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05 SEP 2019

### DEVELOPMENT AGREEMENT

Dist.	:	Paschim Bardhaman
Mouza	:	Fuljhor.
P.S.	:	New-Township.
Area of Land	:	12 Decimal.

Signature

**ENTERED INTO AMONG**

(1) **SMT DIPTI BHADRA @ DIPTI RANI BHADRA [PAN - CWIPB7378G]** W/o Late Lalit Mohan Bhadra @ Lalit Bhadra @ L M Bhadra, By Caste: Hindu, Occupation: House-wife;

(2) **SRI DEBASHISH BHADRA [PAN - AQFPB4078A]** S/o Late Lalit Mohan Bhadra @ Lalit Bhadra @ L M Bhadra, By Caste: Hindu, Occupation: Business;

(3) **SRI SUBRATA BHADRA [PAN - AJWPB4351L]** S/o Late Lalit Mohan Bhadra @ Lalit Bhadra @ L M Bhadra, By Caste: Hindu, Occupation: Business; all are resident of - MR/27, Mamra Main Rasta, Sarat Pally, PO - Abi Township, Durgapur - 713206, District- Paschim Bardhaman, West Bengal, India; hereinafter jointly and severally referred to as the **LAND OWNER(s) / VENDOR(s)** (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PARTY**.

**IN FAVOUR OF:**

**M/s. GREENCITY DEVELOPERS [PAN - AAUFG1544P]**, a partnership firm having its registered office at B-132 Aldrin Path, Bidhannagar, Durgapur, Pin - 713212, District- Paschim Bardhaman, West Bengal, India represented by its **Partners** namely: -

(1) **SRI PANKAJ MUKHERJEE [PAN - AJOPM7641Q]** Son of Late Swapan Mukherjee, by faith-Hindu, by occupation-Business, resident of B-132, Aldrin path, P.O.- Bidhannagar, PIN-713212, District- Paschim Bardhaman, West Bengal, India,

(2) **SRI SHUVRO CHATTARAJ [PAN - AFMPC9030R]** Son of Sri Nabani Chattaraj, by faith-Hindu, by Occupation - Business, resident of Vill + PO - Bamunara, Durgapur - 713212, District- Paschim Bardhaman, West Bengal, India,

(3) **SRI DEBASIS SHYAM [PAN - BKPCS3757D]** Son of Sri Laxmi Kanta Shyam, by faith-Hindu, by Occupation - Business, resident of Vill + PO - Bamunara, Durgapur - 713212, District - Paschim Bardhaman, West Bengal, India,

(4) **SRI AMITAVA SHYAM [PAN - BIVPS1932H]** Son of Sri Laxmi Kanta Shyam, by faith-Hindu, by Occupation - Business, resident of Vill + PO - Bamunara, Durgapur - 713212, District - Paschim Bardhaman, West Bengal, India; AND,

(5) **SRI PRASUN NEOGI [PAN - AGPPN4373E]** Son of Late Pradip Kumar Neogi, by faith-Hindu, by Occupation - Business, resident of Nabapally, Benachity, Durgapur - 713213, District- Paschim Bardhaman, West Bengal, India, hereinafter jointly and severally referred to as the **DEVELOPER(s) / SECOND PARTY(s)** (unless repugnant to the context shall mean and include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns).

**WHEREAS** the Landed property as described in schedule 'A' hereunder belonged to the one Lalit Mohan Bhadra, Mori Mohan Bhadra and Samarendra Nath Bhadra @ Samarendra Bhadra all were being the S/o Late Surendra Kr. Bhadra to the extent of 10 Decimal in RS Plot No.: 370 as they had purchased one plot in RS Plot No.: 370 from Shri Shyamadas Nayak and Shri Gorachand Nayak vide Deed Being No.: I-3281 for the Year 1967 who had once originally possessed the RSROR; and, another plot in RS Plot No.: 370 from Smt Renu Samaddar vide Deed Being No.: I-3251 for the Year 1970 both got registered before the JSR Raniganj at Durgapur. Again having RSROR in his favour, Shri Shyamadas Nayak S/o Late Durgadas Nayak as hereinbefore transferred his share and an area being 10 Decimal of landed property as described in the said schedule in RS Plot No.: 369 vide Deed Being No.: I-4302, Serial No.: 4454 for the Year 1970 registered before the JSR Raniganj at Durgapur.

**WHEREAS** being in lawful possession over the said schedule property the one Lalit Mohan Bhadra @ Lalit Bhadra @ L M Bhadra died intestate Dated 25/03/1979 in Durgapur, West Bengal living



behind his wife Smt Dipti Bhadra alias Dipti Rani Bhadra and his two sons Sri Debashish Bhadra and Sri Subrata Bhadra as his surviving legal heirs as per law of succession. Moreover, the one Smt Dipti Bhadra alias Dipti Rani Bhadra, Sri Debashish Bhadra and Sri Subrata Bhadra (as First Party), Sri Moni Mohan Bhadra (as Second Party) and Sri Samarendranath Bhadra @ Samarendra Bhadra (as Third Party) entered into a Deed of Partition which was been partitioned in metes and bounds by the parties herewith which was registered before the ADSR Office at Durgapur vide Deed Being No. I-2027 for the Year 1989 to the extent of a total of 20 Decimal in the said Deed in which the first party into the said Deed of Partition entitled for a share of 10 Decimal in RS Plot No. 370 and 5 Decimal each in RS Plot No. 369 for the second and third party into the said Deed of Partition herewith. Aftermath of which, Sri Moni Mohan Bhadra transferred his share and an area of land which he has received from the said Deed of Partition to the extent of 5 Decimal in RS Plot No. 369 to Shri Samarendra Nath Bhadra @ Samarendra Bhadra vide Deed Being No. 3127, Serial No. 3399 for the Year 1996 Dt. 30/07/1996 registered before the ADSR Office at Durgapur. Therefore, while in lawful possession and ownership over the said schedule property the one Samarendra Nath Bhadra died intestate Dt. 03/01/2016 living behind his wife Smt Jaba Bhadra and his only son Sri Anab Kanti Bhadra as his surviving legal heirs as per law of succession.

**WHEREAS** Smt Dipti Rani Bhadra Alias Dipti Bhadra W/o Late Lalit Mohan Bhadra @ Lalit Bhadra purchased more or less 4114 Sq.ft. of landed property over the said schedule in RS Plot No. 369 vide Deed Being No. I-6599 for the Year 1990 registered before the ADSR Office at Durgapur from Shri Susanta Kumar Nandy S/o Late Naini Ranjan Nandy as the one Shri Susanta Kumar Nandy has received the said property vide Deed Being No. I-4301 for the Year 1970 from Shri Shyamdas Nayak who use to have RSROR in his favour. Now, while in due ownership and lawful possession over the schedule below property Smt Dipti Rani Bhadra Alias Dipti Bhadra W/o Late Lalit Mohan Bhadra transferred an area admeasuring 3 Decimal in RS Plot No. 369 to Sri Arabinda Paramanik S/o Late Fatik Paramanik vide Deed Being No. I-020600903 for the Year 2017 registered before the ADSR Office at Durgapur Dt. 07/03/2017; and since then the recent aforesaid Vendors are being in lawful possession and ownership having indefeasible right, title and interests, possession and enjoyment over the said property and paying taxes and levies thereon & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein as he / they become the owner(s) of the land and forming part of the R.S. Plot No. 369 and 370 more-fully described in the schedule hereto.

**AND WHEREAS** the First Party(s) as aforementioned is/are now the absolute and lawful owner of the immovable property having right, title and interests in the schedule below and since then he / they is / are in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the R.O.R; of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corner and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto.

**AND WHEREAS** the first party(s) is desired to get the aforesaid landed property developed into a Multi-storied residential cum commercial Building complex constructed thereon through any Sincere, Responsible and Reputed Builder and the Second Party after having come to know of such intentions of the First party; approached the First Party and therefore the First party(s) agreed to the proposal of the Second Party with regard to the development & construction of the proposed Multi-storied residential cum commercial Building complex upon the said below schedule landed property.

**NOW THEREFORE** the desire to develop the First schedule property by construction of a multi-storied residential cum commercial building complex(s) up to the maximum limit of floor consisting of so many flats, unit(s), complex(s), and parking space(s), space(s), etc. as per plan approved by Durgapur Municipal Corporation (DMC) and/or other competent authority(s) but the owners / vendors, of not having sufficient funds for the development and construction work and for the said reason the First Party(s) is in search of a Developer for the said development and construction work and as such & after prolong discussion between the party(s) assign and appoint the second party(s)



as Developer(s) to develop and construct the said property forming into a residential cum commercial complex(s).

**NOW THIS INDENTURE WITNESSETH AND IS AGREED AMONG THE PARTIES AND THEREFORE REDUCED IN WRITING AS HERETO:**

**I - OWNER(S) / VENDOR(S) / LANDLORD(S) & DEVELOPER(S):** - Shall mean names and details as envisaged above as First and Second Party thereto.

**II - LAND:** - Shall mean the area admeasuring 12 decimals (as per L.R.R.O.R.) be the same a little more or less at Mouza: Fuljhor, J.L. No. 107, L.R. Plot No.: 5433, 5385, and 5438 comprised in the undersigned L.R. Khatian Nos under the jurisdiction of Durgapur Municipal Corporation (DMC), District - Paschim Bardhaman, in the State of West Bengal, more-fully described in the Schedule below, being conveyed by the First Party/Owner in favour of Second Party, for its Development into a Multi-storied residential cum commercial complex, more-fully described in Schedule below, is the subject matter of this Development Agreement.

- 1.1 **BUILDING:** - Building shall mean the building to be constructed at the said premises with the maximum Floor Area Ratio (F.A.R.) available or permissible under the rules and regulations of the Municipal Corporation of Durgapur and/or other concerned authorities for the time being in force as per the plan(s) to be sanctioned by the Municipal Corporation of Durgapur (DMC) and/or by the competent authorities.
- 1.2 **ARCHITECT(S) AND STRUCTURAL ENGINEERS:** - Shall mean such Architect(s) and structural engineers whom the Developer(s) may from time-to-time, appoint as the Architect(s) and/or Structural Engineer(s) or such other competent person(s) of the said Building.
- 1.3 **MUNICIPAL CORPORATION:** - Shall mean Durgapur Municipal Corporation (DMC) and shall also include other concerned, competent and appropriate authority(s) either State, public body(s) and/or Central Govt. that may recommend, comment upon, approve, sanction, modify and/or revise such Plans.
- 1.4 **PLAN:** - Shall mean the sanctioned and approved Plan of the said building(s) sanctioned by the Durgapur Municipal Corporation (DMC) and/or such other competent authority(s) and shall also include variations / modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 1.5 **OWNERS AREA AND CONSIDERATION:** - In consideration of the Vendor(s) having appointed the Second Party(s) as Developers of the said property and the Vendor(s) agreeing to allow the Developers to appropriate themselves out of the profits arising from the said development as is hereinafter provided. As acknowledged by the Vendor(s), the Developer will deliver 10% (Ten) percent of the Super Built Up area of the sanctioned and approved Plan from the DMC or to such competent authority(s) of the proposed building together with undivided, impartible and proportionate interest over the said landed property to all the Vendors and as acknowledged by the stated Vendors @ total consideration amount of Rs. 1, 05, 00, 000/- (Rupees One Crore Five Lakhs) Only as morefully scheduled below against the stated development works to be delivered as per the given Memo and schedule and as per the phase of construction works and as is hereinafter provided which is hereby admitted and acknowledged by all the Vendors.

In execution of this agreement and receipt whereof the Vendor(s) doth hereby admit, acknowledge, acquit, release and discharge the Developers forever and shall handover the vacant and peaceful possession of the said property to the Developers for the purpose of development.

- 1.6 **DEVELOPER'S AREA:** Shall mean the entire proposed multi-storied residential cum commercial building except the said aforesated Owner's Share with such maximum floors as

may be sanctioned and approved by the competent authority(s) together with undivided, impartible and proportionate interests unto the said land.

- 1.7 **UNIT:** Shall mean any Unit(s) / Flat(s) / Garage(s) / commercial spaces/spaces, etc. in the Building(s) lying erected at and upon the premises and the right to common use of the common portions appurtenant thereto & the concerned Unit(s) and wherever and whenever the context so intends or permits, shall include the undivided, proportionate share and/or portion attributable to such Unit/Flat and such other areas.
- 1.8 **PROJECT:** Shall mean the work of development or construction, undertake and to be done solely by the aforesaid Developer(s) herein with utmost assistance and assurance from the Owner(s) / Vendor(s) in terms of anything and everything whatsoever in respect of the said premises in pursuance of the Development Agreement and/or any modification / alteration or extension thereof till such development, erection, promotion, construction and building of building(s) at and upon the said premises till completion and handover of the same.
- 1.9 **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer(s).
- 1.10 **PURCHASER(S):** shall mean and include:
- if he / she / they be an individual then his / her / their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
  - if it be a Hindu Undivided Family (HUF) then its members for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
  - if it be a Company then its successor or successors-in-interests and/or permitted assigns;
  - if it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
  - if it be a Trust then its Trustees / members for the time being in force and their successor(s)-in-interest and assigns.

**III - COMMENCEMENT AND EFFECTIVENESS:** - This indenture has commenced and shall be effective on and from and with effect from the date of execution of this indenture.

**IV - DURATION:** - That the Developer(s) shall develop and/or construct the said schedule below landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property, as and when required then demolishing the existing structures (if any) over the said landed property thereon. The new multi-storied Building Complex comprising of Ground plus such Maximum floors as may be approved by the local municipal concerned authorities consisting of Flats / apartments / units / garages / commercial spaces and works-men room, spaces, etc. shall be erected by the Developer unto the Schedule below property of the First Party(s) / Owner(s) / Vendor(s), by 48 Months with a grace period of 06 Months and that shall be calculated from the date of approval and sanction of plan for such development works unto the said property by the Developer(s) and submission and updation of all such necessary original papers in relation to the said schedule property. However, the said period may get extended by reasons of proven causes beyond the control and authority of the Developer(s) viz. unusual price hike or non-availability of the materials / labours, riot, food, earth quake, political instability / disturbances, Act of God, etc.

**V:- SCOPE OF WORK:-** The Developer(s) shall construct / erect the multi-storied residential and commercial building comprising of Ground plus such Maximum floors and shall be according to the sanctioned plan from Durgapur Municipal Corporation and/or such competent authority(s) followed by such other requisites from the Asansol Durgapur Development Authority (ADDA) and/or other competent authority(s) over the First Schedule Land.



VI: - OWENER DUTY, OBLIGATION & LIABILITY:-

1. That the owner has offered the total area of land thereon measuring **12 Decimals** for development and construction of a multi-storied residential building complex consisting of flats / apartments, parking spaces and such spaces, etc. provided wherein that as and when required.
2. That the Owner / Vendor hereby declares and acknowledges that :-
  - a) No acquisition proceedings or any civil suit have or has been initiated in respect of the schedule mentioned plot.
  - b) There is no such indenture / legal document among the Owners / Vendors and/or any other party(s) / person(s) except **M/s. GREENCITY DEVELOPERS** either for Sale and otherwise or for development and construction of multi-storied residential building and the said land is free from all such encumbrances. And, also confirms vide this indenture that after execution of this deed, if any of the owner executes or registers any agreement / deeds / documents in favour of any person(s) then he / she / they shall be prosecuted as per the prevailing laws for the time being in force and in that event the owners shall be liable for any such costs and consequences thereof.
3. That the Owner(s) has agreed that either she / he / they shall be in-person present before the Registering Authority and/or to such other authority(s) to sign all the agreement for sale and all deeds and agreements of conveyance for selling the Flats to the prospective buyer(s) as Land Owners maintaining all terms & conditions or whatsoever or shall execute a Development Power of Attorney of their entire share in favour of the Developers for execution of such documents followed by such other works. The Owner / Vendor hereby acknowledge not to interfere on the developer(s) portion / share as mentioned above and as such shall not intrude / anything whatsoever with the amount so received from the prospective buyer(s).
4. That the Vendors shall make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from all reasonable doubts and all such encumbrances and shall at their own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims on or to the said property including all claims by way of sale, exchange, mortgage, gifts, trust, hereditaments, possession or otherwise, That the Owners shall vacate the said premises after execution of this presents and handover the peaceful possession of the said property so that the Developer may start their inceptive works for such development.
5. That the First party(s) hereby assures the Second party(s) that neither he / she / they nor any of the legal heirs and successors shall, due to any reason and/or cause whatsoever, ever cause any interferences or unwanted disturbances in the smooth progress of the intended project. Furthermore, the First Party consents in this indenture that if any of the recorded landowner's execute any further and/or such agreements / deeds / contracts against the said landed property after signing and execution of this Agreement, the aftermath of which the said landowner(s) shall be prosecuted as per law for the time being in force and the Second Party can very well in-person (in-person means natural person) or otherwise initiate civil and criminal cases against him / them and in that event the landowners shall be solely liable for such costs and consequences thereto. In event of death of any or all of the above person(s), his / her / their legal heirs will take his / her / their position thereof and will have all such benefits as mentioned in the said agreement, provided all such clauses as mentioned vide the said Deed shall remain intact herein and shall not change / alter for any reason whatsoever; as it is also needless to mention that in such an event the legal heirs shall be liable and shall be under obligation to execute such further agreements / deeds whatsoever in place of such deceased person.
6. That on and from the time of execution of these presents, the vendors shall deliver or cause to be delivered all such title deeds, parcha, other requisite documentations / papers, plans, approvals, etc. all in original in relation to the said landed property which is hereby agreed to be developed by the Builder / Developer. The Owners / Vendors further assures to extend



maximum co-operation for obtaining N.O.C. and for giving declarations, affidavits, other requisite documentations / papers, approvals, etc. whatsoever required

7. That the Vendors hereby declares that no notice from Government or any other body or authority or under the Durgapur Municipal Corporation Act or Land Acquisition Act or The Defence of India Act or under any other legislative enactments, Government Ordinances, Order or Notification (including any notice for acquisition or requisition of plots or any part thereof) has been received by or served upon them or any other person/s interested therein nor is the said plot or any part thereof included in any intended or publishes scheme of improvement of the Municipal, Government body or Public Body or authority.
8. That the Owners / Vendors agrees and acknowledges that she / they gives her full authority & power to Second Party to do & execute all lawful acts, deeds things for the owners and on his / their behalf in respect of all activities related to developing and construction of the multi-storied residential building cum complex(s) on the said land i.e. to receive the sanctioned plan and other documents from Durgapur Municipal Corporation, and such other statutory authority / authorities or public body(s).
9. That the Landowners / Vendors having had executed this Agreement in favour of the said mentioned above Developers(s) for smooth execution of all such required works in relation to plan sanction, NOC etc. that is to be sanctioned by DMC, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s). Moreover, any and/or all of the partners or their representative can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of us (all the Landowners / Vendors as stated above) to DMC, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s).
10. That immediately on the execution of these presents, the Vendor herein has decided to execute a Development Power of Attorney in favour of the Developers or their Nominee(s) as the case may be for the purpose of signing and/or executing all the applications, indenture(s), agreement to sale and deed of sale to such intending purchaser(s), proceedings, plans, other requisite documentations / papers, execute and verify all application and/or objection to appropriate authorities for all and any license permission, NOC or consent etc.; to obtain necessary approval(s) from various authorities in connection with the development and such papers to be submitted by the Developers on behalf of the Vendors to the Competent Authority, Urban Land Ceiling, Municipal Corporation of Durgapur (DMC), ADDA, or any other Government or Semi-Government authority in connection with the development to facilitate the development of the property hereby agreed to be developed by the Developers on behalf of the Vendors. If any such delay is caused in developing the said property hereby agreed to be developed or such other whereabouts, the consequences arising thereof shall be at the costs & consequences on the part of the Vendor alone.
11. That the Vendor hereby authorize the Developers to sign banking documentations regarding bank finance and other requisite formalities and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal and Public authorities and to obtain commencement certificate, etc. for obtaining different types of applications and other proformas. It is also agreed that all the costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers. The Second Party shall be entitled to mortgage the subject noted landed property to avail bank finance and First Party hereby admits that they shall have no-objection in this regard in any manner.
12. That the Vendor declares that the property in question is the recorded property in the L.R.O.R. at the concerned BL&LRO Dept. However, there is no minor interested in the said property and hence the question of obtaining the sanction from the competent Court / authority(s) relating to minor's interest along and with the said property does not even arise. That the said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.



13. That the land by Agreement is not prohibited by Govt. i.e., does not come under Govt. Land, Settled Land, Bhudan Land, Forest Land and the first party satisfied with the contents of this deed, and the first party and his land dose not any reserved cast under G.N.T. Act
14. That the Developers can take and initiate legal proceedings which are required to be taken in connection with the work of development and construction on behalf of the owners. Furthermore, if any legal action is taken against land owner(s) in connection with the same and said project, to prosecute and defend such legal proceedings, affidavit, application, etc. and to engage L.d. Advocate and to do all such act, deed and things required to be done on behalf and as such on sale of flats / apartments / etc. to the prospective buyers save and except owner's allocation and accept booking money, advance and consideration money. Wherefore, it is also noted hitherto that the Attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners and the owners shall agree to ratify all acts and things lawfully done by the developer.

#### VII-DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. That the Developer confirms and assures the owners that they're fully acquainted with and aware of the process / formalities related to similar project in Corporation Area or at the Sub-Div. and was satisfied with the papers / documentations related to ownership, measurement of the said land, possessory right, title, interest and suitability of the site and viability of such proposed project thereto.
2. That the developer confirms and assures the owners that they have financial sources and other resources to meet and comply with financial and other obligations required for execution of the project within such time-frame and the owners do not have any liability and/or responsibility of any such financing and execute the project or part thereof except such consideration for each flats as detailed under.
3. That the developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision and security of reputed Architect / Planner, Advocate(s), and such other professionals authorized and licensed by appropriate authority(s). The building plan should comply with the standard norms of the multi-storied building/s including structural design and approval from local sanctioning authority / Corporation / Govt. agencies. Any variation / alteration / modification from the original approved drawing / plan need approval from the owner or her attorney and the architect before submission to the Corporation / appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden / water / drainage will remain intact unless agreed by both the parties.
4. That the Developer shall be asking for help / assistance from the owners / such other person(s) to do all the necessary paper work, etc. for getting necessary approvals in relation to the sanctioning of plan followed by such other legalities or such documents and the owner(s) have acknowledge to deliver their maximum co-operation towards the same.
5. That the Developers shall be at liberty to allot the dwelling units of flats / such other spaces in the said buildings to be constructed on the said property or to enter into any package deal agreement for allotment of completed units / building or buildings to be constructed on the said land with such party or parties and at such price and on such terms and conditions as the Developers may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developers at their own costs and expenses and at their own risk, the intention being that the Developers shall alone be liable and responsible to such party or parties, provided, however, that the price and the terms and conditions at or on which the said building or buildings or part thereof are to be allotted shall not in any manner be inconsistent with or in contravention of any law, norms, rules and conditions imposed in N.O.C.



6. That the Developer(s) shall not have any rights of delegation of such right created in its favour by virtue of this Development Agreement and the First party / owner(s) nor shall any person claiming through her / them have any right, authority or interest in the development of the said property except in relation to the owner's share. Only the Developer(s) above-named shall be entitled to develop the said property by constructing thereon the multi-storied building consisting of dwelling units / flats / apartment, parking space(s) / space(s), etc. and other structures at the sweet will and discretion of the developer(s).
7. The Developers shall be entitled to enter into usual Agreement within the Developers share and allocation for sale of units / flats / apartment, parking space(s) / space(s), etc. with various intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers thinks fit and proper.
8. That the Developer shall be responsible for any acts, deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats.
9. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building.
10. That it is agreed that the Vendors and all other necessary parties claiming through her / them shall execute Deed of Conveyance / Sale document and/or all other writings in favour of such person(s) as the Developers may direct and in the event of Conveyance/s it can also be given in favour of the Nominee/s of the Developers or a proposed Co-op Housing Society. The Developers shall also join as a Confirming Party to the said Conveyance.
11. That the Developer shall complete the Development / Construction work of building/flat at its own cost and expenses in pursuance of the sanctioned plan by stipulated time-frame as stated hitherto and after getting all such relevant papers / documentation.
12. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc. or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility; needless to mention that the Owner(s) shall in every way assist the Developer.
13. That Developer agrees to indemnify the land owner and vice-versa from the obligation and/or such other liabilities of paying Income Tax, GST or any other duties / levies either by the State Government or Central Government or statutory local authorities forming part which are required to pay for the profits which are derived after selling the flats to the prospective buyer(s) / investor(s) / purchaser(s).
14. That in any event, the owner without prejudice to the foregoing declarations, irrevocably and unconditionally agrees and undertakes to remove all the obstacles and clear all outstanding, doubts and/or defects, if any, save as herein above provided, at its/his own cost so as to ultimately vest the said property unto the Developer or his nominees free from all encumbrances and defects.

#### VIII- CANCELLATION:

The Owner(s) / Vendor(s) has every right to cancel and/or rescind this indenture after 36 (thirty-six) months from the date of ground breaking ceremony and submission of all such necessary papers / documentations and/or approvals to the developer(s) by the owner(s) / vendor(s); if the Developer fails / neglects to construct such initial stage of work over the said property. Furthermore, it is expressly mentioned and broached that the Developer(s) has every right to



cancel and/or rescind this agreement if the Landowners / First Party fails or neglect to resolve the land related problem and other problem(s) whatsoever in relation to the said below schedule property.

**IX- MISCELLANEOUS: -**

- a) Indian Law: This agreement / indenture shall be subject to *lex-loci* and *lex-foi* to such prevailing laws of the State and under the Jurisdiction of Durgapur Court
- b) Confidentiality & Non-disclosure: Both parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled / required by Law.
- c) ALL disputes and differences of whatsoever nature or kind which may arise among the parties at any-time hereinafter (whether during the subsistence of this Agreement or thereafter) in any manner concerning or relating to or touching this Agreement or the interpretation or meaning of anything therein contained or any of the rights or obligations of the parties thereunder or any act, deed, matter or thing required to be done or any payment to be made or received by any party thereunder or any matter on which the parties have acted in pursuance thereof and/or thereunder, shall be referred to the arbitration, being a sole arbitrator who shall be an Advocate or person(s) from legal fraternity to be nominated and reserved solely by Developer or their legal advisors in accordance with the provisions of the Arbitration & Conciliation Act, 1996 and/or any statutory modification or re-enactment thereof for the time being in force. The Arbitration proceedings shall be carried out in Durgapur, West-Bengal.
- d) That it is also to be noted hitherto that all the owners as aforesated shall deliver and relinquish their said ten per cent share as aforesated at the time as and when required by the developers hitherto. And, if the said owners as aforesated will not be delivering the said ten percent then the developer shall have the option to reduce proportionately the said total amount at the will of the developer as acknowledged by the owners.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss but shall not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and its architect / advocate for discussion and necessary corrective action.
- f) In case the Building Plan under G+XI standard is not approved by the Durgapur Municipal Corporation and/or competent authority, in that context the consideration/value/portion has to be reduced proportionately on the basis of total area and stoled approved by the Durgapur Municipal Corporation and/or the competent authority under the approved standard which is hereby agreed & acknowledged by the Vendor(s).
- g) The Developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along-with all other legal formalities and moral obligations during execution of the project to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- h) The second party or the developer shall have the right and/or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney. Also it is noted that in future if there arises any circumstances in relation to the roof right on the said building or building(s); then the same shall be allocated / divided as per the ratio as stated above with all such rights
- i) A successful project completion certificate from the Architect or any competent technical body with specific observations / comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense after handing over of physical possession of the flats.
- j) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.



- k) The landowners and the developers have entered into the agreement purely and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications: building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

#### DESCRIPTION OF THE LAND (THE FIRST SCHEDULE)

**ALL THAT** Pieces and Parcels of the Plot of Land under the nature and character as Baid situated at Sarat Pally Road under the jurisdiction of Durgapur Municipal Corporation (D.M.C.), P.S.: New-township, within Mouza: Fuljhor, J.L. No.: 0107, before the A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal, described with land details under following heads as hereto:

1. RS Plot No.: 369 appertaining to LR Plot No.: 5433 in LR Khatian No.: 6747 admeasuring an area being 1 Decimal;
2. RS Plot No.: 369 appertaining to LR Plot No.: 5385 in LR Khatian No.: 6747 admeasuring an area being 2 Decimal;
3. RS Plot No.: 370 appertaining to LR Plot No.: 5438 in LR Khatian No.: 626 admeasuring an area being 3 Decimal;
4. RS Plot No.: 370 appertaining to LR Plot No.: 5439 in LR Khatian No.: 1649 admeasuring an area being 3 Decimal;
5. RS Plot No.: 370 appertaining to LR Plot No.: 5438 in LR Khatian No.: 627 admeasuring an area being 3 Decimal;

That the total land measuring an area of **12 Decimals (as per L.R.R.O.R.)** be the same a little more or less be and the same to be used as 'residential cum commercial purpose' being delivered to the aforesaid Developers for construction of multi-storied residential cum commercial building complex(s) which is **Butted and Bounded as hereto:-**

On the North	Own Plot and 100' ft wide Metal Road (J.L. Nehru Avenue)
On the South	Plot No.: 368 and 369.
On the East	20' ft wide Metal Road
On the West	Plot No.: 370 and Plot of Gita Das W/o Sakhen Das.

#### (TENTATIVE SCHEDULE MENTIONING TYPE OF CONSTRUCTION AND SPECIFICATION)

- |                    |  |
|--------------------|--|
| 1. Foundation      | : Reinforced cement concrete   |
| 2. Super Structure | : Reinforced cement concrete cover<br>Columns, beams and slabs   |
| 3. Plinth          | : Brick Work with sand and cement  |
| 4. Walls           | : External Wall 200 mm, thick brick work,<br>internal partition wall 75/125 mm, thick<br>brick work with cement mortar |
| 5. Finishing walls | : Finishing internally all walls and ceiling<br>shall plaster cover which shall be finished<br>with plaster of parish. |



6	Flooring	Marble/Ceramic floor tiles flooring in 3 inch skirting at the bed room, drawing cum dining, balcony, toilet and kitchen.
7	Toilet	4 ft. height glazed tiles on the wall
8	Kitchen	2 ft. height glazed tiles on the wall over the kitchen slab. Kitchen slab will be made by Black stone. Steel sink will be provided.
9	Doors	All Door frames will be made of Sal wood and all door panels are made by got press commercial ply 37.5 mm thick.
10	Window	Aluminium window with glass fittings
11	Painting	All doors and window shall be finished with painting
12	Electrical Installation	I.S.I. standard concealed wiring up to points but without light and fan fittings
	a. Bed room	Two light points, one fan point, one plug point (5 amp)
	b. Dining	One light point, one fan point, one 15 amp and one 5 amp plug point
	c. Toilet	One light point, one exhaust fan point and one 15 amp plug point.
	d. Kitchen	One light point, one exhaust fan point and one 15 amp plug point.
	e. Main Entrance	One bell point
13	Water Supply	Water will be supplied from Municipal Water Supply Connection of Durgapur Municipal Corporation within the premises through underground and overhead water reservoir.
14	Plumbing Work	Commode with L.D.P.V.C. cistern, one basin, and all fittings will be standard made white in colour.
15	Roof	Roof of the building to be finished with net cement or otherwise.


[The above specification(s) is subject to change / alter as per the then requirement and as per reliability of such specification(s) as specified, demand and improved / updated quality (better than today) of such materials / substance(s) – and the Vendors assured not to raise any objection regarding the same]

#### DESCRIPTION OF DIVARICATION OF AREA AND CONSIDERATION

CONSIDERATION UNTO THE SAID DEVELOPMENT WORKS THAT SHALL BE DIVARICATED AS PER THE PHASE OF CONSTRUCTION WORKS UNDER THE HEADS DETAILED AS HERETO: -	
Total Amount to be Delivered To All The Aforesaid Owners As Acknowledged Among Them: Rs. 1, 05, 00, 000/- (Rupees One Crore Five Lakhs) Only including 10% (Ten) percent of the super built up area of such sanctioned and approved Plan from the DMC and/or such competent authority(s)	
Break Up:	Vendor No.: 01, 02 and 03 Shall be entitled to receive Rs. 35, 00, 000/- (Rupees Thirty Five Lakhs) Only each against the stated development works over their property.
	a) The Vendor No.: 01 has already Received an amount of Rs. 5, 25, 000/- only until now as advance / part payment in which Rs. 1, 70, 000/- has been



<p>Consideration as acknowledged by the Owners and has been received until date</p>	<p>received vide NEFT Transfer crediting the bank account from PNB Bank Dt. 21/06/2018, Rs. 25, 000/- has been received vide Cheque Being No. 035896 of Axis Bank Dated 29/06/2019 and Rs. 3, 30, 000/- has been received vide Cheque Being No. 035703 of Axis Bank Dated 19/08/2019 on this the date of registration of the said development agreement.</p> <p>b) The Vendor No. 02 has already Received an amount of Rs. 10, 25, 000/- only until now as advance / part payment in which Rs. 25, 000/- has been received vide Cheque Being No. 035897 of Axis Bank Dated 29/06/2019, Rs. 5, 00, 000/- has been received vide Cheque Being No. 035711 of Axis Bank Dated 19/08/2019 and Rs. 5, 00, 000/- has been received vide Cheque Being No. 035712 of Axis Bank Dated 23/08/2019 on this the date of registration of the said development agreement.</p> <p>c) The Vendor No. 03 has already Received an amount of Rs. 05, 25, 000/- only until now as advance / part payment in which Rs. 25, 000/- has been received vide Cheque Being No. 035894 of Axis Bank Dated 29/06/2019 and Rs. 05, 00, 000/- has been received vide Cheque Being No. 035702 of Axis Bank Dated 19/08/2019 on this the date of registration of the said development agreement.</p> <p>d) Furthermore, the rest of the balance amount excluding all such amounts as being received hereof to be delivered by the Developers by three years in equal instalments within a gap of 06 Months interval and the payment may start w.e.f., after getting plan sanction from the competent authority(s) and submission of all such original documents hitherto and as phase-wise and as per progress of the construction truly reserved by the Developers against the stated development works over their property.</p>
---	---

 It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of Owner(s) / Vendor(s) and Developers are attested in the additional pages in this the Development Agreement being No. 1 (a) and therefore these shall be treated as part of this Legal Document.



IN WITNESS WHEREOF the Owner / Vendor and Developers hereto have set their hands on being aware of such legal terminology on this the 6<sup>th</sup> Day of September, 2019 in presence of the undersigned witness and as such explained the aforesaid in mother-tongue before all parties and thereafter have affixed and formulated their respective signatures after satisfaction with full of mental and physical competencies.

SIGNED, SEALED & DELIVERED  
IN PRESENCE OF:-

WITNESS:

1. Parameswar Barui  
S/O. Resamay Barui  
Narasim P.O. Binsidika  
Durgapur - 48

1) Dipati Bhadra @ Dipati  
Rani Bhadra.  
2) Anshu Bha  
3) Subrata Bhadra

2. Rujan Mukherjee  
Kastlek Mukherjee  
5/17 Sarat Pulley  
DGP-6

SIGNATURE OF FIRST PARTY  
OWNERS / VENDORS

GREENCITY DEVELOPERS

Buyan

Partner

GREENCITY DEVELOPERS

Shuro Chatterjee

Partner

GREENCITY DEVELOPERS

Anshu Shy

Partner

GREENCITY DEVELOPERS

Rishi Meo

Partner

GREENCITY DEVELOPERS

Rishi Shy

Partner

SIGNATURE(S) OF SECOND PARTY  
DEVELOPERS

Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Vendor(s) and Developer(s). Read-over, Made-over, Explained and Interpreted to each one of the party(s) in Mother-tongue until unmitigated contentment to this Document.

  
RAKESH CHAKRABORTY  
ADVOCATE  
E. NO. - 22106 of 2016  
Member of Bar Association (Durgapur)  
Durgapur Court



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

GRN: 19-201920-006934233-1  
GRN Date: 05/09/2019 13:15:44  
BRN: 15831277  
Payment Mode: Online Payment  
Bank: United Bank  
BRN Date: 05/09/2019 13:14:14

DEPOSITOR'S DETAILS

Id No. : 02060001338315/9/2019  
(Party No./Party Year)

Name : Chakraborty and Co  
Contact No. : Mobile No. : +91 9474777815  
E-mail :  
Address : Durgapur Court  
Applicant Name : Mr Rakesh Chakraborty  
Office Name :  
Office Address :  
Status of Depositor : Solicitor firm  
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 9

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹ ]
1	02060001338315/9/2019	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	02060001338315/9/2019	Property Registration- Registration Fees	0030-03-104-001-16	105014

In Words : Rupees One Lakh Forty Thousand Twenty Five only  
Total 140025

15

# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



*Dipati Bhadra*

*Dipati Rani Bhadra*

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature: *Dipati Bhadra* *Dipati Rani Bhadra*

Signature of the Executants/presentation



*Anand Bhadra*

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature: *Anand Bhadra*

Signature of the Executants/presentation



*Subrata Bhadra*

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature: *Subrata Bhadra*





































Signature of the Executants/presentation

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature: \_\_\_\_\_



**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/presentation   Raj Kumar	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature of the Executants/presentation   Anil Kumar Sharma	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature of the Executants/presentation   Anil Kumar Sharma	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature of the Executants/presentation   Anil Kumar Sharma	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature of the Executants/presentation   Anil Kumar Sharma	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature of the Executants/presentation   Anil Kumar Sharma	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					

GREENCITY DEVELOPERS

Signature:- Raj Kumar

(LEFT HAND)

Partner

GREENCITY DEVELOPERS

Signature:- Anil Kumar Sharma

(LEFT HAND)

Partner

GREENCITY DEVELOPERS

Signature:- Anil Kumar Sharma

(LEFT HAND)

Partner

GREENCITY DEVELOPERS

Signature:- Anil Kumar Sharma

Partner

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Signature of the Executants/presentation



*Debasish Shyam*

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature: *Debasish Shyam*

Signature of the Executants/presentation

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature:-

Signature of the Executants/presentation

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature:-

Signature of the Executants/presentation

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature:-



Lovely Roy

Counsellor

Ward No- 24

Durgapur Municipal Corporation

City Centre, Durgapur-713216

## LEGAL HEIR CERTIFICATE

### TO WHOM IT MAY CONCERN

This is to certify that Late Lalit Mohan Bhadani

Son/Daughter of Sri/Smt/Late Suren Chandra Kuma Bhadani

Resident of Sarak Pally main Road D.O. P-06

Expired On 25-03-1979 Deceased.....

Has left the following person as his Legal Heir on Successors.

Sl.No	Name Of The Legal Heirs	Relation	Age
1.	Dipti Rani Bhadani	wife	82yrs.
2.	Debasish Bhadani	son	61yrs.
3.	Subrata Bhadani	son	57yrs.
4.	_____	_____	_____

There is no other Legal heir except above name persons, This has got the reference of the affidavit shown by Smt Smt Dipti Rani Bhadani at Durgapur Court on 05 SEPT 2019

Date: 05/09/2019

Place : Durgapur

(Lovely Roy)



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

AMITAVA SHYAM  
LAXMI KANTA SHYAM

02/01/1973

Permanent Account Number

BIVPS1932H

Signature



Amitava Shyam





Pradip Neogi Pradip Neogi

आयकर विभाग

INCOME TAX DEPARTMENT

PANKAJ MUKHERJEE

SWAPAN MUKHERJEE

02/04/1974

Permanent Account Number

AJOPM7641Q

*[Signature]*  
Signature



भारत सरकार

GOVT. OF INDIA



*In case this card is lost / found, kindly inform / return to:*  
 Income Tax PAN Services Unit, TTDS,  
 Plot No. 3, Sector 11, CBD Belapur,  
 New Mumbai - 400 614.

यदि कार्ड खो जाये या कतल हो जाये तो / लौटाये  
 आयकर सेल सेवा यूनिट, TTDS,  
 प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
 नया मुंबई - 400 614.

*Pankaj Mukherjee*





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHUVRO CHATTARAJ  
NABANI CHATTARAJ

30/11/1984  
Permanent Account Number  
AFMPC9030R



*Shuvro Chattaraj*  
19/11/2014

*Shuvro Chattaraj*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



नाम/ Name  
DIPTI BHADRA

पिता का नाम/ Father's Name  
MALINI KAILASH WARDH

जन्म की तारीख/ Date of Birth  
06/07/1940

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

CWIPB7378G

*Dipti Bhadra*  
हस्ताक्षर/ Signature



3704007

*Dipti Bhadra.*

25

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DERASHISH BHADRA

LALIT BHADRA

19/02/1959

Permanent Account Number

AQFPB4078A

*Derashish Bhadra*

Signature



*Derashish Bhadra*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBRATA BHADRA  
SALIT MOHAN BHADRA  
10/03/1960  
Permanent Account Number  
AJWPB4351L



*Subrata Bhadra*  
Signature

*Subrata Bhadra*

  
**सर्वसम्मति निर्वाचन आयोग**  
**भारत**  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**

ARZ2361194



निर्वाचक नाम : राजेश बाबू

Electors Name : Rajesh Babu

श्रेणी : एमएलए

पिता का नाम : राजेश बाबू

लिंग : M

जन्म तिथि : 15/12/1995  
Date of Birth



*rajesh Babu*

ARZ2361194

Serial Number: ARZ2361194

Address:  
NORTH KARAPADA BUA WARD, RAJAHMUNDRAM DISTRICT, AP

Date: 04/03/2019

Signature of the Electoral Registration Officer

Signature of the Voter



## Major Information of the Deed

Deed No :	I-0206-05575/2019	Date of Registration	05/09/2019
Query No / Year	0206-0001338315/2019	Office where deed is registered	
Query Date	18/08/2019 11:22:21 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Rakesh Chakraborty Durgapur Court, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9474777815, 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 : 1,05,00,000/-]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 2,64,46,284/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 1,05,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assent slip.(Urban area)		



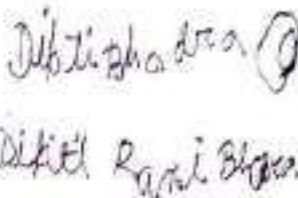


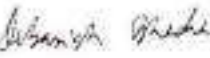


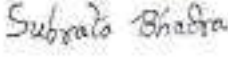
### Land Details :

District: Burdwan, P.S.- New Township, Municipality: DURGAPUR MC, Road: J. L. Nehru Avenue (Fuljhore), Road Zone : (On Road -- On Road) , Mouza: Fuljhore, JI No: 107, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5433 (RS :-369 )	LR-6747	Other Commercial Usage	Baid	1 Dec	1/-	22,03,857/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L2	LR-5385 (RS :-369 )	LR-6747	Other Commercial Usage	Baid	2 Dec	1/-	44,07,714/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L3	LR-5438 (RS :-370 )	LR-626	Other Commercial Usage	Baid	3 Dec	1/-	66,11,571/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L4	LR-5438 (RS :-370 )	LR-1649	Other Commercial Usage	Baid	3 Dec	1/-	66,11,571/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L5	LR-5438 (RS :-370 )	LR-627	Other Commercial Usage	Baid	3 Dec	1/-	66,11,571/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					<b>12Dec</b>	<b>5 /-</b>	<b>264,46,284 /-</b>	
<b>Grand Total :</b>					<b>12Dec</b>	<b>5 /-</b>	<b>264,46,284 /-</b>	

Lord Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<p><b>Mrs Dipti Bhadra, (Alias: Mrs Dipti Rani Bhadra)</b>                      Wife of Late Lalit Mohan Bhadra                      Executed by: Self, Date of Execution: 05/09/2019                      , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Office</p>	 05/09/2019	 LTI 05/09/2019	 05/09/2019
<p>MR/27, Mamra Main Rasta, Sarat Pally, P.O:- Abl Township, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CWIPB7378G, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Office</p>			
Name	Photo	Finger Print	Signature
<p><b>Mr Debashish Bhadra (Presentant)</b>                      Son of Late Lalit Bhadra                      Executed by: Self, Date of Execution: 05/09/2019                      , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Office</p>	 05/09/2019	 LTI 05/09/2019	 05/09/2019
<p>MR/27, Mamra Main Rasta, Sarat Pally, P.O:- Abl Township, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQFPB4078A, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Office</p>			
Name	Photo	Finger Print	Signature
<p><b>Mr Subrata Bhadra</b>                      Son of Late Lalit Mohan Bhadra                      Executed by: Self, Date of Execution: 05/09/2019                      , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Office</p>	 05/09/2019	 LTI 05/09/2019	 05/09/2019
<p>MR/27, Mamra Main Rasta, Sarat Pally, P.O:- Abl Township, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJWPB4351L, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Office</p>			





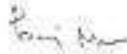


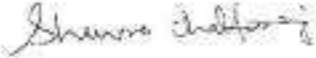


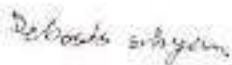
oper Details :



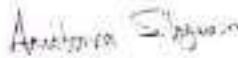


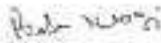
Name,Address,Photo,Finger print and Signature

**Greencity Developers**

B 132 Aldrin Path, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, PAN No.:: AAUFG1544P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p><b>Mr Pankaj Mukherjee</b>                      Son of Late Swapan Mukherjee                      Date of Execution - 05/09/2019, , Admitted by: Self, Date of Admission: 05/09/2019, Place of Admission of Execution: Office</p>	 <p>Sep 5 2019 3:40PM</p>	 <p>LTI 05/09/2019</p>	 <p>05/09/2019</p>
<p>B 132 Aldrin Path, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJOPM7641Q,Aadhaar No Not Provided Status : Representative, Representative of : Greencity Developers (as Partner)</p>				
2	Name	Photo	Finger Print	Signature
	<p><b>Mr Shuvro Chattaraj</b>                      Son of Mr Nalini Chattaraj                      Date of Execution - 05/09/2019, , Admitted by: Self, Date of Admission: 05/09/2019, Place of Admission of Execution: Office</p>	 <p>Sep 5 2019 3:33PM</p>	 <p>LTI 05/09/2019</p>	 <p>05/09/2019</p>
<p>Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFMPC9030R,Aadhaar No Not Provided Status : Representative, Representative of : Greencity Developers (as Partner)</p>				
3	Name	Photo	Finger Print	Signature
	<p><b>Mr Debasis Shyam</b>                      Son of Mr Laxmi Kanta Shyam                      Date of Execution - 05/09/2019, , Admitted by: Self, Date of Admission: 05/09/2019, Place of Admission of Execution: Office</p>	 <p>Sep 5 2019 3:34PM</p>	 <p>LTI 05/09/2019</p>	 <p>05/09/2019</p>
<p>Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKCPS3757D,Aadhaar No Not Provided Status : Representative, Representative of : Greencity Developers (as Partner)</p>				

Name	Photo	Finger Print	Signature
<b>Mr Amitava Shyam</b> Son of Mr Laxmi Kanta Shyam Date of Execution - 05/09/2019, , Admitted by: Self, Date of Admission: 05/09/2019, Place of Admission of Execution: Office			
Sep 5 2019 3:35PM	LTI 05/09/2019	05/09/2019	
Vill - Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: BIVPS1932H,Aadhaar No Not Provided Status : Representative, Representative of : Greencity Developers (as Partner)			
Name	Photo	Finger Print	Signature
<b>Mr Prasun Neogi</b> Son of Late Pradip Kumar Neogi Date of Execution - 05/09/2019, , Admitted by: Self, Date of Admission: 05/09/2019, Place of Admission of Execution: Office			
Sep 5 2019 3:34PM	LTI 05/09/2019	05/09/2019	
Nabapally, P.O:- Benachity, P.S:- Benachity, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: AGPPN4373E,Aadhaar No Not Provided Status : Representative, Representative of : Greencity Developers (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Parameshwar Bauri</b> Son of Mr. Resamay Birudiha, Panagarh, P.O:- Birudiha, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713148			
05/09/2019	05/09/2019	05/09/2019	
Identifier Of Mrs Dipii Bhadra, Mr Debashish Bhadra, Mr Subrata Bhadra, Mr Pankaj Mukherjee, Mr Shuvro Chattaraj, Mr Debasis Shyam, Mr Amitava Shyam, Mr Prasun Neogi			



Transfer of property for L1		
From	To. with area (Name-Area)	
Mrs Dipti Bhadra	Greencity Developers-1 Dec	
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Dipti Bhadra	Greencity Developers-2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Dipti Bhadra	Greencity Developers-3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Bhadra	Greencity Developers-3 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Debashish Bhadra	Greencity Developers-3 Dec

## Land Details as per Land Record

District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: J. L. Neheru Avenue (Fuljhore). Road Zone : (On Road -- On Road) , Mouza: Fuljhore, JI No: 107, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5433, LR Khatian No:- 6747	Owner:শ্রীমতী দীপ্তি রানী ভদ্র, Gurdian:রুগীম ললিত মোহ ভদ্র, Address:নিজ , Classification:বাইদ, Area:0.01000000 Acre,	Mrs Dipti Bhadra
L2	LR Plot No:- 5385, LR Khatian No:- 6747	Owner:শ্রীমতী দীপ্তি রানী ভদ্র, Gurdian:রুগীম ললিত মোহ ভদ্র, Address:নিজ , Classification:বাইদ, Area:0.02000000 Acre,	Mrs Dipti Bhadra
L3	LR Plot No:- 5438, LR Khatian No:- 626	Owner:দীপ্তি ভদ্র, Gurdian:ললিতমোহন , Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Mrs Dipti Bhadra
L4	LR Plot No:- 5438, LR Khatian No:- 1649	Owner:সুব্রত ভদ্র, Gurdian:ললিতমোহন , Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Mr Subrata Bhadra
L5	LR Plot No:- 5438, LR Khatian No:- 627	Owner:দেবশীষ ভদ্র, Gurdian:ললিতমোহন , Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Mr Debashish Bhadra

Endorsement For Deed Number : I - 020605575 / 2019

05-09-2019

**Certificate of Market Value(WB PUVI rules of 2001)**

Verified that the market value of this property which is the subject matter of the deed has been assessed at Rs 64,46,284/-



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

**On 05-09-2019**

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

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

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

Presented for registration at 13:57 hrs on 05-09-2019, at the Office of the A.D.S.R. DURGAPUR by Mr Debashish Bhadra , one of the Executants.

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

Execution is admitted on 05/09/2019 by 1. Mrs Dipti Bhadra, Alias Mrs Dipti Rani Bhadra, Wife of Late Lalit Mohan Bhadra, MR/27, Mamra Main Rasta, Sarat Pally, P.O: Abl Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206. by caste Hindu, by Profession House wife, 2. Mr Debashish Bhadra, Son of Late Lalit Bhadra, MR/27, Mamra Main Rasta, Sarat Pally, P.O: Abl Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206. by caste Hindu, by Profession Business, 3. Mr Subrata Bhadra, Son of Late Lalit Mohan Bhadra, MR/27, Mamra Main Rasta, Sarat Pally, P.O: Abl Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu. by Profession Business

Identified by Mr Parameshwar Bauri, , Son of Mr Rasamay , Birudiha, Panagarh, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

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

Execution is admitted on 05-09-2019 by Mr Prasun Neogi, Partner, Greencity Developers (Partnership Firm), B 132 Aldrin Path, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameshwar Bauri, , Son of Mr Rasamay , Birudiha, Panagarh, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 05-09-2019 by Mr Pankaj Mukherjee, Partner, Greencity Developers (Partnership Firm), B 132 Aldrin Path, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameshwar Bauri, , Son of Mr Rasamay , Birudiha, Panagarh, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 05-09-2019 by Mr Shuvro Chattaraj, Partner, Greencity Developers (Partnership Firm), B 132 Aldrin Path, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Parameshwar Bauri, , Son of Mr Rasamay , Birudiha, Panagarh, P.O: Birudiha, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others



Execution is admitted on 05-09-2019 by Mr Debasis Shyam, Partner, Greencity Developers (Partnership Firm), B 132 Aldrin Path, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212  
Certified by Mr Parameshwar Bauri, . . Son of Mr Rasamay , Birudiha, Panagarh, P.O: Birudiha, Thana: Kanksa, . Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 05-09-2019 by Mr Amitava Shyam, Partner, Greencity Developers (Partnership Firm), B 132 Aldrin Path, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212  
Indetified by Mr Parameshwar Bauri, . . Son of Mr Rasamay , Birudiha, Panagarh, P.O: Birudiha, Thana: Kanksa, . Burdwan, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

#### **Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,05,014/- ( B = Rs 1,05,000/- .E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,05,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/09/2019 1:14PM with Govt. Ref. No: 192019200069342331 on 05-09-2019, Amount Rs: 1,05,014/-,  
Bank: United Bank ( UTBI00CH175), Ref. No. 15831277 on 05-09-2019, 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/-, by online = Rs 35,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7038, Amount: Rs.5,000/-, Date of Purchase: 02/09/2019, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/09/2019 1:14PM with Govt. Ref. No: 192019200069342331 on 05-09-2019, Amount Rs: 35,011/-, Bank: United Bank ( UTBI00CH175), Ref. No. 15831277 on 05-09-2019, Head of Account 0030-02-103-003-02



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

ate of Registration under section 60 and Rule 69.  
stered in Book - I  
lume number 0206-2019, Page from 125738 to 125775  
being No 020605575 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2019.09.11 20:13:47 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 11-09-2019 20:13:35  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)