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A.D.S. Registrar
Bardhaman

06 SEP 2019

DEVELOPMENT AGREEMENT

Dist. : Paschim Bardhaman.
Mouza : Fuljhor.
P.S. : New-Township.
Area of Land : 13 Decimal.

[Signature]

pg. 1

REGISTRY DEVELOPMENT

197767

No. 7041 Date 02/09/2019
 Applicant GreenCity Developers
 Address Dff-12
 Value of Shares 5000
 Date of Purchase of the Shares
 Received from Treasury
 Name of the Treasury Durgapur

27 AUG 2019

S. Chatterjee
 Sannooh Chatterjee
 Stamp Vendor
 A.O.S. St. Office, Durgapur-18
 License No. - 112018-17

Jaba Bhadra



1191

Jaba Bhadra



1192

Arnal Kanti Bhadra



1193

Arabinda Pramanick



1194




 Addl. Dist. Sub-Registrar
 Durgapur, Paschim Bardhaman

05 SEP 2019

Parmanandwar Banti
 S/O Parmanay Banti
 Nopara, P.O. Biswadehi
 Dff-48

GREENCITY DEVELOPERS
 Raji M.
 Partner

ENTERED INTO AMONG

(1) **SMT JABA BHADRA [PAN - AOYPB9128C]** W/o Late Samarendra Nath Bhadra @ Samrendra Bhadra, By Caste: Hindu, Occupation: House-wife;

(2) **SRI ARNAB KANTI BHADRA [PAN - ANFPB7496K]** S/o Late Samarendra Nath Bhadra @ Samrendra Bhadra, By Caste: Hindu, Occupation: Business; both are resident of - 4/2 Nibedita Sarani, Sarat Pally, Durgapur - 713206, PO - ABL Township, District- Paschim Bardhaman, West Bengal, India;

(3) **SRI ARABINDA PARAMANIK [PAN - AZEPP0889K]** S/o Late Fatik Paramanik, By Caste: Hindu, Occupation: Business, and the resident of - Paharganj, Namu Para, Jemua, 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 - BKCPS3757D]** 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, Beachity, 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, Moni 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 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 Dated 03/01/2016 living behind his wife Smt Jaba Bhadra and his only son Sri Arnab 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 Nalini 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 had now became the owner(s) of the land and forming part of only the R.S. Plot No.: 369 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 13 decimals (as per LR.R.O.R.) be the same a little more or less at Mouza: Fuljhor, J.L. No.: 107, L.R. Plot No.: 5435, 5436 and 5437, 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 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) No. 01 and 02, the Developer will deliver 10% (Ten) percent of the super built up area of the sanctioned and approved Plan from the DMC or from such competent authority(s) together with undivided, impartible and proportionate interest over the said landed property and as acknowledged by all the stated Vendors @ total consideration amount of Rs. 87, 00, 000/- (Rupees Eighty Seven 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 plus an area of a 2BHK flat along with a covered Parking only to Vendor No. 03 as morefully detailed below 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 aforestated 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 aforestated 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 and/or such competent authority(s) 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, not, flood, 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: - OWNER DUTY, OBLIGATION & LIABILITY:-

1. That the owner has offered the total area of land thereon measuring **13 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 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 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 inception 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 / he / they gives her / his 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 commercial 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 LR.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 C.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 Ld. 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 la fully 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) in Original; if the developer 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-feri 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 the first and the second owner shall deliver and relinquish their said Ten per cent at the time as and when required by the developers hitherto. And, if the said first and the second owner 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 hereof.
- 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 storied 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 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, over R.S. Plot No.: 0369 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. LR Plot No.: 5435, LR Khatian No.: 1648 under the nature and character as Baid admeasuring an area being 5 Decimal;
2. LR Plot No.: 5436, LR Khatian No.: 1648 under the nature and character as Bahal admeasuring an area being 5 Decimal;
3. LR Plot No.: 5437, LR Khatian No.: 7026 under the nature and character as Baid admeasuring an area being 3 Decimal.

That the total land measuring an area of **13 Decimals (as per LR.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 aforesated Developers for construction of multi-storied residential cum commercial building complex(s) which is **Butted and Bounded as hereto:-**

On the North	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 covert
Columns, beams and slabs |
| 3 | Plinth | : Brick Work with sand and cement |
| 4 | Walls | : External Wall 200 mm, thick brick work,
internal partition wall 75/125 mm, thick
brick work with cement mortar |
| 5 | Finishing walls | : Finishing internally all walls and ceiling
shall plaster cover which shall be
finished 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 |

- 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

AREA AND 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 Aforestated Owners As Acknowledged Among Them: Rs. 87, 00, 000/- (Rupees Eighty Seven Lakhs) Only plus 10% (Ten) percent of the super built up area of the sanctioned and approved Plan from the DMC and/or such competent authority(s) and an area admeasuring more or less 900 Sq.ft. being a 2BHK flat along-with a covered Parking Space only to be provided for Vendor No. : 03.	
Break Up:	Vendor No.: 01 and 02 will be entitled to receive Rs. 84, 00, 000/- (Rupees Eighty Four Lakhs) Only against the stated development works over their property including 10% (Ten) percent of the super built up area of the sanctioned and approved Plan from the DMC and/or such other competent authority(s).
	Vendor No.: 03 will be entitled to receive Rs. 3, 00, 000/- (Rupees Three Lakhs) Only plus an area admeasuring more or less 900 Sq.ft. being a 2BHK flat along-with a covered Parking Space against the stated development works over his property.
	a) The Vendor No. : 01 has Received an amount of Rs. 6, 00, 000/- only as advance / part payment vide Cheque Being No : 035707 of Axis Bank Dated 19/08/2019 on this the date of registration of the said development agreement.

<p>Consideration and area as acknowledged by the Owners and has been received until date</p>	<p>b) The Vendor No : 02 has already Received an amount of Rs. 6, 50, 000/- only until now as advance / part payment in which Rs. 2, 00, 000/- has been received vide Cheque Being No.: 636291 of PNB Bank Dated 29/06/2018, Rs. 2, 00, 000/- has been received vide Cheque Being No.: 035891 of Axis Bank Dated 25/06/2019, Rs. 2, 00, 000/- has been received vide Cheque Being No.: 035892 of Axis Bank Dated 27/06/2019 and Rs. 50, 000/- has been received vide Cash Dated 28/06/2018.</p> <p>c) Furthermore, the rest of the balance amount excluding all such amounts as being received hereof to be delivered by the Developers 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 as phase-wise and as per progress of the construction truly reserved by the Developers against the stated development works over their property.</p>
	<p>a) The Vendor No.: 03 has Received an amount of Rs. 1, 00, 000/- (Rupees One Lakh) as advance vide Cheque Being No.: 030058 of SBI Bank Dated 27/06/2019.</p> <p>b) Furthermore, the rest of the balance amount excluding such amounts as being received hereof to be delivered by the Developers as phase-wise and as per progress of the construction truly reserved by the Developers against the stated development works over their property and the said Unit being an area admeasuring more or less 900 Sq.ft. being a 2BHK flat along-with a covered Parking Space to be delivered by the Developers after completion of the said proposed building and the stated development works.</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 4th Day of September, 2019 in presence of the undersigned witness and as such explained this indenture 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 Bauli
S/O. Prabir Bauli
Nagara, P.O - Bisudaha
Durgapur - 48

Jabea Bhadra
Anali Kauli Bhadra

Arabinda Sumanik

SIGNATURE OF FIRST PARTY
OWNERS / VENDORS

GREENCITY DEVELOPERS

Bayu

Partner

2. Rajan Mukherjee
Kantik Mukherjee
5/17/ Sarat Pathy
DGP-6

GREENCITY DEVELOPERS

Shuro Chatterjee

Partner

GREENCITY DEVELOPERS

Anitova Saha

Partner

GREENCITY DEVELOPERS

Rishu Kanti

Partner

GREENCITY DEVELOPERS

Debasish Saha

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.- 22/06 of 2013
Member at Bar Association (Durgapur)
Dumkani Court

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

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

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

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Signature:- Rajan
GREENCITY DEVELOPERS

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

Signature:- Amitava Shyam
GREENCITY DEVELOPERS

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












Signature:- Shuroo Chatterjee
GREENCITY DEVELOPERS

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

Signature:- Pankaj Meegri
GREENCITY DEVELOPERS

Partner

SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

GRN 19-201920-006940654-1

Payment Mode Online Payment

GRN Date 05/09/2019 14:34:14

Bank : United Bank

BRN 15832820

BRN Date: 05/09/2019 14:31:54

DEPOSITOR'S DETAILS

Id No. : 02060001325822/16/2019

(2019 No Query 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 16

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060001325822/16/2019	Property Registration- Stamp duty	0030-02-103-003-02	70011
2	02060001325822/16/2019	Property Registration- Registration Fees.	0030-03-104-001-16	87014 ✓

In Words : Rupees One Lakh Fifty Seven Thousand Twenty Five only

Total

157025 ✓

भारत निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ARZ2361194



निर्वाचन क्षेत्र : दार्जिलिंग पहाड़ी

Elector's Name : Parashwar Barui

पिता का नाम : रामनाथ बरुई

Father's Name : Ramnath Barui

प्राय: : प / म

जन्म तारीख : 16/02/1960
Date of Birth :



Parashwar Barui

ARZ2361194

Serial

N0070, नमना एड्डा बाउपासा, नमना,
नामसा, पश्चिम बार्डहामान, 711142

Address

N0070, NAFANA BAURIPASA, NAMSA,
NAMSA, PASHIM BARDHAMAN, 711142

Date: 04/01/2018

276 - serial of voter (प्राय: निर्वाचन क्षेत्र
निर्वाचन क्षेत्र का क्रमांक)

Facsimile Signature of the Electoral
Registration Officer for

276 - Durgapur Purba Constituency

276 - निर्वाचन क्षेत्र का क्रमांक (प्राय: निर्वाचन क्षेत्र
निर्वाचन क्षेत्र का क्रमांक)

In case of change of address, please fill Form 10
in the enclosed Form for updating your name in the
roll at the changed address and to return the card
with same number. 257 / 578

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JABA BHADRA
NARAYAN CHANDRA BISWAS

01/01/1947

Pan/Share Account Number

AOYPB9128C

Jaba Bhadra
Signature



Jaba Bhadra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARNAB KANTI BHADRA
SAMARENDRA NATH BHADRA

08/06/1978

Permanent Account Number

ANFPB7496K

Signature



Arnab Kanti Bhadra.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARABINDA PARAMANIK
FATIK PARAMANIK

19/02/1980
Permanent Account Number
AZEPP0889K

Arabinda Paramanik
Signature



Arabinda Paramanik

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHUVRO CHATTARAJ
NABANI CHATTARAJ

30/01/1984
Permanent Account Number

AFMPC9030R

Shuvro Chattaraj

01/11/2000



Shuvro Chattaraj

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMITAVA SHYAM
LAXMI KANTA SHYAM

02/01/1973
Permitted Account Number

BIVPS1932H

Amitava Shyam
Signature



Amitava Shyam.

BIVPS 1932H



Prash Neog; Prash Neog;

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

PANKAJ MUKHERJEE
SWAPAN MUKHERJEE
02/04/1974
 Permanent Account Number
AJOPM7641Q




 Signature

In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Cell, LTDL
 Plot No. 3, Sector 13, CBD Belapur,
 Navi Mumbai - 400 614.
 या कार्ड को गंवाये या ढुंढाये तब सूचना देनी / वापस करनी :
 आयकर पैन सेवा प्रदाता केंद्र (एलटीडीएल)
 प्लॉट नं. 3, सेक्टर 13, सी.बी.डी. बेलपुर,
 नवी मुंबई - 400 614.

Pankaj M





Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 02060001325822/2019

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





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Jaba Bhadra 4/2 Nibedita Sarani, Sarat Pally, P.O - Abl Township, P S - New Township, Durgapur, District -Burdwan, West Bengal, India, PIN - 713206	Land Lord	 1191 Jaba Bhadra		Jaba Bhadra 05/09/2019
2	Mr Arnab Kanti Bhadra 4/2 Nibedita Sarani, Sarat Pally, P.O - Abl Township, P S - New Township, Durgapur, District -Burdwan, West Bengal, India, PIN - 713206	Land Lord	 1192 Arnab Kanti Bhadra		Arnab Kanti Bhadra 05/09/2019
3	Mr Arabinda Paramanik Paranganj., P.O - Jemua, P.S - New Township, District - Burdwan, West Bengal, India, PIN - 713206	Land Lord	 1193 Arabinda Paramanik		Arabinda Paramanik 05/09/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Pankaj Mukherjee B 132 Aldrin Path, P.O - Bidhannagar, P.S - New Township, Durgapur, District -Burdwan, West Bengal, India, PIN - 713212	Represent ative of Developer [Greencity Developer s]	 Pankaj M	1194 	Pankaj M 05/09/2019
5	Mr Shuvro Chattaraj Vill - Bamunara, P.O.- Bamunara, P.S - Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212	Represent ative of Developer [Greencity Developer s]	 Shuvro C	5-1195 	Shuvro Chattaraj 05/09/2019
6	Mr Debasis Shyam Vill - Bamunara, P.O.- Bamunara, P.S - Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212	Represent ative of Developer [Greencity Developer s]	 Debasis Shyam	1196 	Debasis shyam 05/09/19
7	Mr Amitava Shyam Vill - Bamunara, P.O.- Bamunara, P.S - Kanksa, District:- Burdwan, West Bengal, India, PIN - 713212	Represent ative of Developer [Greencity Developer s]	 Amitava S	1197 	Amitava Shyam 05/09/19

31

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Mr Prasun Neogi Nabapally, P.O.- Benachity, P.S.- Benachity, Durgapur, Durgapur, District - Burdwan, West Bengal, India, PIN - 713213	Representative of Developer [GreenCity Developers]	 Prasun Neogi	1198 	Prasun Neogi 05/09/19
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Parameshwar Bauri Son of Mr Rasamay Bauri Birudiha, Panagarh, P.O.- Birudiha, P.S.- Kanksa, District- Burdwan, West Bengal, India, PIN - 713148	Mrs Jaba Bhadra, Mr Arnab Kanti Bhadra, Mr Arabinda Paramanik, Mr Pankaj Mukherjee, Mr Shuvro Chattaraj, Mr Debasis Shyam, Mr Amitava Shyam, Mr Prasun Neog	 Parameshwar Bauri		Parameshwar Bauri 05/09/19

(Partha Baraggya)

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

Major Information of the Deed

Deed No :	I-0206-05600/2019	Date of Registration	06/09/2019
Query No / Year	0206-0001325822/2019	Office where deed is registered	
Query Date	14/08/2019 9:14:00 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 Immoveable Property, Agreement [No of Agreement : 1], [4311] Other than Immoveable Property, Receipt [Rs : 87,00,000/-]	
Set Forth value		Market Value	
Rs. 3/-		Rs. 3,15,15,146/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,011/- (Article:48(g))		Rs. 87,014/- (Article:E, E, B)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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 Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5435 (RS :-369)	LR-1648	Other Commercial Usage Baid	5 Dec	1/-	1,21,21,210/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L2	LR-5436 (RS :-369)	LR-1648	Other Commercial Usage Bahal	5 Dec	1/-	1,21,21,210/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
L3	LR-5437 (RS :-369)	LR-7026	Other Commercial Usage Baid	3 Dec	1/-	72,72,726/-	Width of Approach Road: 120 Ft., Adjacent to Metal Road,
TOTAL :				13Dec	3 /-	315,15,146 /-	
Grand Total :				13Dec	3 /-	315,15,146 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs Jaba Bhadra (Presentant) Wife of Late Samarendra Nath Bhadra 4/2 Nibedita Sarani, 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.: AOYPB9128C,Aadhaar No Not Provided, Status :Individual, Executed by Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Pvt. Residence</p>
2	<p>Mr Arnab Kanti Bhadra Son of Late Samarendra Nath Bhadra 4/2 Nibedita Sarani, Sarat Pally, P.O.- Abl Township, P.S.- New Township Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ANFPB7496K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Pvt. Residence</p>
3	<p>Mr Arabinda Paramanik Son of Late Fatik Paramanik Paranganj., P.O:- Jemua, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AZEPP0889K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/09/2019 , Admitted by: Self, Date of Admission: 05/09/2019 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Pankaj Mukherjee Son of Late Swapan Mukherjee 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	<p>Mr Shuvro Chattaraj Son of Mr Nabani Chattaraj 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 Mr Debasis Shyam

Son of Mr Laxmi Kanta Shyam 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)

4 Mr Amitava Shyam

Son of Mr Laxmi Kanta Shyam 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)

5 Mr Prasun Neogi

Son of Late Pradip Kumar Neogi Nabapally, P.O:- Benachity, P.S:- Benachity, Durgapur, 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
Mr Parameshwar Bauri Son of Mr Rasamay Baun Birudiha, Panagarh, P.O:- Birudiha, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713148			
Identifier Of Mrs Jaba Bhadra, Mr Arnab Kanti Bhadra, Mr Arabinda Paramanik, Mr Pankaj Mukherjee, Mr Shuvro Chattaraj, Mr Debasis Shyam, Mr Amitava Shyam, Mr Prasun Neogi			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Jaba Bhadra	Greencity Developers-2.5 Dec
2	Mr Arnab Kanti Bhadra	Greencity Developers-2.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Jaba Bhadra	Greencity Developers-2.5 Dec
2	Mr Arnab Kanti Bhadra	Greencity Developers-2.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Arnab Kanti 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:- 5435, LR Khatian No:- 1648	Owner: সমরেন্দ্রনাথ ভট্ট, Gurdian: সুরেন্দ্র কুমা, Address: নিজ, Classification: বাইদ, Area: 0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.

L2	LR Plot No:- 5436, LR Khatian No:- 1648	Owner: সমরেন্দ্রনাথ ভদ্র, Gurdian: সুরেন্দ্র কুমা, Address: নিজ , Classification: বহাল, Area: 0.05000000 Acre.	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 5437, LR Khatian No:- 7026	Owner: অরবিন্দ পরামানিক, Gurdian: ফটিক , Address: নিজ , Classification: বাইদ, Area: 0.03000000 Acre,	Mr Arabinda Paramanik

Endorsement For Deed Number : I - 020605600 / 2019

On 22-08-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,15,15,146/-



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

On 05-09-2019

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

Presented for registration at 16:10 hrs on 05-09-2019, at the Private residence by Mrs Jaba 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 Jaba Bhadra, Wife of Late Samarendra Nath Bhadra, 4/2 Nibedita Sarani, 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 Arnab Kanti Bhadra, Son of Late Samarendra Nath Bhadra, 4/2 Nibedita Sarani, Sarat Pally, P.O: Abl Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Others, 3. Mr Arabinda Paramanik, Son of Late Fatik Paramanik, Paranganj., P.O: Jemua, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Indetified by Mr Parameshwar Bauri, , Son of Mr Rasamay Bauri, 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

Indetified by Mr Parameshwar Bauri, , Son of Mr Rasamay Bauri, 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

Indetified by Mr Parameshwar Bauri, , Son of Mr Rasamay Bauri, 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

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



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

On 06-09-2019

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87,014/- (B = Rs 87,000/- ,E = Rs 14/-) and
Registration Fees paid by Cash Rs 0/-, by online = Rs 87,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/09/2019 2:31PM with Govt. Ref. No: 192019200069406541 on 05-09-2019, Amount Rs: 87,014/-, Bank:
United Bank (UTBI00CH175), Ref. No. 15832820 on 05-09-2019, Head of Account 0030-03-104-001-18

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,011/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 70,011/-
Description of Stamp
1 Stamp: Type: Impressed, Serial no 7041, 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 2:31PM with Govt. Ref. No: 192019200069406541 on 05-09-2019, Amount Rs: 70,011/-, Bank:
United Bank (UTBI00CH175), Ref. No. 15832820 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 126279 to 126318

being No 020605600 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.09.11 20:46:16 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 11-09-2019 20:46:05
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)