsible for the marketing of landowner's allocation

16. Indemnity

a) By Developer: The Developer hereby undertakes to indemnify and agrees to keep the Owner saved harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the Project and/or to the development and/or to the construction of the Said Complex and/or defect therein and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

b) By Owner: The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of, from and against any and all actions, suits, costs, proceedings and claims that the Developer may suffer due to any defect in title of the Owner to the Said Property and/or any encumbrance or liability whatsoever thereon.

17. Limitation of Liability

No Indirect Loss: Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect loss suffered or incurred.

18. Miscellaneous

a) Further Acts: The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

19. Termination

No Termination: any of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to



claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered toward specific performance or cancellation of this Agreement and additionally also to award damages and other such reliefs.

20. Force Majeure

a) **Meaning of Force Majeure:** The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots

b) **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.

23. Amendment/Modification

a) **Express Documentation:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

24. Arbitration

Disputes and Pre-referral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement between the Owner and the Developer (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual



interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

a) Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

b) Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators:

c) Appointment by Owner: 1 (one) Arbitrator to be appointed by the Owner.

d) Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.

e) Conduct of Arbitration Proceeding: The Parties irrevocably agree that:

i) Place: The place of arbitration shall be Durgapur.

ii) Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

iii) Binding Nature: The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

Both parties Declaration:- However, the Landowner shall not transfer any right, title or interest in the schedule mentioned land by virtue of this Development Agreement.


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FIRST SCHEDULE
(Said Property)

All that piece and parcel of Bastu Land admeasuring 30 (Thirty) decimal, more or less situated, lying at and being Mouza- Gopinathpur, J.L.No-85, Durgapur Municipal Corporation, A.D.S.R. Durgapur, District :- Paschim Bardhaman

R.S. Plot No	L.R. Plot No	L.R. Khatian No	Area in Decimal	Character
1403	5537	8142	5.00	Bastu
1403	6608	8169	4.00	Bastu
1403	5612	8169	1.00	Bastu
1403	6617	8169	1.00	Bastu
1403	6618	8169	1.00	Bastu
1403	6636	8169	2.00	Bastu
1403	6637	8169	1.00	Bastu
1403	6608	8143	5.00	Bastu
1403	3057	9068	0.5	Bastu
1403	3061	9068	0.8	Bastu
1403	3064	9068	0.6	Bastu
1403	3065	9068	0.64	Bastu
1403	6606	9068	5.00	Bastu
1403	6607	9068	0.46	Bastu
1403	6608	9068	0.80	Bastu
1403	6620	9068	0.70	Bastu
1403	6637/7213	9068	0.50	Bastu

Entire land is butted and bounded as follows:-

- In the East : R.S. Plot No-1403(P)
- In the West : R.S. Plot No-1403(P)
- In the South : R.S. Plot No-1403(P)
- In the North : 150 feet wide J.P. Avenue

[Handwritten signature]
62

**SECOND SCHEDULE
(LANDOWNER ALLOCATION)**

Flat No	Floor	Area
7-A	7 th	918 Sq. Feet
7-C	7 th	960 Sq. Feet
7-D	7 th	958 Sq. Feet
7 B	7 th	1248 Sq. Feet
7-F	7 th	1000 Sq. Feet
7-G	7 th	510 Sq. Feet

**THIRD SCHEDULE
(Specifications)**

WATER SUPPLY	D.M.C
STRUCTURE	RCC framed construction with infill brick walls
WALLS	Conventional brickwork. Internal Walls Cement plastering overlaid with smooth
WALL FINISH	Interior - Wall putty. Exterior - Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, living-cum-Dining, In Kitchen and Balcony anti skid ceramic Tiles ,
KITCHEN	Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sink
TOILET	Anti skid ceramic Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 5 feet. ISI/ISO branded sanitary and CP fittings (as per supply), Concealed plumbing and pipe work.
DOORS	Door with tough timber frames and solid-core flush shutters, and PVC door in toilet.
WINDOWS	Aluminum frames with fully glazed shutters and quality fittings
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK ;
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for inside Flats common areas, services. Lift provided for every floor in the building.

20
69.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as 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:

Ritam Das

[Signature]

Subarna Datta

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

WITNESSES:

1. Laju Das
Kali Pada Das
Station Road
Durgapur - 1
2. Sumi Das
Ch. Yamini Das
Vib. Angara, D-115
P.S. - C.A. - Durgapur

DRS HOUSING
[Signature]
Partner

DRS HOUSING
Subarna Datta
Partner

DRS HOUSING
[Signature]
Partner

DRS HOUSING
Kuberi Sain
Partner

Drafted and Typed by me & I have 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.

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



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



192022230354407682

GRN Details

GRN:	192022230354407682	Payment Mode:	Counter Payment
GRN Date:	30/03/2023 13:01:22	Bank/Gateway:	State Bank of India
BRN :	90025605	BRN Date:	30/03/2023 00:00:00
GRIPS Payment ID:	300320232035440767	Payment Init. Date:	30/03/2023 13:01:22
Payment Status:	Successful	Payment Ref. No:	2000607585/2/2023 [Query No*/Query Year]

Depositor Detail





















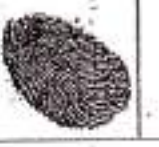









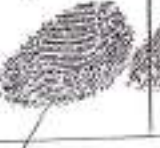


Depositor's Name:	RITAM DAS
Address:	Arrah, Kanksa,
Mobile:	8101891226
Depositor Status:	Buyer/Claimants
Query No:	2000607585
Applicant's Name:	Mr SUBRATA MUKHERJEE
Identification No:	2000607585/2/2023
Remarks:	Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy):	30/03/2023
Period To (dd/mm/yyyy):	30/03/2023

Payment Details























S.No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000607585/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	2000607585/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	72014
			Total	107025

IN WORDS: ONE LAKH SEVEN THOUSAND TWENTY FIVE ONLY

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Rit</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Ritam Das</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Sant</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Santan Das</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Subarna Datta</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Subarna Datta</i>					

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Jagan Kumar Jain</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Jagan Kumar Jain</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Kaberi Jain</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Kaberi Jain</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
Signature:-					

High Court Form No. (M) 55 Civil(M) 30Criminal

Application For Information

Serial No & Date (1)	Name & residence applicant (2)	Nature of information required (3)	Date on which information is to be ready (4)	Signature of receiving the application (5)	Remarks (6)
4853 (1)	Subrata Mukherjee (Advocate), Durgapur Court, Village-Pursha, Durgapur-7 (2)	In the Court of Civil Judge (Senior) Division, Durgapur. 1. Whether any Title suit is instituted in the name of Smt. Subarna Dutta Wife of Sri. Goutam Dutta in connection with R.S Plot No- 1403 L.R. Khatian No-8143 under Mouza- Gopinathpur J.L.-No-85, P.S.-Coke Owen in the year 2017? 2. If so case no? 3. If so current status? (3)	(4)	(5)	(6) has been filed in this Court during 2017 as per CIS data The year



SUBMITTED BY ME

SHERISTADAR
Civil Judge Senior Division
Durgapur


Received from Subrata Mukherjee application No



22
20/4/23

High Court Form No. (M) 55 Civil(M) 30Criminal

Application For Information

Serial No & Date (1)	Name & residence applicant (2)	Nature of information required (3)	Date on which information is to be ready (4)	Signature of receiving the application (5)	Remarks (6)
4257	Subrata Mukherjee (Advocate), Durgapur Court, Village-Pursha, Durgapur-7	In the Court of Civil Judge (Senior) Division, Durgapur. 1. Whether any Title suit is instituted in the name of Smt. Subarna Dutta wife of Sri. Goutam Dutta in connection with R.S Plot No- 1403 L.R. Khatian No-8143 under Mouza- Gopinathpur J.L-No-85, P.S.-Coke Oven in the year 2012?			<p>No such suit has been filed in this Court during the year 2012-13 per CIS data</p> <p>SUBMITTED BY ME</p> <p>20/07/13</p> <p>SPERISTADAR Civil Judge Senior Division Durgapur</p>



20

High Court Form No. (M) 55 Civil(M) 30Criminal

Application For Information

Serial No & Date	Name & residence applicant	Nature of Information required	Date on which Information is to be ready	Signature of receiving the application	Remarks
4977 (1)	(2) Subrata Mukherjee (Advocate), Durgapur Court, Village-Pursha, Durgapur-7	(3) In the Court of Civil Judge (Senior) Division, Durgapur. 1. Whether any Title suit is instituted in the name of Smt. Ritam Das wife of Sri. Sibnath Das in connection with R.S Plot No- 1403 L.R. Khatian No-6637 under Mouza- Gopinathpur I.L.-No-85, P.S.-Coke Oven in the year 2023? 2. If so case no? 3. If so current status?	(4)	(5)	(6) No. such..... has been filed in this Court during The year..... per C13 data SUBMITTED BY ME SHERISTADAR Civil Judge Senior Division Durgapur



Received from Subrata Mukherjee application No.....

High Court Form No. (M) 55 Civil(M) 30Criminal

Application For Information

Serial No & Date	Name & residence applicant	Nature of Information required	Date on which information is to be ready	Signature of receiving the application	Remarks
(1) 4978	(2) Subrata Mukherjee (Advocate), Durgapur Court, Village-Pursha, Durgapur-7	(3) In the Court of Civil Judge (Senior) Division, Durgapur. 1. Whether any Title suit is instituted in the name of Smt Ritam Das wife of Sri. Sibnath Das in connection with R.S Plot No- 1403 L.R. Khatan No-6637 under Mouza- Gopinathpur J.L-No-85, P.S.-Coke Oven in the year 2022? 2. If so case no? 3. If so current status? Received from Subrata Mukherjee	(4)	(5)	(6) T.S. has been filed in this Court during The year 2022 as per CIS date SUBMITTED BY ME GENERALIST/2022 Civil Judge Senior Division Durgapur



25

High Court Form No. (M) 55 Civil(M) 30Criminal

Application For Information

Serial No & Date (1)	Name & residence applicant (2)	Nature of information required (3)	Date on which information is to be ready (4)	Signature of receiving the application (5)	Remarks (6)
4365	Subrata Mukherjee (Advocate), Durgapur Court, Village-Pursha, Durgapur-7	In the Court of Civil Judge (Senior) Division, Durgapur. 1. Whether any Title suit is instituted in the name of Sri. Gouram Dutta wife of Late Bholanath Dutta in connection with R.S. Plot No- 1403 L.R. Khatian No-8169 under Mouza- Gopinathpur J.L.-No-85, P.S.-Coke Oven in the year 2019 ? 2. If so case no? 3. If so current status? Received from Subrata Mukherjee application No.....	(4)	(5)	<p style="text-align: center;">No. such..... has been filed in this Court during the year 2023 Rs per CIS - 1/19</p> <p style="text-align: center;">SUBMITTED BY ME</p> <p style="text-align: center;">20/11/23</p> <p style="text-align: center;">SHERISTADAR Civil Judge Senior Division Durgapur</p>



20/11/23

High Court Form No. (M) 55 Civil(M) 30Criminal

Application For Information

Serial No & Date (1)	Name & residence applicant (2)	Nature of Information required (3)	Date on which Information is to be ready (4)	Signature of receiving the application (5)	Remarks (6)
4966 (1)	Subrata Mukherjee (Advocate), Durgapur Court, Village-Pursha, Durgapur-7	In the Court of Civil Judge (Senior) Division, Durgapur. 1. Whether any Title suit is instituted in the name of Sri. Goutam Dutta Wife of Late Bholanath Dutta in connection with R.S plot No- 1403 L.R. Khadian No-8169 under Mouza- Gopinathpur J.L.-No-85, P.S.-Coke Oven in the year 2011?			No. such has been filed in this Court during the year 2012 per CIS - 11a



SUBMITTED BY ME
 SHERIN DAX
 Civil Judge Senior Division
 Durgapur



Received from Subrata Mukherjee application No.

Major Information of the Deed

Deed No	I-2306-03511/2023	Date of Registration	20/04/2023
Query No./Year	2306-2000607585/2023	Office where deed is registered:	
Query Date	06/03/2023 6:59:09 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, 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 : 72,00,000/-]		
Set Forth value	Market Value		
Rs. 2,46,00,000/-	Rs. 2,46,00,000/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 72,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		










Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: J. P. Avenue, Mouza: Gopinathpur, JI No: 85, Pin Code : 713201

Sch. No.	Plot Number	Khatian Number	Land Proposed	Use ROF	Area of Land	Set Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	LR-6637 (RS :-1403)	LR-8142	Bastu	Bastu	5 Dec	41,00,000/-	41,00,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L2	LR-6608 (RS :-1403)	LR-8169	Bastu	Bastu	4 Dec	32,80,000/-	32,80,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L3	LR-6612 (RS :-1403)	LR-8169	Bastu	Bastu	1 Dec	8,20,000/-	8,20,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L4	LR-6617 (RS :-1403)	LR-8169	Bastu	Bastu	1 Dec	8,20,000/-	8,20,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L5	LR-6618 (RS :-1403)	LR-8169	Bastu	Bastu	1 Dec	8,20,000/-	8,20,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L6	LR-6636 (RS :-1403)	LR-8169	Bastu	Bastu	2 Dec	16,40,000/-	16,40,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,

L7	LR-6637 (RS :-1403)	LR-8169	Bastu	Bastu	1 Dec	8,20,000/-	8,20,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
L8	LR-6608 (RS :-1403)	LR-8143	Bastu	Bastu	5 Dec	41,00,000/-	41,00,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
L9	LR-3057 (RS :-1403)	LR-9068	Bastu	Bastu	0.5 Dec	4,10,000/-	4,10,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
L10	LR-3061 (RS :-1403)	LR-9068	Bastu	Bastu	0.8 Dec	6,56,000/-	6,56,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
L11	LR-3064 (RS :-1403)	LR-9068	Bastu	Bastu	0.6 Dec	4,92,000/-	4,92,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
L12	LR-3065 (RS :-1403)	LR-9068	Bastu	Bastu	0.64 Dec	5,24,800/-	5,24,800/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
L13	LR-6606 (RS :-1403)	LR-9068	Bastu	Bastu	5 Dec	41,00,000/-	41,00,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
L14	LR-6607 (RS :-1403)	LR-9068	Bastu	Bastu	0.46 Dec	3,77,200/-	3,77,200/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
L15	LR-6608 (RS :-1403)	LR-9068	Bastu	Bastu	0.8 Dec	6,56,000/-	6,56,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
L16	LR-6620 (RS :-1403)	LR-9068	Bastu	Bastu	0.7 Dec	5,74,000/-	5,74,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
L17	LR-6637/7213 (RS :-1403)	LR-9068	Bastu	Bastu	0.5 Dec	4,10,000/-	4,10,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road.
		TOTAL :			30Dec	246,00,000 /-	246,00,000 /-	
		Grand Total :			30Dec	246,00,000 /-	246,00,000 /-	












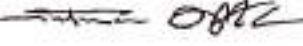


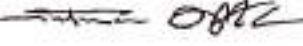


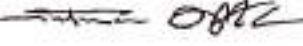









Land Lord Details :




Sl. No.	Name, Address, Photo, Finger print and Signature			
1	Name Smt RITAM DAS Wife of Mr SIBNATH DAS Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	17/04/2023	RTI 17/04/2023	17/04/2023	
Arrah, Kallnagar, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx8E, Aadhaar No: 24xxxxxxxx1689, Status :Individual, Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Office				
2	Name Mr GOUTAM DUTTA (Presentant) Son of Late BHOLANATH DUTTA Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	17/04/2023	LT 17/04/2023	17/04/2023	
D-230, Shastri Avenue, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx1Q, Aadhaar No: 53xxxxxxxx4678, Status :Individual, Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Office				
3	Name Smt SUBARNA DUTTA Wife of Mr GOUTAM DUTTA Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	17/04/2023	LT 17/04/2023	17/04/2023	
D-230, Shastri Avenue, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx7G, Aadhaar No: 94xxxxxxxx3714, Status :Individual, Executed by: Self, Date of Execution: 17/04/2023 , Admitted by: Self, Date of Admission: 17/04/2023 ,Place : Office				

Developer Details :


Sl No	Name, Address, Photo, Finger print and Signature
1	<p>DRS HOUSING D-270, Eagle Street, City:- Durgapur, P.O.- Bidhannagar, P.S.-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx4G, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr SWAPAN KUMAR SAIN Son of Late DHANESWAR SAIN Date of Execution - 17/04/2023, , Admitted by: Self, Date of Admission: 17/04/2023, Place of Admission of Execution: Office</p> </td> <td>  Apr 17 2023 4:17PM </td> <td>  LTI 17/04/2023 </td> <td>  17/04/2023 </td> </tr> </tbody> </table> <p>R.B. Bose Road, Berh More, Sripally, City:- Burdwan, P.O:- Sripally, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx2J, Aadhaar No: 27xxxxxxxx2337 Status : Representative, Representative of : DRS HOUSING (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<p>Mr SWAPAN KUMAR SAIN Son of Late DHANESWAR SAIN Date of Execution - 17/04/2023, , Admitted by: Self, Date of Admission: 17/04/2023, Place of Admission of Execution: Office</p>	 Apr 17 2023 4:17PM	 LTI 17/04/2023	 17/04/2023
Name	Photo	Finger Print	Signature						
<p>Mr SWAPAN KUMAR SAIN Son of Late DHANESWAR SAIN Date of Execution - 17/04/2023, , Admitted by: Self, Date of Admission: 17/04/2023, Place of Admission of Execution: Office</p>	 Apr 17 2023 4:17PM	 LTI 17/04/2023	 17/04/2023						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr GOUTAM DUTTA Son of Late BHOLANATHA DUTTA Date of Execution - 17/04/2023, , Admitted by: Self, Date of Admission: 17/04/2023, Place of Admission of Execution: Office</p> </td> <td>  Apr 17 2023 4:16PM </td> <td>  LTI 17/04/2023 </td> <td>  17/04/2023 </td> </tr> </tbody> </table> <p>D-230, Shastri Avenue, City:- Durgapur, P.O:- Bidhannagar, P.S.-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1Q, Aadhaar No: 53xxxxxxxx4678 Status : Representative, Representative of : DRS HOUSING</p>	Name	Photo	Finger Print	Signature	<p>Mr GOUTAM DUTTA Son of Late BHOLANATHA DUTTA Date of Execution - 17/04/2023, , Admitted by: Self, Date of Admission: 17/04/2023, Place of Admission of Execution: Office</p>	 Apr 17 2023 4:16PM	 LTI 17/04/2023	 17/04/2023
Name	Photo	Finger Print	Signature						
<p>Mr GOUTAM DUTTA Son of Late BHOLANATHA DUTTA Date of Execution - 17/04/2023, , Admitted by: Self, Date of Admission: 17/04/2023, Place of Admission of Execution: Office</p>	 Apr 17 2023 4:16PM	 LTI 17/04/2023	 17/04/2023						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mrs SUBARNA DUTTA Wife of Mr GOUTAM DUTTA Date of Execution - 17/04/2023, , Admitted by: Self, Date of Admission: 17/04/2023, Place of Admission of Execution: Office</p> </td> <td>  Apr 17 2023 4:16PM </td> <td>  LTI 17/04/2023 </td> <td>  17/04/2023 </td> </tr> </tbody> </table> <p>D-230, Shastri Avenue, City:- Durgapur, P.O:- Bidhannagar, P.S.-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7G, Aadhaar No: 94xxxxxxxx3714 Status : Representative, Representative of : DRS HOUSING (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<p>Mrs SUBARNA DUTTA Wife of Mr GOUTAM DUTTA Date of Execution - 17/04/2023, , Admitted by: Self, Date of Admission: 17/04/2023, Place of Admission of Execution: Office</p>	 Apr 17 2023 4:16PM	 LTI 17/04/2023	 17/04/2023
Name	Photo	Finger Print	Signature						
<p>Mrs SUBARNA DUTTA Wife of Mr GOUTAM DUTTA Date of Execution - 17/04/2023, , Admitted by: Self, Date of Admission: 17/04/2023, Place of Admission of Execution: Office</p>	 Apr 17 2023 4:16PM	 LTI 17/04/2023	 17/04/2023						

Name	Photo	Finger Print	Signature
4 Mrs KABERI SAIN Wife of Mr SWAPAN KUMAR SAIN Date of Execution - 17/04/2023, , Admitted by: Self, Date of Admission: 17/04/2023, Place of Admission of Execution: Office	 Apr 17 2023 4:18PM	 LTI 17/04/2023	 17/04/2023
R.B. Bose Road, Berh More, Sripally, City:- Not Specified, P.O:- Sripally, P.S:-Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN:- 713103, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6A, Aadhaar No: 58xxxxxxxx5655 Status : Representative, Representative of : DRS HOUSING (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJU DAS Son of Mr KALIPADA DAS Station Road, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713201	 17/04/2023	 17/04/2023	 17/04/2023
Identifier Of Smt RITAM DAS, Mr GOUTAM DUTTA, Smt SUBARNA DUTTA, Mr SWAPAN KUMAR SAIN, Mr GOUTAM DUTTA, Mrs SUBARNA DUTTA, Mrs KABERI SAIN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt RITAM DAS	DRS HOUSING-5 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Smt SUBARNA DUTTA	DRS HOUSING-0.8 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Smt SUBARNA DUTTA	DRS HOUSING-0.6 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Smt SUBARNA DUTTA	DRS HOUSING-0.64 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Smt SUBARNA DUTTA	DRS HOUSING-5 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Smt SUBARNA DUTTA	DRS HOUSING-0.46 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Smt SUBARNA DUTTA	DRS HOUSING-0.8 Dec

Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Smt SUBARNA DUTTA	DRS HOUSING-0.7 Dec
Transfer of property for L17		
Sl.No	From	To. with area (Name-Area)
1	Smt SUBARNA DUTTA	DRS HOUSING-0.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM DUTTA	DRS HOUSING-4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM DUTTA	DRS HOUSING-1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM DUTTA	DRS HOUSING-1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM DUTTA	DRS HOUSING-1 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM DUTTA	DRS HOUSING-2 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr GOUTAM DUTTA	DRS HOUSING-1 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Smt SUBARNA DUTTA	DRS HOUSING-5 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Smt SUBARNA DUTTA	DRS HOUSING-0.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: J. P. Avenue, Mouza Gopinathpur, JI No: 85, Pin Code : 713201

Sch No	Plot & Khatian Number	Details of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6637, LR Khatian No:- 8142	Owner:রিতম দাস, Gurdian:শিবনাথ, Address:নিজ, Classification:বারু, Area:0.05000000 Acre	Smt RITAM DAS
L2	LR Plot No:- 6603, LR Khatian No:- 8169	Owner:গৌতম দত্ত, Gurdian:ভোলালাল (মৃত), Address:নিজ, Classification:বারু, Area:0.04000000 Acre,	Mr GOUTAM DUTTA

L3	LR Plot No:- 6612, LR Khatian No:- 8169	Owner:গৌতম দত্ত, Gurdian:ভোলালাখ (মৃত), Address:নিজ, Classification:বাস্ত, Area:0.01000000 Acre,	Mr GOUTAM DUTTA
L4	LR Plot No:- 6617, LR Khatian No:- 8169	Owner:গৌতম দত্ত, Gurdian:ভোলালাখ (মৃত), Address:নিজ, Classification:ভিটি, Area:0.01000000 Acre,	Mr GOUTAM DUTTA
L5	LR Plot No:- 6618, LR Khatian No:- 8169	Owner:গৌতম দত্ত, Gurdian:ভোলালাখ (মৃত), Address:নিজ, Classification:বাস্ত, Area:0.01000000 Acre,	Mr GOUTAM DUTTA
L6	LR Plot No:- 6636, LR Khatian No:- 8169	Owner:গৌতম দত্ত, Gurdian:ভোলালাখ (মৃত), Address:নিজ, Classification:ভিটি, Area:0.02000000 Acre,	Mr GOUTAM DUTTA
L7	LR Plot No:- 6637, LR Khatian No:- 8169	Owner:গৌতম দত্ত, Gurdian:ভোলালাখ (মৃত), Address:নিজ, Classification:বাস্ত, Area:0.01000000 Acre,	Mr GOUTAM DUTTA
L8	LR Plot No:- 6608, LR Khatian No:- 8143	Owner:সুবর্ণা দত্ত, Gurdian:গৌতম, Address:নিজ, Classification:বাস্ত, Area:0.05000000 Acre,	Smt SUBARNA DUTTA
L9	LR Plot No:- 3057, LR Khatian No:- 9068	Owner:সুবর্ণা দত্ত, Gurdian:গৌতম, Address:নিজ, Classification:বাস্ত, Area:0.00500000 Acre,	Smt SUBARNA DUTTA
L10	LR Plot No:- 3061, LR Khatian No:- 9068	Owner:সুবর্ণা দত্ত, Gurdian:গৌতম, Address:নিজ, Classification:বাস্ত, Area:0.00800000 Acre,	Smt SUBARNA DUTTA
L11	LR Plot No:- 3064, LR Khatian No:- 9068	Owner:সুবর্ণা দত্ত, Gurdian:গৌতম, Address:নিজ, Classification:বাস্ত, Area:0.00600000 Acre,	Smt SUBARNA DUTTA
L12	LR Plot No:- 3065, LR Khatian No:- 9068	Owner:সুবর্ণা দত্ত, Gurdian:গৌতম, Address:নিজ, Classification:বাস্ত, Area:0.00640000 Acre,	Smt SUBARNA DUTTA
L13	LR Plot No:- 6606, LR Khatian No:- 9068	Owner:সুবর্ণা দত্ত, Gurdian:গৌতম, Address:নিজ, Classification:ডাঙ্গা, Area:0.05000000 Acre,	Smt SUBARNA DUTTA
L14	LR Plot No:- 6607, LR Khatian No:- 9068	Owner:সুবর্ণা দত্ত, Gurdian:গৌতম, Address:নিজ, Classification:দোকাল, Area:0.00460000 Acre,	Smt SUBARNA DUTTA
L15	LR Plot No:- 6608, LR Khatian No:- 9068	Owner:সুবর্ণা দত্ত, Gurdian:গৌতম, Address:নিজ, Classification:বাস্ত, Area:0.00800000 Acre,	Smt SUBARNA DUTTA
L16	LR Plot No:- 6620, LR Khatian No:- 9068	Owner:সুবর্ণা দত্ত, Gurdian:গৌতম, Address:নিজ, Classification:ডাঙ্গা, Area:0.00700000 Acre,	Smt SUBARNA DUTTA

L17

LR Plot No:- 6637/7213, LR
Khatian No:- 9068Owner: সুবর্ণা দত্ত, Gurdian: বৈষ্ণব ,
Address: নিজ , Classification: বাধু,
Area: 0.00500000 Acre,

Smt SUBARNA DUTTA

On 17-04-2023

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

Presented for registration at 13:17 hrs on 17-04-2023, at the Office of the A.D.S.R. DURGAPUR by Mr GOUTAM DUTTA , one of the Executants.

Certificate of Market Value(WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,46,00,000/-

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

Execution is admitted on 17/04/2023 by 1. Smt RITAM DAS, Wife of Mr SIBNATH DAS, Arrah, Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr GOUTAM DUTTA, Son of Late BHOLANATH DUTTA, D-230, Shastri Avenue, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Smt SUBARNA DUTTA, Wife of Mr GOUTAM DUTTA, D-230, Shastri Avenue, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Identified by Mr RAJU DAS, , Son of Mr KALIPADA DAS, Station Road, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Service

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

Execution is admitted on 17-04-2023 by Mr SWAPAN KUMAR SAIN, PARTNER, DRS HOUSING (Partnership Firm), D-270, Eagle Street, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr RAJU DAS, , Son of Mr KALIPADA DAS, Station Road, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Service

Execution is admitted on 17-04-2023 by Mr GOUTAM DUTTA,

Identified by Mr RAJU DAS, , Son of Mr KALIPADA DAS, Station Road, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Service

Execution is admitted on 17-04-2023 by Mrs SUBARNA DUTTA, PARTNER, DRS HOUSING (Partnership Firm), D-270, Eagle Street, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr RAJU DAS, , Son of Mr KALIPADA DAS, Station Road, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Service

Execution is admitted on 17-04-2023 by Mrs KABERI SAIN, PARTNER, DRS HOUSING (Partnership Firm), D-270, Eagle Street, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr RAJU DAS, , Son of Mr KALIPADA DAS, Station Road, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 72,014.00/- (B = Rs 72,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 72,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2023 12:00AM with Govt. Ref. No: 192022230354407682 on 30-03-2023, Amount Rs: 72,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90025605 on 30-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 35,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1194, Amount: Rs.5,000.00/-, Date of Purchase: 13/04/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2023 12:00AM with Govt. Ref. No: 192022230354407682 on 30-03-2023, Amount Rs: 35,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90025605 on 30-03-2023, Head of Account 0030-02-103-003-02

Santanu Pal

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

On 20/04/2023

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.

Santanu Pal

Santanu Pal
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 2306-2023, Page from 59690 to 59729

being No 230603511 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.04.20 16:25:55 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/04/20 04:25:55 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
