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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 254657

GRN :- 19-202122-000642384-8

Certifies that the Document is admitted to registration. The endorsement sheet attached with this document are the Part of this document.

*[Signature]*  
Addl. District Sub-Registrar  
Asansol, Dist. - Paschim Bardhaman

23 APR 2021

*Pijish Kanti Saha*  
*Nizamkanti Saha*

UNIVERSAL CONSTRUCTION CO.

*Amit Kumar Kar*

PARTNER

GRN :- 19-202122-000598060-8

e-QUERY NO.- 2000688313 / 2021

DEVELOPMENT & CONSTRUCTION AGREEMENT (0110)

THIS DEVELOPMENT & CONSTRUCTION AGREEMENT is made on this the 23<sup>RD</sup> day of APRIL, 2021, By :-

(10)

17/11

Date of Purchase  
from Asansol Treasury  
- 8 APR 2021  
L No 1 of 2000-01

ক্রমিক নং 558  
তারিখ 12/4/21  
খলা 1000/-  
নাম Pijush Kanti Saha & another  
ঠিকানা- Asansol  
ভগ্নার শ্রী- [Signature]

মৌজাপত্র, আসানসোল

PRASANTA GHANTY  
Asansol Town Stamp Vendor  
Licence No.-1 of 2000-01



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

23 APR 2021

Pijush Kanti Saha  
Nirmal Kanti Saha.

UNIVERSAL CONSTRUCTION CO.

Amit Kumar Rai

PARTNER

(1) **SHRI PIJUSH KANTI SAHA** (PAN- BNNPS8943K), son of Late BIBHU RANJAN SAHA, (2) **SHRI NIRMAL KANTI SAHA** (PAN- BATPS2452J), son of Late BIBHU RANJAN SAHA, citizenship - Indian, by faith - Hindu, by occupation - Business & Service respectively, both permanent residents of - Aradanga, Asansol, P.O. - Asansol, P.S. - Asansol South, Pin - 713303, A.D.S.R. Office - Asansol, District - Paschim Bardhaman, West Bengal, India; hereinafter called and referred to as the '**LAND OWNER**' / "**FIRST PARTY**' (which expression shall unless excluded by or inconsistent with or repugnant to the context mean and include all their legal heirs, nominees, executors, administrators, representatives, successors and assigns) of the **ONE PART**.

AND

'**UNIVERSAL CONSTRUCTION CO.**' (PAN NO.- AADFU9050F) a Partnership Firm having its registered office at 'C/O Kabita Enterprise, S B Gorai Road, Near Ram Sayer Maidan, P.O.- Asansol, Pin - 713301, P.S.- Asansol (South), District - Paschim Bardhaman, West Bengal, India, represented by one of its Partner **MR. AMIT KUMAR RAI** (PAN NO. ARUPR1718F) S/o Shri Kailash Rai, resident of - 3/F-03, 3<sup>rd</sup> Floor, Radhika Apartment, Simultala, No.- 01 Mohishila Colony, P.O.- Asansol, Pin - 713303, P.S.- Asansol (South), District - Paschim Bardhaman, West Bengal, India, hereinafter called the "**SECOND PARTY / DEVELOPER**" (which expression shall mean and include all its successors-in-office, legal representatives, and assigns) of the **OTHER PART**.

**WHEREAS** a Suit for Partition being No.- 04 of 2015, before the Civil Judge (Senior Division) 1<sup>st</sup> Court at Asansol, was instituted between Pijush Kanti Saha s/o Late Bibhu Ranjan Saha as Plaintiff & Shri Priya Ranjan Saha s/o Late Surendra Ch Saha & Nirmal Kanti Saha s/o Late Bibhu Ranjan Saha as Defendants & the Ld. Court was pleased to draw a decree on Final Form under the relevant provisions of the C.P. Code, -1908, & on terms of the Compromise petition & sketch Map & those such were made part & parcel of the final decree.

**THEREBY** the Ld. Court preferred to allot Schedule 'B', on the strength of the Compromise petition & said sketch Map being part of Decree, i.e. being the land with old building within the South Western part within Mouza - Asansol, P.S. - Asansol South, within R.S. Khatian no.- 1005 & 1140; L.R. khatian no.- 997 & 998; in or upon R.S. Plot no.- 535 & 536 corresponding to L.R. Plot no.- 588 & 589, being Holding no.- 46(95) within Asansol Municipal Corporation measuring an area being 04 (four) katha equivalent to 2880 sq. ft. to Pijush Kanti Saha s/o Late Bibhu Ranjan Saha i.e. Landowner/First Party no.-01. **AND** the Ld. Court preferred to allot Schedule 'C', on the strength of the Compromise petition & said sketch Map being part of Decree, i.e. being the land with old building within the South Eastern part within Mouza - Asansol, P.S. - Asansol South, within R.S. Khatian no.- 1005 & 1140; L.R. khatian no.- 997 & 998; in or upon R.S. Plot no.-

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535 & 536 corresponding to L.R. Plot no.- 588 & 589, being Holding no.- 46(95) within Asansol Municipal Corporation measuring an area being 04 (four) katha equivalent to 2880 sq. ft. to Nirmal Kanti Saha s/o Late Bibhu Ranjan Saha i.e. Landowner/First Party no.-02. The schedule 'B' (shown in Red colour) & Schedule 'C' (shown in Yellow colour) referred above are those that are inscribed in the said sketch map attached with the Compromise petition & those were made part & parcel of the final decree.

**AND WHEREAS** later on Shri Pijush Kanti Saha & Shri Nirmal Kanti Saha (i.e. the present Landowner/First Party members), recorded & mutated their names in the L.R. Record of Rights as the Recorded Owners i.e. 'Raiyat' of their individually recorded property being L.R. Khatian No.- 5613 & 5614 respectively measuring in total an area of 08 katha equivalent to 14 decimal AND each owning & possessing an area of 04 katha each equivalent to 2880 sq. ft. each equivalent to 07 decimal each comprised in or upon R.S. Plot Nos.- 535 & 536 corresponding to L.R. Plot No.- 588 & 589 under L.R. Khatian no.- 5613 & 5614 respectively within Mouza - ASANSOL, J.L. no.- 035, Police Station- Asansol (South), Dist. Paschim Bardhaman as more fully mentioned in the schedule below property.

**AND WHEREAS** Shri Pijush Kanti Saha & Shri Nirmal Kanti Saha both sons of Late Bibhu Ranjan Saha thus became the absolute owner & possessor of the schedule mentioned property measuring in total an area of **08 katha** equivalent to **14 decimal**.

**AND WHEREAS** Shri Pijush Kanti Saha & Shri Nirmal Kanti Saha both sons of Late Bibhu Ranjan Saha have been owning & possessing the schedule mentioned property openly, peacefully & uninterruptedly in equal share each i.e. 04 (four) katha each equivalent to 2880 sq. ft. each equivalent to 07 decimal each.

**AND WHEREAS** in this circumstances the First Party are absolutely seized and possessed of or otherwise well and sufficiently entitled to the property fully mentioned in the schedule below.

**AND WHEREAS** the Land owner/First Party intends to develop the schedule mentioned land for the G+IV multistoried building namely "DIPALI RESIDENCY" consisting of various commercial shop rooms, residential units & garages in the manner recorded below and whereas the Second Party herein is directly involved in the business of Real estate development having proper know how, manpower, finance & other resources. Relying on the representations of the Land Owners the Developer has decided to develop the said Property on the terms and conditions mentioned herein.

Pijush Kanti Saha  
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**AND WHEREAS** the Land owner/First Party agreed to provide all sorts of assistance to the Second Party by signing all papers and documents including site plan and/or building plan as and when required, in the matter of erection of such multistoried building upon the schedule mentioned lands by the Second Party.

**AND WHEREAS** the Parties enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties.

**AND WHEREAS** in terms of such mutual agreement, the Landowner/First Party engaged the said "**UNIVERSAL CONSTRUCTION CO.**" a Partnership Firm, authorizing to erect the said G+IV multistoried building namely "DIPALI RESIDENCY" upon the said below mentioned schedule land at the costs and expenses of the Second Party/Developer.

**AND WHEREAS** with a view to enabling the said Firm to raise the said G+IV multistoried building namely "DIPALI RESIDENCY" it has become necessary for the First Party to execute this instant "Development & Construction Agreement" & for mutual convenience, appointing and constituting **SHRI AMIT KUMAR RAI**, son of Shri Kailash Rai resident of – 03 / F-03, 3<sup>rd</sup> Floor, Radhika Apartment, Simultala, 01 No. Mohishila Colony, P.O.- Asansol – 03, P.S. Asansol South, District – Paschim Bardhaman, West Bengal, representing the aforesaid Firm in his capacity as Partner AND as the First Party's true & lawful attorney to exercise the following powers in connection with the schedule mentioned lands for the First Party and on their behalf in the matter of raising the said G+IV multistoried building on the schedule mentioned land.

The First Party / Land owners has represented to the Developer inter alia as follows:--

- a) That the said property or any part thereof is not subject to any other mortgage, charges, lien, security and/or guarantee of any nature whatsoever.
- b) No notices have been issued by the Income-tax Authority nor any proceedings pending within the meaning and Section 281 of Income –tax Act, 1961 and there is no prohibitory upon the owner.
- c) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the owners to deal with the said Property.
- d) There is no order of attachment or injunction order in respect of the said Property or any part thereof.
- e) The Owner's has clear and marketable title of the said Property.

Rajesh Kanti Saha  
Nirmal Kanti Saha

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Amit Kumar Pal

PARTNER

- f) The said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Owner.
- g) That there are no subsisting agreement or arrangement to sell or otherwise for the said Property or any part thereof with anyone else and they have not executed any kind of Power of Attorney in favour of any third party to deal with the said Property or any part thereof.
- h) The First Party/Vendor undertake and declare that he shall not enter into negotiations, commit, transfer, charge, mortgage, alienate or transfer possession of the Property to any third parties during the subsistence of this instant Deed.
- i) That there are no pending liabilities, liens, charges or encumbrances with regard to the said Property including any government dues, which would affect the title of the First Party for the said Property.
- j) The said Property has never belonged to any Schedule tribe.
- k) The Owner has full power and absolute authority to enter into this Agreement.

**NOW IT IS AGREED AND DECLARED:**

1. The Parties hereby agree to execute the Project on the terms and conditions mentioned below.

**OBLIGATION OF THE FIRST PARTY / LAND OWNER :**

2. **MUTATION** :- The name of the Land Owners are already mutated in the records of the S.D.L. & L.R.O. (E.P.-1), Asansol in respect of the said schedule 'A' Property.
3. **BUILDING PLAN** :- The Building Plan shall be submitted by the first party/Land Owner to the Asansol Municipal Corporation for its sanction in favor of first party/Land Owner.
4. Finalising and preparing of the Building Plan in such a manner so that the maximum constructed area can be had for the Project and by involving the Developer in its preparation.
5. Obtaining all other necessary permissions statutorily required for sanctioning of the Building Plan Sanction and/or for executing the Project.
6. **CONVERSION OF CLASS/NATURE OF LAND** :- The nature of the land in respect of the said Plots have been classified as 'Commercial Bastu' from 'Baid' & 'Bahal' vide Conversion Case no.- CN/2021/2305/101 & CN/2021/2305/101, dated - 26.03.2021.

Piyush Kanti Saha  
Nirmalkanti Saha

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Anil Kumar Rai

PARTNER

7. Immediately after executing this Agreement, the Owners shall hand over exclusive possession of the Said Property to the Developer (hereafter called the "Possession Date") and allow unhindered entry and or access to the Said Property to the men, servants and agents of the Developer there at, first for the purpose of measurement, soil testing and such other necessities connected with the Project, and thereafter for actually executing the Project.
8. The Owners shall not create any hindrances or obstruction to the Developer during the constructions of the Building/s or in execution of the Project. The Owner shall not, in any manner whatsoever charge, encumber or induct any third person in occupation of the Said Property or in any portion thereof or enter into any agreement relating to the property.
9. The Owner shall hand over the original copy of all DECREE, Order, title deeds, chain deeds, legal heir certificates, khajana, parcha, Conversion, mutation etc. related to the Said Property in their possession to the Developer and which will remain in its custody and will produce them as and when required to all concerns in connection with the Project.
10. Grant to the Developer or its designated authorized person or persons all such powers and authorities required for the peaceful & unhindered completion of the Project.
11. The Owner shall pay all rents, taxes, fees and/or outgoings that are payable under any existing statute or may become payable by any new enactment in respect of, concerning with or connected to this Agreement or the Project to such person or authority entitled thereto up to the Date of handing over possession of Said Property to the Developer.
12. The Owner shall indemnify and keep the Developer saved, harmless and indemnified in respect of the title to the property and all actions, proceedings, fines, penalties and/or other consequences arising due to any non-compliance or violation of any kind or nature, whether statutory or contractual.
- OBLIGATION OF THE DEVELOPER:**
13. Selecting and paying the remuneration of the Architect for preparation of the plan for the Project (hereafter the "Building Plan").
14. Paying and appointing engineers, Legal Professionals and other professionals for the unhindered completion of the Project.
15. Paying the proper & requisite fees for the sanction of the Building Plan to the Asansol Municipal Corporation.
16. Obtaining all clearances including without limitation from the Urban Land Ceiling department that are or may be required for obtaining sanction of the Building Plan but for which the Owner shall render all help and co-operation.

Pijush Kanti Saha  
Nishant Kanti Saha

17. Constructing the Complex in strict conformity with the to-be Sanctioned Plan of A.M.C., with the best of materials as the Architect for the Project will decide from time to time, an indicative Specification is mentioned in Schedule - D, which may be altered/modified at the sole discretion of the Developer.
18. Purchasing various materials for the Project.
19. Completing the Complex and making the units inhabitable in all respects within **thirty six (36) months** from the date of sanction of the Building Plan by the competent Authority of A.M.C., *subject to Force Majeure* and reasons beyond the control of the Developer (hereafter the "Completion Date"). The said time of 36 months may be extended for 09 (nine) months at a time, till completion of the project, subject to satisfactory review of the work by the Land Owner/First Party.
20. The Land owners/ First Party member individually shall be liable to pay Rs. 7,000/- (Rupees seven thousand) only for the charges relating to water connection from A.M.C. & Rs. 4,000/- (rupees four thousand) only for electricity connection charges from WBSEDCL in respect to the "B" schedule property written hereunder, referred to as Land Owner's Allocation, out of the entire saleable areas in the said G+IV multi-storeyed building after completion of the project.
21. The Developer may obtain finance for the Project i.e. 'DIPALI RESIDENCY' from any bank or financial institution and necessary documents in that regard shall be signed and executed by the Owner, but under no circumstances the Owner shall create any charge, mortgage or any other lien in respect of the Said Property or any part or portion thereof, except the constructed area.
22. If the Project has to be abandoned due to any defect in the title of the Said Property or its nature, the Owner shall refund the pre-development and all other costs, interest to the Developer.
23. The Developer shall retain further construction rights over the roof of the Building however, the ultimate roof of the Building at any given point of time shall be common for all the owners/occupiers of the Units of the Building at that point of time.
24. All documents and agreements of every nature related to the development of the Project (hereafter the "Documents") shall be as drawn by the Ld. Advocate of the Developer after consulting the concerned Parties and after the same have been approved by the Owner the same shall be final and binding on such Parties. The professional fees of the Advocate shall be borne by the Developer.



*Piyush Karki Saha*  
*Nishu Karki Saha*

UNIVERSAL CONSTRUCTION CO.

*Anil Kumar Karki*

PARTNER

25. The owners shall execute another separate a general power of attorney in favor of representative of the developer so that the developer can take all steps in respect of the property including enter into agreement for sale or conveyance deed and apply the same for registration.
26. That the G+IV multi-storeyed building/Project shall be named as "DIPALI RESIDENCY" consisting of various commercial shop rooms, residential units & garages as mutually decided & settled by & between the Parties.
27. **FORCE MAJEURE** :- Force Majeure shall mean any act of God including, but not limited to flood, earthquake, riot, war, storm, tempest, civil commotion, strike, viral epidemic / pandemic, Central Govt. And/or State government imposed Lockdown/s, regulated opening of work, labour unrest or any political or communal unrest. Neither of the Parties shall be regarded to have committed any breach of the terms herein if it is prevented from discharging any of its obligations due to any condition amounting to Force Majeure or circumstances beyond its control.
28. In case of any dispute with respect to the interpretation of this agreement or on the rights and duties of the parties in terms of this agreement or any issue touching this agreement, the parties shall first attempt to resolve by conciliation. Such conciliation shall be attempted by each of the parties nominating a representative and them jointly working out conciliation between the parties. In case such conciliation fails to take place within 30 days then in that event the matter shall be referred to an arbitration of a Sole Arbitrator to be mutually appointed by both the parties. Such arbitration shall be governed by the Arbitration and Conciliation Act, 1996 and the seat of the arbitration shall be at ASANSOL.
29. In case of termination of this agreement by the Owner, the Developer shall be entitled to the expenses and interest already made by him in the execution of the project and in addition to the same 50% of the profit of the unsold area to be calculated at the prevalent market rate. However, in case the Developer terminates the agreement, then it shall not be entitled to claim any other sum except re-imbusement of actual expenses including interest.
30. That except for the below mentioned provisions as specified in Schedule 'B' below regarding Owner's cash and Physical allocation, that above named FIRST PARTY/LAND OWNER shall not demand or claim anything else from the DEVELOPER.
31. That the FIRST PARTY/LAND OWNER will have no liberty to enter into any agreement/s with the intending purchaser/s or execute any Deed in favour of any person/persons relating to the Developer Allocation mentioned below.

Pijush Kanti Saha  
Nirmal Kanti Saha

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Amit Kumar Das

PARTNER

32. That the Developer will have full right to demolish the old structure/s situated on the "A" schedule mentioned land and will have right to make construction of a multi-storeyed building thereon as per sanctioned Plan.

33. The 'A' Schedule property/land over or upon which 'DIPALI RESIDENCY' shall be raised or constructed will be exclusively utilized strictly as per the Building & Site Plan/s sanctioned by the Asansol Municipal Corporation.

34. The Original copy of this instant Development & Construction Agreement shall be in the custody of the Second Party/Developer for all times & if the First Party / Landowner so wishes then they shall apply for a certified copy at their own cost & expenses.

**SCHEDULE - "A" ABOVE REFERRED TO :-**

(Owners' Land upon where construction is to be made)

**ITEM No.- 01 recorded in the name of LAND OWNER NO.- 01 SHRI PIJUSH KANTI SAHA** :- In the District of Paschim Bardhaman, A.D.S.R. Office - Asansol, P.S. Asansol South, **Mouza – ASANSOL**, J.L. No. 035, being Holding No.- 46/95 & under the local limits of Ward no.- 021 (OLD) 040 (NEW) of Asansol Municipal Corporation, all that piece and parcel of "Commercial Bastu" class land respectively measuring an area of **04 (four) katha** (approx.) equivalent to **2880 sq. ft.** equivalent to **07 decimal** (approx.) of homestead land, holding No.46/95, comprised in or upon **R.S. Plot Nos.- 535 & 536** respectively corresponding to **L.R. Plot No.- 588 & 589** respectively under **L.R. Khatian no.- 5613**, alongwith all hereditaments & easement rights at – Arya Kanya School Road, Aradanga, Near Durga Mandir, Assnsol - 713303.

**ITEM No.- 02 recorded in the name of LAND OWNER NO.- 02 SHRI NIRMAL KANTI SAHA** :- In the District of Paschim Bardhaman, A.D.S.R. Office - Asansol, P.S. Asansol South, **Mouza – ASANSOL**, J.L. No. 035, being Holding No.- 46/95 & under the local limits of Ward no.- 021 (OLD) 040 (NEW) of Asansol Municipal Corporation, all that piece and parcel of "Commercial Bastu" class land respectively measuring an area of **04 (four) katha** (approx.) equivalent to **2880 sq. ft.** equivalent to **06 decimal** (approx.) of homestead land, holding No.46/95, comprised in or upon **R.S. Plot Nos.- 535 & 536** respectively corresponding to **L.R. Plot No.- 588 & 589** respectively under **L.R. Khatian no.- 5614**, alongwith all hereditaments & easement rights at - Arya Kanya School Road, Aradanga, Near Durga Mandir, Asansol - 713303.

The said ITEM No.- 01 & ITEM No.- 02 property are butted and bounded by:

**On the North** – H/o Late Priyaranjan Saha. **On the South** - Pucca Road of 28' ft. wide. **On the East** - H/o Santosh Sarkar & others.  
**On the West** - H/o Prabal Roy & Sushanta Mitra.

UNIVERSAL CONSTRUCTION CO.

Amit Kumar Das  
Partner

UNIVERSAL CONSTRUCTION CO.

Amit Kumar Das  
Partner

Nirmal Kanti Saha  
Pijush Kanti Saha

Pijush Kanti Saha  
Nirmal Kanti Saha

UNIVERSAL CONSTRUCTION CO.

Anil Kumar Das

PARTNER

**:- SCHEDULE - "B" ABOVE REFERRED TO :-**  
**(Land Owner's Allocation)**

The Land Owner/First Party members shall be entitled to **Rs.32,00,000/- (Rupees Thirty two Lakhs) only** as whole and in the manner written below out of the entire saleable areas in the complex according to Asansol Municipal Corporation's Sanctioned Building Plan as security deposit as well as share of future estimated profit out of the proposed Project.

**Allocation OF Property To LAND OWNER NO.- 01 SHRI PIJUSH KANTI SAHA**

(a) ONE self contained Flat being no.- 2/F01, having super built up area 1370 Sq. ft., carpet area measuring 1020 sq. ft. on the SECOND Floor situated on the south east corner. (b) ONE Shop room in the Ground Floor being No.- G/01 (being the 1<sup>st</sup> Shop), having super built up area of 150 sq. ft & carpet area measuring 137 sq. ft. in the South east corner, (c) ONE covered four wheeler car parking space 135 Sq. ft. on the Ground Floor, (d) ONE open four wheeler car parking space 120 Sq. ft. on the Ground Floor of the said proposed building "DIPALI RESIDENCY" which would be allotted to Land Owner No.- 01.

**Allocation OF Property To LAND OWNER NO.- 02 SHRI NIRMAL KANTI SAHA**

(a) ONE self contained Flat being no.- 2/F02, having super built up area 1275 Sq. ft., carpet area measuring 949 sq. ft. on the SECOND Floor situated on the north east corner. (b) ONE Shop room in the Ground Floor being No.- G/02 (being the 2<sup>nd</sup> Shop), having super built up area of 137 sq. ft & carpet area measuring 124 sq. ft. in the South east corner, (c) ONE covered four wheeler car parking space 135 Sq. ft. on the Ground Floor, (d) ONE open four wheeler car parking space 120 Sq. ft. on the Ground Floor of the said proposed building "DIPALI RESIDENCY" which would be allotted to Land Owner No.- 02.

Apart from the aforesaid Flat/s, Shop room/s & 04 (four) numbers of 04 wheeler spaces alongwith proportionate share of land in Schedule A & right of passage to each Landowners no.- 01 & 02, both of the Land Owner No.- 01 & 02 shall get a sum of **Rs. 16,00,000/- (Rupees sixteen lakhs only)** each as security deposit as well as share of future estimated profit out of the proposed Project & **Rs.4,000/- (Rupees Four Thousand)** only to each of the Land Owner No.- 01 & 02 per month, for accommodation purpose, till completion of owner's Allocation, within 36 months from the date of sanction of Building Plan by A.M.C.

Be it mentioned herein that an amount of **Rs.10,00,000/- (Rupees Ten Lakhs) only** has already been paid by the Developer to the Landowner/First Party members no.- 01 & 02 above written by Cheque Nos.- 000101 & 000102 of HDFC Bank, Asansol Branch, dated – 17.06.2019, respectively.

UNIVERSAL CONSTRUCTION CO  
Anil Kumar Das  
Partner

*Pijush Kanti Saha*  
*Nirmal Kanti Saha*

*Anil Kumar*

Be it mentioned herein that remaining amount of **Rs.22,00,000/- (Rupees twenty two Lakhs) only** will be paid in 04 equal QUARTERLY installments to each of the Landowners respectively. That this installment payment shall start after the Building Plan has been finally sanctioned by the Asansol Municipal Corporation.

**-: SCHEDULE - "C" ABOVE REFERRED TO :-**  
**(DEVELOPER'S Allocation Property)**

All that land mentioned in the above 'A' schedule and super built up area including the covered area on each floor of the proposed building alongwith undivided proportionate shares of land under the name & style of "DIPALI RESIDENCY", excepting the 02 Residential Flats, 02 Shops & 04 numbers of four wheeler parking space provided to the aforesaid Land owner together with the right of passage.

**SCHEDULE- "D" [Specifications]**

<b>Foundation</b>	:	Concrete cement structure.
<b>Walls</b>	:	Conventional Brick work.
<b>Wall Finish</b>	:	Interior – Plaster of Paris. Exterior - High quality paint.
<b>Flooring</b>	:	Bedroom – Marble, Living & Dining – Marble, Kitchen – Marble, Toilet – Wall, floor & Tiles.
<b>Kitchen</b>	:	Platform made of Marble with Stainless Steel sink. Electrical point for Refrigerator and exhaust fan.
<b>Toilet</b>	:	Sanitary ware with all C.P. fittings, Electrical point for Geyser & Exhaust fan.
<b>Plumbing</b>	:	Concealed pipe line.
<b>Door &amp; Windows</b>	:	Wooden frame with flush view doors Aluminum window
<b>Lift</b>	:	Reputed Lift manufacturer
<b>Electric</b>	:	PVC conduit pipes with concealed copper wiring with good Quality switches with MCB distribution panel.

A sheet containing photos and finger prints of both hands duly attested by the parties concern is annexed hereto which do form a part of this deed.

IN WITNESS WHEREOF the Parties have executed these presents before the A.D.S.R., Asansol on date, month and year mentioned in the outset.

**WITNESSES:-**

1. Prosenjit Pal  
S/o Pradip Kumar Pal  
ISMILE, B.R.M.B. ROAD.  
ASANSOL.  
Pin - 713303  
P.S - HIRKURA.

Piyush Kanti Saha.

Nirmal Kanti Saha.

Signature of the first Party / Land  
Owner

2. Ajit Rai  
S/o Kailash Rai  
3/F03 Radika  
Apartment  
MOKSILA ASANSOL  
713303

UNIVERSAL CONSTRUCTION CO.

Amit Kumar Rai

PARTNER

Signature of the Developer

Drafted & Prepared by me as per Instruction, directions & documents provided by both the parties and explained the contents to both the Parties in Vernacular (Bengali) and Printed in my office.

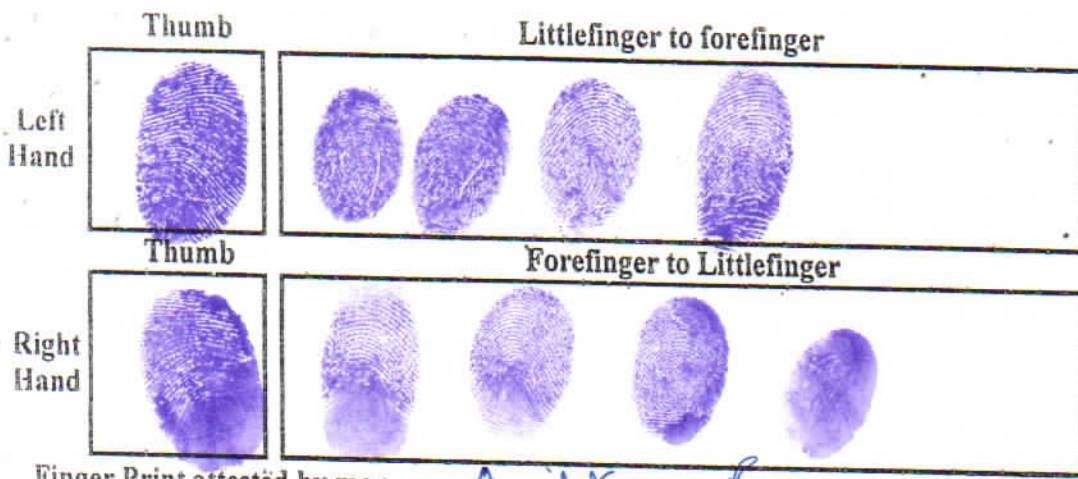


(UTSAV MUKHERJEE)

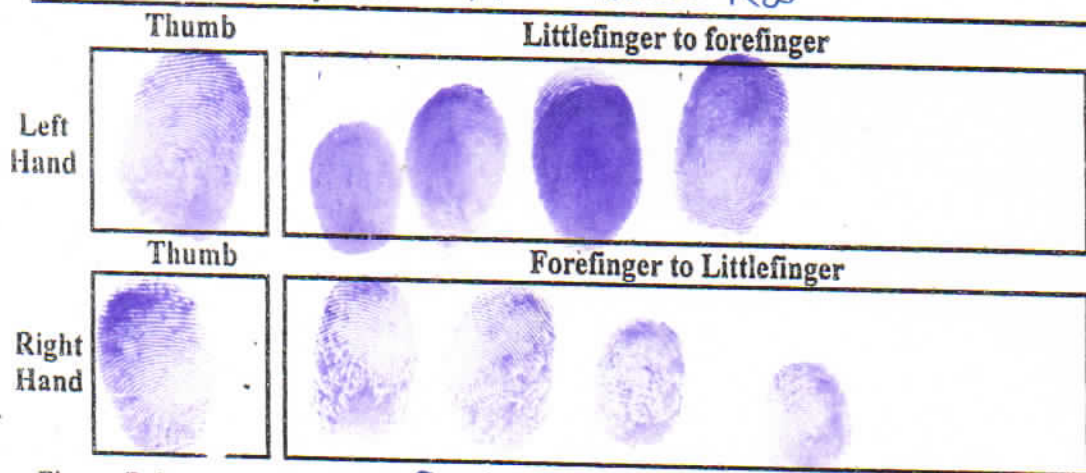
(Advocate)

PASCHIM BARDHAMAN DISTRICT JUDGE'S COURT AT ASANSOL

Enrolment No.- WB/549/2011.



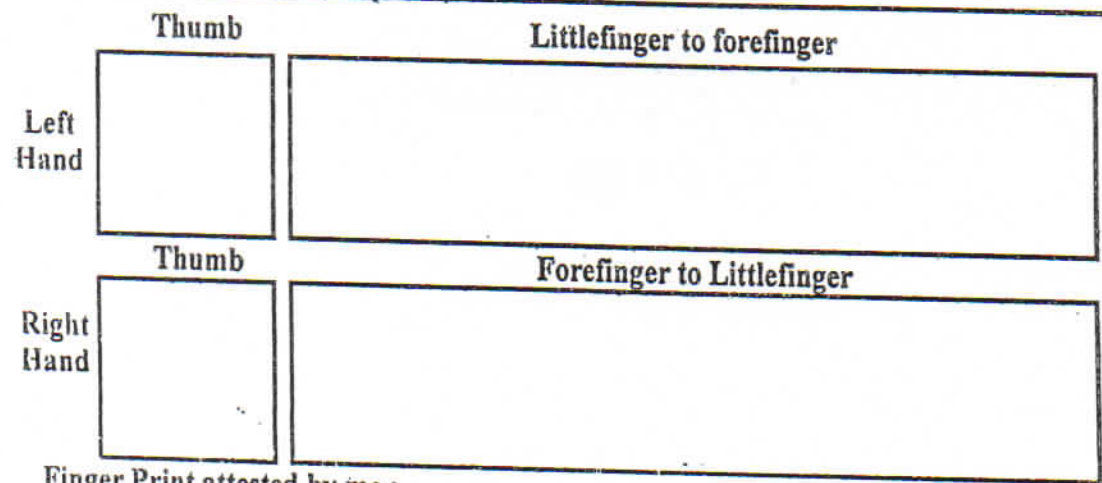
Finger Print attested by me : Amit Kumar Rai



Finger Print attested by me : Piyush Kanti Saha



Finger Print attested by me : Nirmal Kanti Saha



Finger Print attested by me :



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

GRN Details

GRN: 192021220006423848  
GRN Date: 23/04/2021 13:14:44  
BRN : 4421965959729  
Gateway Ref ID: IGAKZXDTH4  
Payment Status: Successful

Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 23/04/2021 13:04:48  
Method: State Bank of India NB  
Payment Ref. No: 2000688313/6/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: universal construction co  
Address: sb gorai road asansol  
Mobile: 9732095565  
Depositor Status: Attorney of Executant  
Query No: 2000688313  
Applicant's Name: Mr UTSAV MUKHERJEE  
Identification No: 2000688313/6/2021  
Remarks: Sale, Development Agreement or Construction agreement Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000688313/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	2880
<b>Total</b>				<b>2880</b>

IN WORDS: TWO THOUSAND EIGHT HUNDRED EIGHTY ONLY.



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

GRN Details

GRN: 192021220005980608 Payment Mode: Online Payment (SBI Epay)  
GRN Date: 22/04/2021 08:54:14 Bank/Gateway: SBlePay Payment Gateway  
BIRN : 3341211641819 BIRN Date: 22/04/2021 08:04:00  
Gateway Ref ID: IGA/K/RSPN2 Method: State Bank of India NB  
Payment Status: Successful Payment Ref. No: 2000688313/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: UNIVERSAL CONSTRUCTION CO  
Address: SB GORAI ROAD ASANSOL  
Mobile: 9732095565  
Depositor Status: Attorney of Executant  
Query No: 2000688313  
Applicant's Name: Mr UTSAV MUKHERJEE  
Identification No: 2000688313/2/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000688313/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	9011
2	2000688313/2/2021	Property Registration Registration Fees	0030-03-104-001-16	32014
			Total	41025

IN WORDS: FORTY ONE THOUSAND TWENTY FIVE ONLY.



आयकर विभाग  
INCOME TAX DEPARTMENT  
PIJUSH KANTI SAHA  
BIBHU RAMJAN SAHA  
19/12/1963  
BNNPS9543K  
PAN: AAKPS1234K  
Signature

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

Enrollment No.: 1058/13616/44811

To  
Pijush Kanti Saha  
SCO, Bharu Ranjan Saha  
AKADANGA, ARYAKANYA ROAD  
USHAGRAM  
Assesee. (In Corp.)  
Ujaingram  
Bardhaman Barodhuma  
West Bengal 713303  
9434670754  
2450004402  
MP460044027FT



आपका आधार क्रमांक / Your Aadhaar No. :

**5512 8169 0426**

आधार - आम आदमी का अधिकार



भारत सरकार  
Government of India  
Pijush Kanti Saha  
DOB : 19/12/1963  
Male



5512 8169 0426

आधार - आम आदमी का अधिकार

आयकर विभाग  
INCOME TAX DEPARTMENT  
NIRMAL KANTI SAHA  
BIBHU RAMJAN SAHA  
10/09/1971  
PAN: AAKPS1234K  
Signature

U.Saha

भारत सरकार  
GOVERNMENT OF INDIA



निरमल कान्ति साहा  
Nirmal Kanti Saha  
जन्म तिथि / DOB: 10/09/1971  
पुरुष / MALE



5731 1418 2313

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

TO:  
आपका विशिष्ट पहचान संख्या /  
आपका विशिष्ट पहचान संख्या /  
आपका विशिष्ट पहचान संख्या /  
आपका विशिष्ट पहचान संख्या /  
आपका विशिष्ट पहचान संख्या /  
आपका विशिष्ट पहचान संख्या /

5731 1418 2313

Nirmal Kanti Saha

Pijush Kanti Saha