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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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certified that the Document  
 is Admitted to Registration the  
 Signature Sheet and the Endr-  
 asements furnished with this  
 Document are the Part of this  
 Document

A.D.S.R. Director  
 Registrar

17 MAY 2023

QUERY NO. 2001226282/2023

DEVELOPMENT AGREEMENT

*Handwritten initials:*  
 P. 12/17  
 Adv

17 MAY 2020

Adm. Dist. Sub-Registrar  
Durgapur, Purulia, Bardhaman



Somnath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-19  
Licence No.-1/2016-17

*Somnath Chatterjee*

Name of the Treasury from  
Durgapur

Department Treasury

Date of Purchase of the stamp

Value of Stamp 5000

Address Durgapur - 12

Sold to Tana Stores, Builders & Developers

S.No. 6634 Date 15/05/20



THIS DEVELOPMENT AGREEMENT IS MADE ON 17<sup>th</sup> DAY OF May, 2023

BETWEEN

1. MR. HARIMOY BHARATI, [PAN – AHRPB4791P] [AADHAAR – 6611 1492 1996], son of Late Franabananda Bharati, by Nationality - Indian, by faith - Hindu, by Occupation Cultivation, Resident of Vill.-Arrah, P.O.-Arrah, P.S.- Kanksa, District - Paschim Bardhaman, West Bengal, India-713212;

2. MRS. KRISHNA MONDAL, [PAN-CLNPM3358P] [AADHAAR – 7527 5748 3500], wife of Anupam Mondal, by Nationality - Indian, by faith - Hindu, by Occupation- Housewife, Resident of Bahara Band, Mandarboni, P.S.-Onda, District - Bankura, West Bengal, India-722101;

3. MRS. PAPIYA CHAUDHURI DAS, [PAN-AXOPC3921F] [AADHAAR -4938 3427 1311], wife of Bibekananda Chaudhuri, by Nationality - Indian, by faith -Hindu, by Occupation- Housewife, Resident of 112/113/1 Noon Gola Road, Mahesh Poddar Lane, District - Bankura, West Bengal, India-722201;

4. MR. PRANABENDU MISHRA [PAN-BIFPM6479P] [AADHAAR -6619 9921 2581], son of Rasomoy Mishra, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Mrityunjoy Housing Complex, I T I Ambagan, Durgapur, P.O.-Bidhannagar, P.S.-New Township, District – Paschim Bardhaman, West Bengal, India-713212;

5. MR. AVIJIT GHOSH [PAN-BJDPG1855J] [AADHAAR -9406 5305 7607], son of Gajanan Ghosh, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Vill.-Shankarpur, P.O.-Arrah, P.S.- New Township, District – Paschim Bardhaman, West Bengal, India-713212;

6. MRS. PLABANI GHOSH [PAN-BALPG8630E] [AADHAAR -9938 8901 8615], wife of Malay Ghosh, by Nationality - Indian, by faith -Hindu, by Occupation- Housewife, Resident of Vill.-Shankarpur, P.O.-Arrah, P.S.-New Township, District – Paschim Bardhaman, West Bengal, India-713212;

7. MRS. JAYANTI MITRA [PAN-BUCFM2208M] [AADHAAR -5144 2366 5960], wife of Kalyan Mitra, by Nationality - Indian, by faith -Hindu, by Occupation- Housewife, Resident of J/13, Udichi Park, Near Allingan Apartment, Bidhannagar, P.O.-A.B.L., P.S.-New Township, District – Paschim Bardhaman, West Bengal, India-713206; hereinafter



A.B.L., P.S.-New Township, District – Paschim Bardhaman, West Bengal, India-713206; hereinafter referred to and called as **"LANDOWNER(S)"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

**"TARA SHREE BUILDERS AND DEVELOPERS"** [PAN- AAQFT3522N], a Partnership Firm having its office at Shankarpur, Durgapur-12, P.S.- New Township, Bidhannagar, Dist- Paschim Bardhaman (W.B.), Pin-713212, represented by its partners namely,

(1) **SRI. AVIJIT GHOSH** [PAN-BJDPG1855J] [AADHAAR -9406 5305 7607], son of Gajanan Ghosh, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Vill.-Shankarpur, P.O.-Arrah, P.S.- New Township, District – Paschim Bardhaman, West Bengal, India-713212 And

(2) **SRI. PRANABENDU MISRA** [PAN-BIFPM6479P] [AADHAAR -6619 9921 2581], son of Rasamoy Misra, by Nationality - Indian, by faith -Hindu, by Occupation- Business, Resident of Mrityunjoy Housing Complex, I T I Ambagan, Durgapur, P.O.- Bidhannagar, P.S.-New Township, District – Paschim Bardhaman, West Bengal, India-713212, hereinafter referred to and called as **"DEVELOPER"** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the OTHER PART.

  
OWNERSHIP OF THE MR. HARIMOY BHARATI, S/O. Late Pranabananda Bharati :-

WHEREAS the land measuring 5 decimal, in R.S. Plot No. 307 corresponding to L.R. Plot No. 529, Mouza- Shankarpur, J.L. No. 109 was originally belonged to Sri Santosh Kumar Roy, S/o. Sri Jitendra Mohan Roy, he received the said land by way of L.R Records of Rights being a separate R.S. Khatian No. 364, L.R. Khatian No. 311.

AND WHEREAS subsequently Sri Santosh Kumar Roy, S/o. Sri Jitendra Mohan Roy, during his peaceful possession was died leaving behind his three sons namely Mr. Chittaranjan



Roy, Mr. Shib Sankar Roy, and Mr. Ambika Roy, as his legal heirs & successors and they all jointly inherited the entire property of deceased Santosh Kumar Roy.

AND WHEREAS Mr. Chittaranjan Roy, Mr. Shib Sankar Roy, and Mr. Ambika Roy, all are sons of Late Santosh Kumar Roy, during their peaceful possession transferred of land measuring an area 5 decimal in favour of Mr. Harimoy Bharati, S/o. Late Pranabananda Bharati by way of Regd. Sale Deed No. I-11440 for the year 2022, Volume No. 2306-2022, Page from 257720 to 257735, at ADSR Durgapur, dated-16.11.2022.

AND after received the said land mutated his name in L.R. Records of Rights under a separate L.R. Parcha being Khatian No. 2921, dated-08.12.2022.

OWNERSHIP OF THE MRS. KRISHNA MONDAL, wife of Anupam Mondal & MRS. PAPIYA CHAUDHURI DAS, wife of Bibekananda Chaudhuri :-

WHEREAS the land measuring 4 Katha or 6.6 decimal, in R.S. Plot No. 307 corresponding to L.R. Plot No. 529, Mouza- Shankarpur, J.L. No. 109 was originally belongs to (1) Sri Susil Kumar Roy, (2) Sri Sisir Kumar Roy, both are sons of Late Fanindra Mohan Roy, (3) Sri Milan Kumar Roy, S/o. Late Mihir Kumar Roy & (4) Sri Prabodh Kumar Roy, S/o. Late Anil Kumar Roy, who are inherited the said land by No. 1, own occupied land & No. 2 to 4, legal heirs & successors, and thereafter during their peaceful possession transferred land measuring an area 4 Katha or 6.6 Decimal in favour of Sri Amitava Dey & Sri Manabendu Dey, both are sons of Sri Utpalendu Dey by way of Regd. Deed of sale vide sale Deed No. I-2347 for the year of 2013, dated- 22.03.2013, registered of the ADSR in Durgapur, and after received of the said land mutated their names in L.R Records of Rights being Khatian Nos. 1928 & 1932.

AND WHEREAS said Sri Amitava Dey & Sri Manabendu Dey, both are sons of Sri Utpalendu Dey duly their peaceful possession transferred land measuring 5 decimal in favour of Krishna Mondal, W/o. Anupam Mondal & Fapiya Chaudhuri Das, W/o. Bibekananda Chaudhuri by way of Regd. Sale Deed No. I-12221 for the year 2022, dated-05.12.2022, Volume No. 2306-2022, page from 270635 to 270649 at ADSR Durgapur.

AND after received the said land mutated their names in L.R. Records of Rights under two separate L.R. Parcha being Khatian Nos. 2929 & 2930, dated-06.01.2023.

OWNERSHIP OF THE MR. AVIJIT GHOSH, S/o. Gajanan Ghosh & MR. PRANABENDU MISRA, S/o. Sri Rasamoy Misra :-



WHEREAS the land measuring 3.03 Katha or 5 decimal, in R.S. Plot No. 307 corresponding to L.R. Plot No. 529, Mouza- Shankarpur, J.L. No. 109 was originally belonged to Khagendra Mohan Roy, S/o. Late Banwarilal Roy, who inherited the said land by way of L.R. records of Rights under separate L.R. Parcha being Khatian No. 135 and during his paeceful possession he was died leaving behind his wife Basanti Devi and his two sons namely Sri Dilip Kumar Roy and Sri Pran Kumar Roy and subsequently Basanti Devi Died leaving behind her legal heirs and Sri Pran Kumar Roy also died leaving behind his wife Renuka Roy and his two sons namely Sri Ashish Kumar Roy & Sri Anup Kumar Roy and Renuka Roy also died then now Sri Dilip Kumar Roy, Sri Asish Kumar Roy & Sri Anup Kumar Roy, they are jointly inherited the entire property of deceased Khagendra Mohan Roy.

AND WHEREAS Sri Dilip Kumar Roy, Sri Asish Kumar Roy & Sri Anup Kumar Roy, who are jointly their peaceful possession transfered of land measuring an area 3.03. Katha or 5 decimal in favour of Sri Avijit Ghosh, S/o. Gajanan Ghosh & Sri Pranabendu Misra, S/o. Sri Rasamoy Misra by way of Regd. Sale Deed Vide No. I-7679 for the year 2021, dated-01.12.2021, Volume No. 2306-2021, page from 197114 to 197136 at ADSR Durgapur.

AND after received the said land mutated their names in L.R. Records of Rights under two separate L.R. Parcha being Khatian Nos. 2636 & 2637, dated-20.07.2020.

**OWNERSHIP OF THE MRS. PLABANI GHOSH, W/o. Sri Malay Ghosh.-**

WHEREAS the land measuring 6 decimal, in R.S. Plot No. 307 corresponding to L.R. Plot No. 529, Mouza- Shankarpur, J.L. No. 109 was originally belongs to Sri Nikhil Kumar Roy, S/o. Late Nagendra Mohan Roy & Sri Bulan Kumar Roy @ Hirendra Kumar Roy, S/o. Late Birendra Mohan Roy, who received the said land by way of L.R. Records of Rights being two separate L.R. Khatian Nos. 127( recorded area 5 decimal) & 186 (recorded area 1 decimal).

AND WHEREAS Sri Nikhil Kumar Roy, S/o. Late Nagendra Mohan Roy & Sri Bulan Kumar Roy @ Hirendra Kumar Roy, S/o. Late Birendra Mohan Roy, during their peaceful possession transferred of land measuring (2+1)-3 decimal in favour of Mrs. Plabani Ghosh, W/o. Sri Malay Ghosh by way of Regd. Sale Deed Vide No. I-4979 for the year 2020, dated-27.11.2020, Volume No. 0206-2020, page from 122053 to 122072 at ADSR Durgapur.

AND after received the said land mutated her name in L.R. Records of Rights under a separate L.R. Parcha being Khatian No. 2664, dated-10.12.2020.



OWNERSHIP OF THE MRS. JAYANTI MITRA, W/o. Kalyan Mitra.-

WHEREAS the land measuring 5 decimal, in R.S. Plot No. 307 corresponding to L.R. Plot No. 529, Mouza- Shankarpur, J.L. No. 109 was originally belonged to Sri Manindra Mohan Roy. S/o. Late Banwarilal Roy, who received the said land by way of L.R Records of Rights being a separate L.R Khatian No. 213.

AND WHEREAS subsequently Sri Manindra Mohan Roy during his peaceful possession was died leaving behind his own blooded brother Khagendra Mohan Roy and Khagendra Mohan was also died leaving behind his two sons namely Sri Dilip Kumar Roy & Sri Pran Kumar Roy and subsequently Pran Kumar Roy and his wife Renuka Roy was died leaving behind their two sons namely Sri Ashish Kumar Roy & Sri Anup Kumar Roy and then Sri Dilip Kumar Roy, Sri Ashish Kumar Roy & Sri Anup Kumar Roy, as his legal heirs & successors they are jointly inherited the entire property of deceased Manindra Mohan Roy.

AND WHEREAS Sri Dilip Kumar Roy, Sri Ashish Kumar Roy & Sri Anup Kumar Roy during their peaceful possession transferred of land measuring 3.03 Katha or 5 decimal in favour Mrs. Jayanti Mitra, W/o. Sri Kalyan Mitra by way of Regd. Sale Deed vide No. 1-7678 for the year 2021, dated-01.12.2021, Volume No. 2306-2021, Page from 197092 to 197113 at ADSR Durgapur.

AND after received the said land mutated her name in L.R. Records of Rights under a separate L.R. Parcha being Khatian No. 2635, dated-20.07.2020.

AND WHEREAS the Second Party having a business of Development and Construction of Multistoried Building and for the same the First Party being Land Owners of the Schedule mentioned Plot of Land willing to handover the said land for Development & construction of Multistoried Building (up to its higher limit according to approved Building Plan) comprising of Several Flats/Apartment and on the other hand the Developer also agreed to take this Plot of Land from the Land Owners/First Parties for this Project purpose.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows.-

ARTICLE - 1. DEFINITIONS



1. OWNER. Shall mean the said (I) MR. HARIMOY BHARATI, [PAN – AHRPB4791F], (II) MRS. KRISHNA MONDAL, [PAN-CLNPM3358P], (III) MRS. PAPIYA CHAUDHURI DAS, [PAN-AXOPC3921F], (IV) MR. PRANABENDU MISRA [PAN-BIFPM6479P], (V) MR. AVIJIT GHOSH [PAN-BJDPG1855J], (VI) MRS. PLABANI GHOSH [PAN-BALPG8630E], (VII) MRS. JAYANTI MITRA [PAN-BUCPM2208M] and includes his/her/their heirs, representative, executors, administrator and assigns.
2. DEVELOPER. Shall mean \*TARA SHREE BUILDERS AND DEVELOPERS\* [PAN-AAQFT3522N], represented by its partners namely (1) SRI. AVIJIT GHOSH [PAN-BJDPG1855J] And (2) SRI. PRANABENDU MISRA [PAN-BIFPM6479P] and includes their heirs, representative, executors, administrator and assigns and successors.
3. PREMISES . Shall mean total 23 decimal comprising in R.S. Plot No. 307 corresponding to L.R. Plot No. 529, under L.R. Khatian Nos. 2921, 2929, 2930, 2637, 2636, 2664, 2635, situated at District - Paschim Bardhaman, Additional District Sub - Registrar Office & Sub - Division - Durgapur, P.S. - New Township, within the limit of Jemua Gram Panchayat, under Mouza Shankarpur, J.L. No. - 109, Classification of land - Baid and proposed use for Residential Housing Complex.
4. NEW BUILDING , Shall mean and include the multi storied building up to its highest limit or as may be extended further to be constructed at the said land in accordance with the plan to be sanctioned by the Jemua Gram Panchayat authority.
5. COMMON FACILITIES AND AMENITIES , Shall mean and include corridor, stair ways, passage ways, Pump room, Tube-well, Over-head tank, Septic Tank, Sock Well, Water pump and Motor and other facilities, which may be mutually agreed upon between the parties and required for the establishment, location, enjoyment, maintenance and/or management of building and land there under as per Apartment Ownership Act 1972 or mutually agreed upon by the owners of the flats.
6. SALEABLE PLACE , shall mean the space in the new building available for independent use and occupation after making due provisions for common facilities and amenities and the space required thereof.
7. OWNERS' ALLOCATION,

Landowners' allocation shall mean the allocation as mentioned clearly in the Second Schedule below.



8. DEVELOPER'S ALLOCATION , Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the Landowners' allocation and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of Jemua Gram Panchayat.

9. ARCHITECT ,shall mean the person who may be appointed by the developer for designing and planning of the said building and obtain the sanction building plan.

10. BUILDING PLAN, shall mean the plan or plans for the construction of the new building to be submitted or to be sanctioned by the Jemua Gram Panchayat authority with the alterations and modifications as may be made by the developers with the approval of the appropriate authority from time to time.

11. COVERED AREA, shall mean the plinth area of the said unit/flat/ parking space including the bathrooms and balconies and also thickness of the walls and pillars which includes proportionate share of the plinth area of the common portions. Provided that if any wall be common between two units/ flats/ then one half of the area which shall be included in each unit/ flat.

12. TRANSFER, shall mean its grammatical variations include transfer by possession and title/ or by any other means as may be adopted for effecting what is to be understood transfer of space/ super build up area in the multistoried building to the purchaser thereof although the same may not amount to be a transfer in law.

13. TITLE DEED, shall mean an includes the following deeds and documents.-

- A. sale Deed No. I- 2347 for the year 2013
- B. Sale Deed No. I-12221 for the year 2022
- C. Sale Deed No. I-11440 for the year 2022
- D. Sale Deed No. I-7679 for the year 2021
- E. sale Deed No. I- 4979 for the year of 2020
- F. Sale Deed No. I-7678 for the year 2021



G. L.R. R.O.R

H. Rent receipts

16. WORDS IMPORTING, singular shall includes plural and vice -versa. Masculine gender shall includes feminine or neuter genders likewise importing feminine genders shall includes masculine and neuter genders shall includes masculine and feminine genders.

17. ARTICLE-II, COMMENCEMENT

THIS AGREEMENT shall be deemed to have commenced on and with effect from the date of execution of this agreement or the date as stipulated in the above.

18. ARTICLE-III, OWNERS RIGHTS AND REPRESENTATIONS

1. The owner is absolutely seized and possessed of land or otherwise well and sufficiently entitled to the said premises and ALL THAT exclusive right, title, interest in the said land/ premises and has a good, clear and absolute marketable title to enter into this agreement with the developer.
2. There is no legal bar or otherwise for the owner to obtain the certificate under the provision of the Income Tax Act, 1961 or other consents and permission that may be required.
3. There is no excess vacant land in the said premises and is not vested under the urban land (ceiling and regulation) act, 1976.
4. That the land owner handed over the said land/ premises as mentioned in the schedule below from that day for develop/ erect the multistoried building to the developer as agreed terms and conditions here under written.
5. The said premises are free from all encumbrances, charges, liens, lispendents, attachments, trusts, debtors, walkf, mortgage, and acquisitions whatsoever.
6. There is no suit or proceeding regarding the title of affecting the title of the owners in respect of the said premises or any parts thereof.

19. ARTICLE-IV, DEVELOPERS RIGHTS

1. The owners hereby grant subject to what has been hereinafter provided the exclusive rights (except the Landowners' allocation) to the developers to built, construct, erect and complete the said building comprising of various sizes of flats in order to sell the said flat to the intended purchaser/ purchasers for their residential purpose by entering into an agreement for sale and/or transfer and/or construction in respect of developers allocation in accordance with the plan to be sanctioned by the appropriate authorities with or without amendment and or



- modifications made or caused by the developer with the approval of the owners by demolishing the existing old building and by constructing new building thereon.
2. The developers shall be entitled to prepare, modify or alter the plan with approval of the owner and submit the same to the appropriate authority in the name of the owner as its own cost and charges and developers shall pay and bear the expenses required to be paid or deposited for obtaining sanction of the building plan from the appropriate authorities, if required, for construction of building at the premises.
  3. The owner shall put the developers into possession of the said premises in terms of this agreements and the developers shall be entitled to deal with the said premises on the terms and conditions here in contents and also in accordance with the power and authorities to be conferred on the developer in accordance with a general power of attorney specifically for the purpose of development for construction of a new building as contemplated in this presence with power to sale, transfer, lease, late out, mortgage in respect of the DEVELOPER ALLOCATION ONLY.
  4. Simultaneously after execution of these presents the developers shall be at liberty to take possession of the premises and hold the same at its discretion for the purpose of said construction.

#### 20. ARTICLE -V . APARTMENT CONSIDERATION

1. AND WHEREAS the First Parties/Land Owners agreed the following allocation as per their "Landowners" allocation area as follows :-

Sl. No.	Name	Landowner's Allocation Area
1	Mr. Harimoy Bharati	The Landowner Mr. Harimoy Bharati will get 1936 Sq. Feet of structure (Salable area) according to approved Plan or area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat
2	Mr. Krishna Mondal	The Landowner Mr. Krishna Mondal will get 1275 Sq. Feet of structure (Salable area) according to approved Plan or area together with the undivided impartibly proportionate interest in the said land



		according to the approved & permitted by the Jemua Gram Panchayat.
3	Papiya Chaudhuri Das	The Landowner Papiya Chaudhuri Das will get 1275 Sq. Feet of structure (Salable area) according to approved Plan or area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat.
4	Mrs. Plabani Ghosh	The Landowner Mrs. Plabani Ghosh will get 897 Sq. Feet of structure (Salable area) according to approved Plan or area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat.
5	Mr. Pranabendu Misra	That the Landowner Mr. Pranabendu Misra will get 30% (Thirty) percent of Salable area including Flat & Parking space according to approved Plan area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat authority.
6	Mr. Avijit Ghosh	That the Landowner Mr. Avijit Ghosh will get 30% (Thirty) percent of Salable area including Flat & Parking space according to approved Plan area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat authority.

Adm



7	Mrs. Jayanti Mitra	That the Landowner Mrs. Jayanti Mitra will get 30% (Thirty) percent of Salable area including Flat & Parking space according to approved Plan area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat authority.
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2. In consideration of the owners having agreed to permit to the developer to sell the flats and with/without Car Parking Spaces (except Land owners' own allocation) of the said premises and to construct, erect, and complete the building on the said premises the developers agreed:-

- A) That the developers shall construct the building in question over the scheduled property at their own cost, expenses and efforts in term of the sanctioned building plan of the said proposed building from the competent authority of JEMUA GRAM PANCHAYAT and ADDA Paschim Bardhaman and obtain all necessary permission and or approvals and or consent in the name of the land owners.
- B) In respect of the construction of the building to pay cost of supervision of the development, construction of the building at the said premises.
- C) To bear all costs, charges and all expenses of construction in the building at the said premises.
- D) The new building will be constructed at the said premises within 48 months from the date of received of all permission from various authorities, which is the essence of this contract. The said time will be enhanced for further 6 months for unavoidable circumstances.
- E) The aforesaid shall constitute the apartment consideration for grant of exclusive right for development for the said premises.

#### ARTICLES-VI. OWNER'S ALLOCATION

1. In consideration of the above the Owners allocation already mentioned in the Second Schedule below together with proportionate right, title and interest in the said land including common faculties and amenities as per sanctioned plan of JEMUA GRAM PANCHAYAT.



2. The Developer shall also construct erect and complete the said building with entire common facilities and amenities of the building including electric lines fittings, lift, pump etc.
3. If there is any addition and alteration of the sanctioned plan the developer will be responsible for that and for further submission of Revised plan the necessary costs will be incurred by the Developer.
4. The Developer shall have no right, title and interest whatsoever in the owner's allocation and undivided proportionate share pertaining thereof in the land in common facilities and amenities, which shall solely and exclusively belong and continue to belong to the owner.

#### ARTICLE -VII .DEVELOPER'S ALLOCATION

In consideration of the above, the developer shall be entitled to get all Flats and with/without Car Parking Spaces, except Land owners' own allocation upon constructed area in the premises including common facilities and amenities in the entire portion of the saleable space in the building to be constructed including the right to use thereof to be available at the said premises upon construction of the said building after providing for the owner's allocation and the developer shall be entitled to enter into an agreement for sale and transfer its own name with any transferees for their residential purpose and to receive and collect all money in respect thereof which shall absolutely belong to the developer and it is hereto expressly agreed by and between the parties hereto that for the purpose entering into such agreement it shall not obligatory on the part of the developer to obtain any further consent of the Land owners and this agreement by itself shall be treated as consent by the owners provided however the developer will not be entitled to deliver possession of Developer's allocation to any of its transferees until the developer shall make over possession of the owners and comply with all other obligation of the developer to the owners his agreement provided that the deeds of transfer of the flats under developer's allocation shall be executed by the owners and developer jointly till the execution of further Development Power of Attorney with selling Rights in favour of the Developer.

#### ARTICLE-VIII , PROCEDURE

1. Upon execution of these presents the owner shall grant a General power of Attorney in favour of the partners of the Developers firm.
2. Immediately upon the Developer obtaining peaceful possession of the said premises/ vacant land with structure thereon the developer shall be entitled demolish. The existing structure at its Developer's costs and expenses by his



contractor and all salvage materials arising there from, shall belong to the Developer.

3. That as far as necessary all dealings by the developer in respect of the new building shall be in the name of the owner and for which purpose the owner undertake to give the Developer or its nominee or nominees power of Attorney in form and manner as requested by the Developer. It is being understood however that such dealings shall not in any manner fasten or create any financial liabilities upon and against the owner.
4. The owner shall grant to the developer for the purpose of obtaining the Sanctions or all necessary permission and approvals for different authorities in connection with the construction of the building and Electricity and also for pursuing and following up the matter with the Gram Panchayat or other appropriate authority or authorities for the purpose of amendment or alteration of the said plan.
5. That in the event executing of any default or delay or refusal on the part of the owner in the deed of conveyance or transfer as the case may be the developer shall as the Constituted Attorney of the owner is entitled to execute the deed of conveyance of transfer for and on behalf of the owner.
6. The Developer is carrying on business as a builder and shall be entitled to enter in to agreement for sale of various portion with to various persons intended to own the constructed spaces and for the purpose of proper enjoyment of the Developer's allocation or the persons with whom the Developer shall enter into any agreement for sale of flats/units/and /or other built up areas the Developer shall be entitled to nominate such person or persons for the purpose of obtaining such transfer of the flat/units/parking space and undivided proportionate share in the said premises attributable there to in respect of the Developer's allocation and the owner hereby agree to execute the deed of conveyance or to transfer such undivided proportionate share to the land comprised in the said premises directly infavour of such person or persons it being expressly agreed that the Owner shall not be entitled to claim any further consideration for sale or transfer and this agreement for development by itself will be the consideration for sale and transfer of such undivided proportionate share.

#### ARTICLE-IX , CONSTRUCTION

The developer shall be solely and exclusively responsible for the construction of the said building and the Developer will take all sorts of precaution to avoid accident and also started construction after soil Test. In case of any accident or labour problem or any type of loan the land lord/owner will not responsible but any major problem or any dispute regarding land or any legal bar/affair of any Loan Burden the developer will not



responsible and the owner shall have to clear up the said problem and in that case the delayed time will be added to the total completion period of the project.

#### ARTICLE-X , SPACE ALLOCATION

1. That after completion of the building the owner shall be entitled to obtain physical possession of the owner's allocation as stated above and the balance constructed area and other portion of the said building shall belong to the developer and to that effect the developer shall supply a copy of the completion certificate from the planner/architect or competent authority.
2. The developer shall be exclusively entitled to the building with exclusive right to transfer from the owner and to transfer or otherwise deal with or to dispose of the same without any right claim or interest therein whatsoever of the of owner and owner shall not in and any way interfere with or disturb the quiet and peaceful possession of the developer's allocation.
3. The owner and/or Developer shall be entitled to transfer or otherwise deal with their respective allocation even before the completion of construction.
4. The Developer shall be exclusively entitled to the Developer's allocation with exclusive right to enter into agreement for sale or transfer or dispose of the same without any right claim and interest therein whatsoever of the owner and the owner shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's allocation and no further consent shall be required and this agreement by itself shall be covered the consent of the Owner.
5. Both the OWNERS and DEVELOPER shall extend their best efforts in selling the constructed floor space at the maximum price.

#### ARTICLE-XI , BUILDING

1. The developers shall at his own cost structure, erect and complete and multi storied building and common facilities and amenities at the said premises in accordance with the plan to be sanctioned with good and standard materials as may be specified by the architect from time to time and such construction of the building shall be completed entirely by the developers within **48 months** from the date of received of all permission from various authorities including 6 months grace period if required.
2. The developer shall erect the said building at his own cost as per specification and drawings in the sanctioned plan with common anilities and facilities for the flat holders shall be provided as are required and to be provided as residential building, self-contained apartment and constructed space for sale and/or residential flat and/or constructed space therein on ownership basis.



3. The developer shall be authorized in the name of the owner in so far as necessary to apply and obtain quotas, entitlements and other allocation of or for cement, steel, bricks and other building materials allocation to the owner for the construction of the building and to similarly apply for an obtain temporary and permanent connection of water, electricity power, drainage, sewerage to the building and other impute and facilities required for the construction of enjoyment of the building for which purpose the power shall execute in favour of the developer a Development Power of Attorney any other authorities as shall be required by the developers.
4. The developer shall at liberty at its own cost and expenses and without causing any financial or other liability on the owner will construct and complete the building in various unit and/or apartment herein according to the building plan and amendment thereto or modification thereof made or cost to be made by the developer without the consent of the owner in writings.
5. All cost, charges and expenses in respect of the construction of the new building including architect's fees shall be paid discharged and borne by the developer and the owners shall have no liabilities in this context.
6. The developers shall at his own cost will install electricity wiring, water, pipe line, sewage connection in portion of the owner's allocation also include lift in the building the owner shall be liable to contribute only of Electric Meter cost for his own allocation.

#### ARTICLES-XII. COMMON FACILITES

1. The developer shall pay and bear the property tax and other dues and outgoings in respect of this building according to dues as on land from the date of handed over the vacant possession by the owners till as provided hereafter.
2. As soon as the building is completed and the Electricity, wiring, sewerage line, water pipe line are ready according to the specification and plan thereof and certificate to the architect from the competent authority herein produce to that affect the developer shall give written notice to the owner requesting the owner to take possession of the owner's allocation in the building and the developer can registered and delivered the flats to the purchaser after due execution of the deed by the owner after full and final satisfaction of the owner.
3. As and from the date of service of notice of possession, the owner and developer and the flat owner's shall be responsible to pay and bear the proportionate share of the service charges for the common facilities in the building i.e, proportionate share of the premises for water, fire and Scavenging charges and taxes light, Sanitation and lift maintenance operation, repair and renewal charges for bill collection management of the common facilities and renovation, replacement, repair and



maintenance charges and expenses for the building and of the common wiring, pipes, electrical and pumps, motors and other electrical and mechanical installation, applications and equipments, stairways, corridors, passage ways and other common facilities whatsoever as may be mutually agreed from time to time.

4. The owner shall not do any act, deed or thing whereby the developer shall be prevented from construction and completion of the said building, subject to the conditions of this agreement.

#### ARTICLE -XIII , OWNER'S OBLIGATION

1. The owner agrees and covenant with the developer not to cause any interference or hindrance in the construction work of the building at the said premises by the developer or its contractors, engineers and all workmen under its employment if work be done legally and as per agreement.
2. The owner hereby agrees and covenant with the developer not to do any act deed or thing whereby the developer shall be prevented from selling, assign and or disposing of any of the part of the said building or any other things at the said premises.
3. The original title deeds and documents in respect of the said premises shall be kept by the owners during construction period and after completion of the construction, the Owners shall deliver all Title Deeds and allied Title documents in respect of this Project Land to the Flat owner's Association subject to full and final satisfaction of the owners as per agreed terms of payment and the owners if they not willing to handover of their own Title Deeds and allied Title documents in their favour, in that case the Owners singly/jointly/severally shall bound to each and every times as per requirement of intending purchasers and also at the times of Bank Loan searching(s)& verification(s) of every individual intending purchasers bound to provides the same in originals as per their demands.
4. That if any dispute arises regarding said Project Land as mentioned in the Schedule below after started of construction work, the owner shall bound to provide all expenses of construction work as per mutual settlement with the Developer.

#### ARTICLE -XIV , DEVELOPERS' OBLIGATION

1. The Developer "TARA SHREE BUILDERS AND DEVELOPERS" confirms, accepts and assurance the Owners that they are fully acquainted with, aware of the process/formalities related to similar project in Panchayat Area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land and free possession, suitability of the land viability of the said project and will raise no objection with regard and thereto.



2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. That the Developer shall develop and/or construct the said 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, it required then demolishing the existing structures over the said landed property thereon.
4. The Developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building Plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Panchayat/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the 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 the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
5. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including constructions 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 Owners shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement and in future. The Owner part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 48 months from the date of received of all permission from various authorities, with further additional period of 6 months if needed.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the Developer to correctly construct the Flats

Amr  
AJ~



and/or to deliver correctly the same to the intending purchasers and in such case the Developer shall have been the entire responsibility.

9. That the developer shall agree to indemnify the land owners from the obligation of paying Income tax, sales tax or any other duties levies either by the state GOVT. or Central GOVT. or statutory local authorities from his part which are required to pay for the profit which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the flats to the prospective buyers then the developers himself shall be responsible and answerable for the same. In case for any default in the part of developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the owner are not responsible for the same.

#### ARTICLE -XV, OWNER'S INDEMNITY

1. The owner hereby undertakes that the developer shall be entitled to the said construction of the new building and shall enjoy its allotted space without any interference and or disturbance.
2. The owner hereby declare that the owner's have a clear marketable title in respect of the said premises without any claim, right title, interest of any person or persons and the owner's declare that they have good right absolute authority, and power to enter into this agreement with the developer and the owners hereby also undertake to indemnify and to keep the developer indemnified against any and all other particular claims action and demands whatsoever.
3. That if the Owner intended to sale Owner's allocation through the Developer in that case the Developer will get Sale price as per mutual understanding of both parties.

#### ARTICLE -XVI, DEVELOPER INDEMNITY

1. The developer hereby undertake to keep the owner indemnified against all kinds of claim, damages, compensation, action out of any sort of act of commission the developer and/ or of any other person working it in or related to the construction of the said building at the said premises.
2. The developer hereby undertake to keep the owner indemnified against all suits, proceedings, costs, claims that may arise out of the said premises and/or the matter of construction of the said building and/or for any defect therein of any nature whatsoever.

#### ARTICLE-XVII, LEGAL PROCEEDING



1. The owner and the developer have entered in to this agreement on principal to principal basis voluntarily and with full knowledge the contract and nothing contained herein shall be deemed to construe as partnership between the developer and the owner but as joint venture between the parties.
2. It is hereby expressly agreed by and between the parties hereto that it shall be tire responsibility of the owner to defend all suits and proceeding which and the owner's shall execute any such additional power of attorney and/or authorization as may required may arise in respect of the development of the said premises at his own cost. The owner hereby undertake to do all such acts, deeds, matters and other things that may be reasonably required to be done in the matter by the developer for the purpose and the owner's also undertake to sign and execute all such additional application and other documents as the case may be provided that all such acts, deeds and things do not in any way infringe of the rights of the owners and/or go against the spirit of this Agreement.
3. Any notice required to be given by the developer shall without prejudice to another mode of service available demand to have been served on the owners, if delivered to the developer by hand and duly acknowledgement due to the residence of the owner shall likewise be deemed to the have been served on the developer by hand or send by pre-paid Registered post to the Registered Office of the developer.
4. Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the owner of the premises or any part thereof to the developer or as creating any right, title or interest in respect thereof in the developer other than an exclusive license to the developer to commercially exploit the same in terms thereof provided however the developer shall be entitle to borrow money from any Bank without creating any financial liability of the owner or affecting the estate and interest in the said premises and it is being expressly agreed and understood that in no event the owner or any other estate shall be responsible and/or made liable for payment of any dues of such banks and for that purpose, the developer shall keep the owners' indemnity against all actions, suits, proceedings and costs, charges and expenses in respect thereof.
5. The name of the building shall be as desired by the parties after completion of the proposed building named as "KALPATARU HOUSING COMPLEX, BLOCK-C".
6. Both the developer and the Owner shall frame a scheme for the management and administration of the said building and or common parts thereof Owner hereby agree to abide by all the rules and regulations as such management society holding organization do hereby give their consent to abide by the same.
7. The owner undertake and agrees to execute and register all conveyance and transfer in favour of the persons with whom the developer enters in to an agreement (the

  
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Stamp duty or Registration fees and all other expenses towards the registration will be borne by the intending purchaser).


#### ARTICLE -XIV , FORCE MAJEURE

1. The developer shall not be consider to be liable for any obligation hereunder to be extent that the performance of the relevant obligation are prevented by the existence of the force majeure and shall be suspended from the obligation during the duration of the force majeure.
2. Force majeure shall mean floor, earth quake, riot, war, storm, tempest, civil commotion, strike and/or other further commission beyond to the reasonable control of the developer.
3. That if any dispute arises in between the Developer and the Owner beyond the force Majeure then time will not be essence of the contract and the owner will not claim any damage for that.

#### ARTICLE -XV , BREACH & CONSEQUENCE

The owners have every right to cancel and/or rescind this Agreement and Development power of Attorney after **48 Months** and grace period of **6 months** if the Developer shall unable to complete the construction work or fail to make payment according to this agreement, the Developer shall be liable to pay extra compensation amount per months as mutually decided by both parties.

That, this Agreement and Development Power of Attorney issued by the land owners is valid for this particular Project only as per sanction building plan issued by the Authority concern and after completion and delivery of all Flats and with/without Car Parking Spaces in favour of prospective purchasers of this Project, this Agreement and Development Power of Attorney shall become inoperative and the Developer shall not be entitled to claim any right and interest from the land owners in any manner whatsoever.

 In the event of either Party to this agreement committing breach of any of their obligations under this agreement the aggrieved Party shall be entitled to specific performance and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach. In the event of the developer not commencing construction of the new building upon expiry of the said stipulated and also to recover damages compensation to make good the loss sustained by the aggrieved Party on account of such breach from the Party committing the breach.



## ARTICLE-XVI. JURISDICTION

The Court at Durgapur, Paschim Bardhaman shall have the jurisdiction to try and entertain all actions, suits proceedings arising out of this agreement.

## ARTICLE -XVII. ARBITRATION

If at any time any dispute shall arise between the parties hereto regarding the construction or interpretation of any of the terms and condition herein contained or touching these presents or determination of any liability of any of the parties under this agreement. They will try first among themselves to solve that dispute or problem with friendly manner. If it will not possible by them the same shall be referred to arbitration of two arbitrators one to be appointed by each of the parties in dispute and same be deemed to be referred within the meaning of the Arbitration Act, 1996 or any statutory modifications hereunder in force and the parties herein further agreed that all disputes will come under the jurisdiction of DURGAPUR COURT, Paschim Bardhaman as stated above.

### FIRST SCHEDULED ABOVE REFERRED TO DESCRIPTION OF LAND

All that piece and parcel of land measuring an area total **23 Decimal** comprising in R.S. Plot No. **307** corresponding to L.R. Plot No. **529**, under L.R. Khatian Nos. **2921, 2929, 2930, 2637, 2636, 2664, 2635**, situated at District - Paschim Bardhaman, Additional District Sub - Registrar Office & Sub - Division - Durgapur, P.S. - New Township, Pin Code - 713212, within the limit of Jemua Gram Panchayat, under **Mouza Shankarpur**, J.L. No. - 109, Classification of land is Baid and proposed use for Residential Housing Complex.

#### BUTTED & BOUNDED BY:-

North , Land of Naresh Chandra Mukhopadhyay;

South , Land of Shadhin Ghosh & Avijit Ghosh;

East , 32 Feet Wide Kancha Road & K.H.C. Block-I;

West , Land of Shadhin Ghosh.

### SECOND SCHEDULE ABOVE REFERRED TO (LAND OWNER'S ALLOCATION)

Sl. No.	Name	Landowner's Allocation Area
1	Mr. Harimoy Bharati	The Landowner Mr. Harimoy Bharati will get 1936 Sq. Feet of structure (Salable Area)

Amji  
Adv



		according to approved Plan or area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat
2	Mr. Krishna Mondal	The Landowner Mr. Krishna Mondal will get 1275 Sq. Feet of structure (Salable Area) according to approved Plan or area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat.
3	Papiya Chaudhuri Das	The Landowner Papiya Chaudhuri Das will get 1275 Sq. Feet of structure (Salable Area) according to approved Plan or area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat.
4	Mrs. Flabani Ghosh	The Landowner Mrs. Flabani Ghosh will get 897 Sq. Feet of structure (Salable Area) according to approved Plan or area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat.
5	Mr. Pranabendu Misra	That the Landowner Mr. Pranabendu Misra will get 30% (Thirty) percent of Salable area including Flat & Parking space according to approved Plan area together with the undivided impartibly proportionate interest in the said land

Handwritten signature and initials.



		according to the approved & permitted by the Jemua Gram Panchayat authority.
6	Mr. Avijit Ghosh	That the Landowner Mr. Avijit Ghosh will get 30% (Thirty) percent of Salable area including Flat & Parking space according to approved Plan area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat authority.
7	Mrs. Jayanti Mitra	That the Landowner Mrs. Jayanti Mitra will get 30% (Thirty) percent of Salable area including Flat & Parking space according to approved Plan area together with the undivided impartibly proportionate interest in the said land according to the approved & permitted by the Jemua Gram Panchayat authority.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

Shall mean all entire building including common facilities of the building along with undivided proportionate share of the said "property/premises" absolutely shall be the property of the Developer except the Landowners' allocation as stated above and the right to use thereof in the premises upon construction of the said building as per approved Building Plan of JEMUA GRAM PANCHAYAT .

**SPECIFICATIONS**

<b>WATER SUPPLY</b>	Under Ground Water
<b>WALLS</b>	Conventional brickwork
<b>WALL</b>	Interior -Wall Putty



<b>FINISH</b>	Exterior – Combination of weather coat.
<b>FLOORING</b>	Vitrified Tiles in all Bedrooms, Living-cum-Dining, Kitchen, Balcony.
<b>KITCHEN</b>	Kitchen platform made of Granite Slab. tiles, up to the height of three feet from the platform. Stainless steel sinks, to be provided.
<b>TOILET</b>	Anti skit tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 Feet. sanitary C.I. Pipe and one western type commode, one Indian type commode, Concealed plumbing and pipe work.
<b>DOORS</b>	Flush doors and PVC Door in Toilet.
<b>WINDOWS</b>	Aluminum Sliding with MS Grill.
<b>COMMON LIGHTING</b>	Overhead illumination for compound and common path lighting inside the complex.
<b>WIRING</b>	Standard concealed wiring for electricity. Average 25(Twenty Five) points for 2 BHK & 30 (Thirty) Points for 3 BHK. Telephone and Television at extra costs.
<b>ELECTRIC</b>	Individual meter of each unit.
<b>AMENITIES</b>	Adequate standby generator for common areas and sufficient power supply inside individual flat. Lift provided for every floor in the building.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of the LANDOWNER and DEVELOPER are attested in additional pages in this deed and the same are treated as part and parcel of this deed.



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

SIGNED AND DELIVERED by the Land Owners and Developer at DURGAPUR in the presence of.

WITNESSES.

1) Souvik Roy  
Sp. Alok Roy  
P/o - Durgapur  
Pin - 713148.

1) Hari Mohan Bhattacharya  
2) Krishna Mondal  
3) Papiya Chaudhuri (Sas)  
4) Pranabendu Misra  
5) Arijit Ghosh  
6) Prabasi Ghosh  
7) Jayanti Mitra

2) Jagannath Chakrabarty  
Sp. - Suman Chakrabarty  
Vill+Po - Krishnanagar  
Pin - 722202  
Dist - Bankura

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Signature of Land Owners

TARASHREE BUILDERS & DEVELOPERS

Arijit Ghosh

Partner

TARASHREE BUILDERS & DEVELOPERS

Pranabendu Misra

Partner

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Signature of the Developer

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Hiranya Maji

Hiranya Maji

Advocate

En. No.F/363/128/2019



ডান হাত Right Hand					
	বৃহদাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Harimoy Bhattacharya

ডান হাত Right Hand					
	বৃহদাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Krishna Mondal

ডান হাত Right Hand					
	বৃহদাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Papiya Chaudhuri (Bas)

ডান হাত Right Hand					
	বৃহদাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Pranabendu Misra



ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Arijit Ghosh

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Arijit Ghosh

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Prabani Ghosh

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Prabani Ghosh

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Jayanti Mitra

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me

Jayanti Mitra

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল  
color passport size photograph, finger print & attested by me





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



192023240056622138

GRN Details

GRN: 192023240056622138 Payment Mode: SBI Epay  
GRN Date: 17/05/2023 09:35:05 Bank/Gateway: SBIPay Payment Gateway  
BRN : 1117029882820 BRN Date: 17/05/2023 09:35:35  
Gateway Ref ID: IGAPPDZAA5 Method: State Bank of India NB  
GRIPS Payment ID: 170520232005662212 Payment Init. Date: 17/05/2023 09:35:05  
Payment Status: Successful Payment Ref. No: 2001226282/1/2023  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Mr TARA SHREE BUILDERS AND DEVELO  
Address: DURGAPUR-12  
Mobile: 9735168110  
Period From (dd/mm/yyyy): 17/05/2023  
Period To (dd/mm/yyyy): 17/05/2023  
Payment Ref ID: 2001226282/1/2023  
Dept Ref ID/DRN: 2001226282/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001226282/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	6510
2	2001226282/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	14
<b>Total</b>				<b>6524</b>

IN WORDS: SIX THOUSAND FIVE HUNDRED TWENTY FOUR ONLY.



### Major Information of the Deed

Deed No :	I-2306-04439/2023	Date of Registration	17/05/2023
Query No / Year	2306-2001226282/2023	Office where deed is registered	
Query Date	15/05/2023 11:35:06 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Swapan Kumar Dutta Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 41,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			










### Land Details :

District: Paschim Bardhaman, P.S:- New Township. Gram Panchayat: JEMUA, Mouza: Sankarpur. JI No: 109, Pin Code : 713212










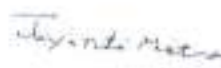
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-529 (RS -307 )	LR-2921	Bastu	Baid	5 Dec		9,00,000/-	Width of Approach Road: 32 Ft.,
L2	LR-529 (RS -307 )	LR-2929	Bastu	Baid	2.5 Dec		4,50,000/-	Width of Approach Road: 32 Ft.,
L3	LR-529 (RS -307 )	LR-2930	Bastu	Baid	2.5 Dec		4,50,000/-	Width of Approach Road: 32 Ft.,
L4	LR-529 (RS -307 )	LR-2637	Bastu	Baid	2.5 Dec		4,50,000/-	Width of Approach Road: 32 Ft.,
L5	LR-529 (RS -307 )	LR-2636	Bastu	Baid	2.5 Dec		4,50,000/-	Width of Approach Road: 32 Ft.,
L6	LR-529 (RS -307 )	LR-2664	Bastu	Baid	3 Dec		5,40,000/-	Width of Approach Road: 32 Ft.,
L7	LR-529 (RS -307 )	LR-2635	Bastu	Baid	5 Dec		9,00,000/-	Width of Approach Road: 32 Ft.,
		<b>TOTAL :</b>			<b>23Dec</b>	<b>0 /-</b>	<b>41,40,000 /-</b>	
	<b>Grand Total :</b>				<b>23Dec</b>	<b>0 /-</b>	<b>41,40,000 /-</b>	



**Land Lord Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<p><b>Mr Harimoy Bharati</b>                      Son of Late Pranabananda Bharati                      Executed by: Self, Date of Execution: 17/05/2023                      , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office</p>	 17/05/2023	 LTI 17/05/2023	 17/05/2023
Village:- Arrah, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: ahxxxxxx1p, Aadhaar No: 66xxxxxxxx1996, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				
2	<p><b>Mrs Krishna Mondal (Presentant)</b>                      Wife of Mr Anupam Mondal                      Executed by: Self, Date of Execution: 17/05/2023                      , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office</p>	 17/05/2023	 LTI 17/05/2023	 17/05/2023
Village:- Bahara Band, P.O:- Mandarmoni B O, P.S:-Onda, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: clxxxxxx8p, Aadhaar No: 75xxxxxxxx3500, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				
3	<p><b>Mrs Papiya Chaudhuri Das</b>                      Wife of Mr Bibekananda Chaudhuri                      Executed by: Self, Date of Execution: 17/05/2023                      , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office</p>	 17/05/2023	 LTI 17/05/2023	 17/05/2023
112/113/1, Noon Gola Road, Mahesh Poddar Lane,, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxxx1f, Aadhaar No: 49xxxxxxxx1311, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				



4.	Name	Photo	Finger Print	Signature
	<b>Mr Pranabendu Misra</b> Son of Rasamoy Misra Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office	 17/05/2023	 LTI 17/05/2023	 17/05/2023
Mrityunjay Housing Complex, I T I Ambagan, Durgapur,, City:- Durgapur, P.O:- Bidhannagar, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bixxxxx9p, Aadhaar No: 66xxxxxxxx2581, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				
5.	Name	Photo	Finger Print	Signature
	<b>Mr Avijit Ghosh</b> Son of Gajanan Ghosh Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office	 17/05/2023	 LTI 17/05/2023	 17/05/2023
Village:- Shankarpur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bxxxxxx5j, Aadhaar No: 94xxxxxxxx7607, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				
6.	Name	Photo	Finger Print	Signature
	<b>Mrs Plabani Ghosh</b> Wife of Mr Malay Ghosh Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office	 17/05/2023	 LTI 17/05/2023	 17/05/2023
Village:- Shankarpur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bxxxxxx0e, Aadhaar No: 99xxxxxxxx8615, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office				
7.	Name	Photo	Finger Print	Signature
	<b>Mrs Jayanti Mitra</b> Daughter of Mr Kalyan Mitra Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office	 17/05/2023	 LTI 17/05/2023	 17/05/2023



1/13, Udichi Park, Near Allingan Apartment, Bidhannagar,, City:- Durgapur, P.O:- A B L, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: buxxxxxx8m, Aadhaar No: 51xxxxxxxx5960, Status :Individual, Executed by: Self, Date of Execution: 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023 ,Place : Office




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TARA SHREE BUILDERS AND DEVELOPERS</b> Shankarpur, Bidhannagar,, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Avijit Ghosh</b> Son of Gejanan Ghosh Date of Execution - 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023, Place of Admission of Execution: Office			
		May 17 2023 3:50PM	LTI 17/05/2023	17/05/2023
	Village:- Shankarpur, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bjxxxxxx5j, Aadhaar No: 94xxxxxxxx7607 Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as PARTNER)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Pranabendu Misra</b> Son of Rasamoy Misra Date of Execution - 17/05/2023 , Admitted by: Self, Date of Admission: 17/05/2023, Place of Admission of Execution: Office			
		May 17 2023 4:00PM	LTI 17/05/2023	17/05/2023
	Mityunjoy Housing Complex, I T I Ambagan, Durgapur,, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bixxxxxx9p, Aadhaar No: 66xxxxxxxx2581 Status : Representative, Representative of : TARA SHREE BUILDERS AND DEVELOPERS (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Souvik Roy</b> Son of Mr. Alok Roy South Canal Par, Panagarh, City:- Durgapur, P.O:- Panagarh Bazar, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148			



17/05/2023

17/05/2023

17/05/2023

Identifier Of Mr Harimoy Bharati, Mrs Krishna Mondal, Mrs Papiya Chaudhuri Das, Mr Pranabendu Misra, Mr Avijit Ghosh, Mrs Plabani Ghosh, Mrs Jayanti Mitra, Mr Avijit Ghosh, Mr Pranabendu Misra

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Harimoy Bharati	TARA SHREE BUILDERS AND DEVELOPERS-5 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs Krishna Mondal	TARA SHREE BUILDERS AND DEVELOPERS-2.5 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mrs Papiya Chaudhuri Das	TARA SHREE BUILDERS AND DEVELOPERS-2.5 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Pranabendu Misra	TARA SHREE BUILDERS AND DEVELOPERS-2.5 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr Avijit Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-2.5 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	Mrs Plabani Ghosh	TARA SHREE BUILDERS AND DEVELOPERS-3 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Mitra	TARA SHREE BUILDERS AND DEVELOPERS-5 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 529, LR Khatian No:- 2921	Owner:হরিময় ভারতী , Gurdian:প্রনবানন্দ ভারতী, Address:নিজ , Classification:বাইদ, Area:0.05000000 Acre,	Mr Harimoy Bharati
L2	LR Plot No:- 529, LR Khatian No - 2929	Owner:কৃষ্ণা মন্ডল, Gurdian:অনুপম মন্ডল, Address:নিজ , Classification:বাইদ, Area 0.02500000 Acre,	Mrs Krishna Mondal
L3	LR Plot No:- 529, LR Khatian No - 2930	Owner:পাপিয়া চৌধুরী দাস , Gurdian:বিবেকানন্দ চৌধুরী, Address:নিজ , Classification:বাইদ, Area:0.02500000 Acre,	Mrs Papiya Chaudhuri Das



L4	LR Plot No:- 529, LR Khatian No:- 2637	Owner:প্রনবেন্দু মিত্র, Gurdian:রশমি , Address:দুর্গাপুর ১২ , Classification:বাইদ, Area:0.04500000 Acre,	Mr Pranabendu Misra
L5	LR Plot No:- 529, LR Khatian No:- 2636	Owner:অভিজিত ঘোষ, Gurdian:গজান্নন , Address:নিজ , Classification:বাইদ, Area:0.04500000 Acre,	Mr Avijit Ghosh
L6	LR Plot No:- 529, LR Khatian No:- 2664	Owner:প্রাবনী ঘোষ, Gurdian:মলয় , Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Mrs Plabani Ghosh
L7	LR Plot No:- 529, LR Khatian No:- 2635	Owner:জয়ন্তী মিত্র, Gurdian:কল্যান , Address:দুর্গাপুর ৬ , Classification:বাইদ, Area:0.07000000 Acre,	Mrs Jayanti Mitra



On 17-05-2023

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

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

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

Presented for registration at 12:28 hrs on 17-05-2023, at the Office of the A.D.S.R. DURGAPUR by Mrs Krishna Mondal, one of the Executants.

**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 41,40,000/-

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

Execution is admitted on 17/05/2023 by 1. Mr Hanmoy Bharati, Son of Late Pranabananda Bharati, P.O: Arrah, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Cultivation, 2. Mrs Krishna Mondal, Wife of Mr Anupam Mondal, P.O: Mandarmoni B O, Thana: Onda, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife, 3. Mrs Papiya Chaudhuri Das, Wife of Mr Bibekananda Chaudhuri, 112/113/1, Noon Gola Road, Mahesh Poddar Lane,, P.O: Bankura, Thana: Bankura, City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession House wife. 4. Mr Pranabendu Misra, Son of Rasamoy Misra, Mityunjay Housing Complex, I T I Ambagan, Durgapur,, P.O Bidhannagar, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 5. Mr Avijit Ghosh, Son of Gajanan Ghosh, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 6. Mrs Plabani Ghosh, Wife of Mr Malay Ghosh, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 7. Mrs Jayanti Mitra, Daughter of Mr Kalyan Mitra, J/13, Udichi Park, Near Allingan Apartment, Bidhannagar,, P.O: A B L, Thana: New Township, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife Identified by Mr Souvik Roy, Son of Mr Alok Roy, South Canel Par, Panagarh, P.O: Panagarh Bazar, Thana: Kanksa, City/Town: DURGAPUR, Paschim Bardhaman, 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 17-05-2023 by Mr Avijit Ghosh, PARTNER, TARA SHREE BUILDERS AND DEVELOPERS (Partnership Firm), Shankarpur, Bidhannagar,, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Souvik Roy, Son of Mr Alok Roy, South Canel Par, Panagarh, P.O: Panagarh Bazar, Thana: Kanksa, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 17-05-2023 by Mr Pranabendu Misra, PARTNER, TARA SHREE BUILDERS AND DEVELOPERS (Partnership Firm), Shankarpur, Bidhannagar,, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Souvik Roy, Son of Mr Alok Roy, South Canel Par, Panagarh, P.O: Panagarh Bazar, Thana: Kanksa, City/Town: DURGAPUR, Paschim Bardhaman, 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 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2023 9:35AM with Govt. Ref. No: 192023240056622138 on 17-05-2023, Amount Rs: 14/-, Bank: SBI EPay ( SBIPay), Ref. No. 1117029882820 on 17-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 6,510/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4634, Amount: Rs.500.00/-, Date of Purchase: 15/05/2023, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/05/2023 9:35AM with Govt. Ref. No: 192023240056622138 on 17-05-2023, Amount Rs: 6,510/-, Bank: SBI EPay ( SBIPay), Ref. No. 1117029882820 on 17-05-2023, Head of Account 0030-02-103-003-02



**Santanu Pal**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. DURGAPUR**

**Paschim Bardhaman, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 75158 to 75196

being No 230604439 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.05.17 17:36:33 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/05/17 05:36:33 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)