



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 665912

13.05.21

12.02

certified that the Document is Admitted to Registration the Sign-are Sheet and the Documents are the Part of this Document

A. D. S. R. Dargawan  
Bardwan

13 MAY 2021

## DEVELOPMENT AGREEMENT

QUERY NO. : 2000893294/2021  
 DISTRICT : Paschim Bardhaman  
 MOUZA : Tetikhola  
 P.S. : New Township  
 AREA OF LAND : 5 (Five) Decimal

*[Handwritten signature]*

Sl No. 3311 Date 10/05/2021  
Sold to Mani Max Projects Pvt. Ltd.  
Address Durgapur-12  
Value of Stamp 5000  
Date of Purchase of the stamp  
Paper from Treasury  
Name of the Treasury from Durgapur

04 MAY 2021



Chatterjee  
Somnath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-16  
Licence No.-172016-17



2  
Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

13 MAY 2021

THIS DEVELOPMENT AGREEMENT IS MADE ON 10<sup>TH</sup> DAY OF MAY, 2021

BETWEEN

**MR. SUROJIT NATH [PAN- AWBPN5978P]** Son of Sri. Achin Nath, By Faith: Hindu, By Occupation: Business, by nationality Indian, resident of Village & Post- Shilampur, P.S.- Kanksa, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713169, hereinafter referred to and called as "LANDOWNER", (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

**MANI MAX PROJECT PRIVATE LIMITED [PAN-AAOCM5375M]** A Company having its office at C/o. Upahar Residency, Plot no. 854, Sankarpur, P.S.- New Township, P.O.- Sankarpur, District- Paschim Bardhaman, PIN-713212, W.B. India, Represented its **Directors (1) SRI. SAMIR KUNDU [PAN - ANJPK5041P]** Son of Sri. Biswajit Kundu, by faith: Hindu, by occupation-Business, resident at Village- Arrah Sripally, P.O. - Arrah, P.S.: Kanksa, District -Paschim Bardhaman, PIN-713212, State- West Bengal, India, **(2) MR. RAMBILASH YADAV [PAN- ABBPY8513C]** S/o Ramjanam Yadav, by faith-Hindu, by occupation-Business, resident of Cinema Road near Hanuman Mandir, P.O.- Durgapur, PIN-713201, P.S.-Coke Oven, District- Paschim-Bardhaman, State- West Bengal, India, **(3) MR. UJJWAL DUTTA [PAN- ALHPD7922J]** S/o Sri. Chittaranjan Dutta, by faith-Hindu, by occupation-Business, resident of Village & P.O.- Gopalpur, Durgapur-12, P.S.-Kanksha, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, hereinafter referred as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the SECOND PART.

**WHEREAS** Baidyanath Akura and Kalipada Akura purchased 88 decimal land of Mouza- Tetikhola, Plot No- 15 vide deed No- 1706 for the year 1946 of Sub Registrar Raniganj.

**AND WHEREAS** Baidyanath Akura and Kalipada Akura transferred by way of sale 88 decimal land of Plot No- 15 of Mouza- Tetikhola in favour of Ram Gopal Chakaraborty son Ramdhan Chakaraborty vide deed No- 5584 for the year 1961 of Sub Registrar Raniganj.

**AND WHEREAS** Ram Gopal Chakaraborty son Ramdhan Chakaraborty transferred by way of sale 66 decimal land of Plot No- 15 of Mouza- Tetikhola in favour of Smt Minu Ganguly wife of Jiban Ganguly vide deed No- 266 for the year 1962 of Registrar of Assurance, Calcutta.

**AND WHEREAS** Smt Minu Ganguly wife of Jiban Ganguly transferred by way of sale 16.5 decimal land of Plot No- 15 of Mouza- Tetikhola in favour of Sri Satyasewar Mukhopadhyay Son of Gajendranath Mukhopadhyay vide deed No- 7011 for the year 1964 of Registrar of Assurance, Calcutta.

**AND WHEREAS** Smt Minu Ganguly wife of Jiban Ganguly transferred by by way of sale 16.5 decimal land of Plot No- 15 of Mouza- Tetikhola in favour of Sri Bhubanesewar Mukhopadhyay Son of Gajendranath Mukhopadhyay vide deed No- 7012 for the year 1964 of Registrar of Assurance, Calcutta.

**AND WHEREAS** Sri Bhubanesewar Mukhopadhyay Son of Gajendranath Mukhopadhyay transferred by way of sale 16.5 decimal land of Plot No- 15 of Mouza- Tetikhola in favour of Madhusudhan Ghatak & others vide deed No- 3063 for the year 1975 of Joint Sub Registrar Raniganj at Durgapur.

**AND WHEREAS** Sri Satyasewar Mukhopadhyay Son of Gajendranath Mukhopadhyay transferred by way of sale 16.5 decimal land of Plot No- 15 of Mouza- Tetikhola in favour of Madhusudhan Ghatak & others vide deed No- 5195 for the year 1974 of Joint Sub Registrar Raniganj at Durgapur.

**AND WHEREAS** Madhusudhan Ghatak & others transferred by way of sale 5 decimal land of Plot No- 15 of Mouza- Tetikhola in favour of Debasish Chakraborty son of Sunil Kumar Chakraborty vide deed No- 1653 for the year 1987 of Joint Sub Registrar Raniganj at Durgapur.

**AND WHEREAS** Debasish Chakraborty son of Sunil Kumar Chakraborty transferred by way of sale 5 decimal land of Plot No- 15 of Mouza- Tetikhola in favour of Swapan Kumar Roychowdhury son of Late Suresh Chandra Roychowdhury & Mridula Roy Chowdhury wife of Swapan Kumar Roychowdhury vide deed No- 3380 for the year 1988 of Joint Sub Registrar Raniganj at Durgapur and recorded their name in L.R.R.O.R.

**AND WHEREAS** Swapan Kumar Roychowdhury son of Late Suresh Chandra Roychowdhury & Mridula Roy Chowdhury wife of Swapan Kumar Roychowdhury transferred by way of sale 5 decimal land of Plot No- 15 , L.R. Plot No-122 of Mouza- Tetikhola in favour of present owner vide deed No- 1992 for the year 2019 of A.D.S.R. Durgapur and mutated his name in L.R. R.O.R.

**AND WHEREAS** the first schedule property by construction of multistoried building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Jemua Gram Panchyat but the owner has not the sufficient fund for the development work and for this reason first part is in search of a developer for the said development work.

AND WHEREAS the First Part herein has approached the Second Part And whereas the Second part after considering various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building there- at, consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

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

**1. DEFINATION:**

- 1.1 **OWNERS/LANDLORD:-** Shall mean **MR. SUROJIT NATH [PAN-AWBPN5978P]** Son of Sri. Achin Nath, By Faith: Hindu, By Occupation: Business, by nationality Indian, resident of Village & Post- Shilampur, P.S.- Kanksa, District- Burdwan presently Paschim Bardhaman, State-West Bengal, PIN- 713169, India
- 1.2 **DEVELOPER:-** Shall mean **MANI MAX PROJECT PRIVATE LIMITED [PAN-AAOCM5375M]** A Company having its office at C/o. Upahar Residency, Plot no. 854, Sankarpur, P.S.- New Township, P.O.- Sankarpur, District- Paschim Bardhaman, PIN-713212, W.B. India.
- 1.3 **LAND:-** Shall mean the Baid land measuring 5 Decimal appertaining to **R.S. Plot No. 15, corresponding L.R. Plot No-122** comprised in **L.R. Khatian No. 2103** J.L.No- 96, L.R. J.L. No. 111, situated within **Mouza- Tetikhola**, Police Station: New Township, District- Burdwan presently Paschim Bardhaman, A.D.S.R. Office-Durgapur, Jemua Gram Panchyat.
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**.
- 1.5 **COMMON AREAS AND INSTALLATIONS** shall mean and include the areas installations and facilities comprised in the premises as mentioned and specified in the **SECOND SCHEDULE** hereunder written and expressed or intended by the Developer for common use and enjoyment of the co-owners in the manner and to the extent permitted by the Developer but shall not include the open terrace on any floor in the said Building or the top roof of the building and shall also not include the car parking spaces and other open and covered spaces at or within the premises which the Developer may use or permit to be used for parking of motor cars and/or any other purposes and the Developer shall have the absolute right to deal with the same, to which the Purchaser hereby consents.
- 1.6 **ARCHITECT(S)-** Shall mean such Architect\_(s) whom the Developer may appoint time to time as the architect of the Building.

- 1.7 **GRAM PANCHYAT:** - Shall mean the Jemua Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.8 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 1.9 **OWNERS AREA:-** Shall mean 30% (Thirty ) percent constructed area of the proposed building as per building plan according to his share of land in the proposed building which include the undivided impartible proportionate interest in the First Schedule mentioned land
- 1.10 **DEVELOPER'S AREA:** Shall mean entire building together with the undivided impartible proportionate interest in the First Schedule mentioned land and the common portions. After providing land owners allocation as mentioned in the Clause 1.9 of this agreement..
- 1.11 **REFUNDABLE SECURITY :-** Shall mean Rs. 1,50,000/- (Rupees One Lac Fifty Thousand) only already paid by Developer to the landowner and same shall be refunded by Landowner to the Developer before handing over his share to him.
- 1.12 **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- 1.13 **PROJECT:** Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
- 1.14 **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 or any circumstances beyond the control of the Developer.
- 1.15 **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) 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;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.
- 1.1 **MASCULINE GENDER:** Shall include the feminine and neuter gender and vice versa.
- 1.2 **SINGULAR NUMBER:** Shall include the plural and vice-versa.
2. **COMMENCEMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above at the commencement of this agreement
3. **EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.
4. **DURATION:** - shall mean that the construction shall be completed within a period of 48 (Forty Eight) months from the date of sanctioned plan from the appropriate authority and or from getting peaceful vacant khas possession of the said property from the land Owners, which ever will be later and includes any extension taken place. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owners.
5. **SCOPE OF WORK:** - The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchyat over and above the First Schedule Land. If Owner find any illegality in respect in this respect, all liabilities carry by Developer.
6. **OWNERS DUTY & LIABILITY:-**
1. The owners have offered total land of **5 decimal** for development and construction of housing complex consisting of flats/apartments, & parking spaces.

- II. That the owner shall vacate the land within 15 days from this agreement and deliver the developer peacefully possession of the 1<sup>st</sup> scheduled property to the second party subject to the terms and condition of this agreement.
- III. The Owners hereby declared that :-
- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
  - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
  - c) There is no agreement between the Owners and any other party except **MANI MAX PROJECT PRIVATE LIMITED** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
- IV. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e receive sanctioned plan from the Jemua Gram Panchyat , such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owner of flats/apartments to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owner shall not be responsible for any unlawful activities of the Developer.
- V. The owner shall be responsible to resolve all legal dispute related to land within 3 months from getting knowledge of the same.
- VI. That the owner has agreed that he will be personally present before the registration office to sign all the agreement.
- VII. That the owner also agreed that she shall give a development power of attorney in favour of the Developer with in thirty days from this agreement.





7. **DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-**

- i. The developer **MANI MAX PROJECT PRIVATE LIMITED** Confirms accepts and assures the owner that they are fully acquainted with, aware of the process/formalities related to similar project in Municipal area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land litigation free possession, suitability of the land viability of the said project and will raise no objection with regard thereto.
- ii. The developer confirms and assures the owner 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 owner shall have any liability and or responsibility to finance and execute the project or part thereof.
- iii. 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/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submission to the municipal/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 owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owner and Developers.
- iv. 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.
- v. 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 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.
- vi. That the Developer shall complete the Development work/Construction of building/Flat at its own cost and expenses within 36 months from the date of sanction of the building plan from the appropriate authority and or from getting peaceful vacant khas possession of the said property from the Land



Owner, which ever will be later. If any extension is required due to force majeure, the Developer will inform the same in writing and obtained confirmation as to extension of time from the Land Owner.

- vii. 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 case the Developers Shall be entirely responsibility.
- viii. That the developer shall agree to indemnify the land owner 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 their part which are required to be paid for their profits which they derived after selling the flats to the prospective buyers. In case the developer fails to deliver the possession of the flats to the prospective buyers , in that event the developers himself shall only be responsible and answerable for the same. In case of any default on the part of the developer or if any legal action takes place, then the developer shall only be made liable for the same and under no circumstances the owner shall be made responsible.
- ix. The duration of 48 months (except force Majeure) is the essence of this agreement.

**8. DEVELOPER ALLOCATION:-**

Developer allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the land owner allocation as mentioned in this deed.

**9. CONSIDERATION:**

In Consideration of the Owner having agreed to permit the developer to develop the said property and to construct, erect and Build a new Building in accordance with the plan which will sanctioned and in accordance with the specification and material description of which are stated in details in the Second SCHEDULE hereunder written.

**10. CANCELLATION**

The Owner have every right to cancel and/or rescind this agreement after 36 months from sanctioned plan if Developer fails to meet the major conditions of the agreement, and the additional Grace period granted by the Land Owner if the Developer is unable to complete the Construction work due to force majeure , for that Owner has to give a two month clear notice to the Developer.

**11. MISCELLANEOUS:-**

**11.1.1.1** Indian Law- This agreement shall be subject to Indian law and under the jurisdiction of Durgapur Court.

- 11.1.1.2 Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by judicial or administrative process.
- 11.1.1.3 Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate if the parties in dispute so agree otherwise two or more arbitrator, to be nominated by both the parties and their legal advisors.
- 11.1.1.4 Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owner time to time.
- 11.1.1.5 The owner can visit the construction at reasonable time with prior intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations if any observed at the site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- 11.1.1.6 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 so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- 11.1.1.7 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 or 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 but the owner will be free from all financial or legal obligation.
- 11.1.1.8 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 own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats to the customers.



- 11.1.1.9 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.
- 11.1.1.10 The landowner and the developers have entered into this agreement purely as a contract 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 and nothing contained herein shall provide right, title, interest of the land described in the schedule below to Developer by virtue of this agreement.
- 11.1.1.11 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.
- 11.1.1.12 That both the parties can seek specific performance of this agreement through court.
12. **Declaration :-** This is an agreement as per Indian Contract Act,1872 therefore by virtue this agreement no right, title and interest of land is transferred by landowner in favour of Developer.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

All That piece or parcel of Baid Land measuring an area of 5 (Five) Decimal be the same a little more or less, appertaining to R.S. Plot No- 15 corrossponding L.R. Plot No- 122, comprised in L.R. Khatian No. 2103, J.L. No. 96, L.R. J.L.No-111 situated within Mouza- Tetikhola, Police Station: New Township, District- Burdwan presently Paschim Bardhaman, Additional District Sub Registration Office-Durgapur, Jemmua Gram Panchyat. Entire Land is butted and bounded:

- On the North : House of Suman Kalyan Acharjee.
- On the South : House of Subrata Mukherjee.
- On the East : House of Krishnandu Guha Khasnabis & Shaibal Chatterjee.
- On the West : 16 Feet wide pucca Road.

## SECOND SCHEDULE ABOVE REFERRED TO

Specification of Building

<b>STRUCTURAL</b>	RCC Framed with anti-termite treatment in foundation.
<b>WATER SUPPLY</b>	Ground Water.
<b>WALLS</b>	Conventional brickwork/ Outer wall of 10 Inch and Inner wall will be 5 Inch.
<b>WALL FINISH</b>	Interior - Wall putty
<b>Exterior</b>	Combination of weather coat.
<b>FLOORING</b>	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
<b>KITCHEN</b>	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the Kitchen platform, one stainless steel sinks will be provided.
<b>TOILET</b>	Anti skit Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (Parry ware /Hind ware) and CP fittings (as per supply), one western type commode, and one Indian type. Concealed plumbing and pipe work.
<b>DOORS</b>	Door frame made of Sal wood. Front Decorative panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
<b>WINDOWS</b>	Sliding anodized grill glass window.
<b>COMMON LIGHTING</b>	Overhead illumination for compound and common path lighting inside the complex.
<b>WIRINGS</b>	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK, Telephone and television point, Modular switches belong to superior brands, 2 no. of 15 Amp point to be provided for each unit and A.C point will be provided only in Bedroom.
<b>ELECTRIC METER</b>	Individual meter for each unit by individual cost.
<b>AMENITIES</b>	Adequate standby generator for common areas, services, 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 hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), i.e. in total numbers of pages and these will be treated as part of this deed.

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

SIGNED AND DELIVERED by the OWNERS/FIRST PART at DURGAPUR in the presence of:

Sanjit Nath

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

WITNESSES:

① Summit Mondal  
S/o. Manish Mondal  
v/v - Angra, Dist.  
P.S. - Cangan, Dist. Bhanu  
Parul Kishore Bhanu

② Subrata Mukherjee  
S/o Lt. Subrat Mukherjee  
Parul, Durgapur - 7  
Dist - Paschim Bardhaman

**MANI MAX PROJECT PRIVATE LIMITED**

[Signature]

**DIRECTOR**

**MANI MAX PROJECT PRIVATE LIMITED**

[Signature]

**DIRECTOR**

**MANI MAX PROJECT PRIVATE LIMITED**

[Signature]

**DIRECTOR**

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.

Subrata Mukherjee

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

# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



S.W. 1

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
--------	------	--------	------	-------



(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
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Signature:- *Burjot Math*

Signature of the Executants/presentation



*Lamin Khan*

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
--------	------	--------	------	-------



(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
-------	------	--------	------	--------



Signature:- *Lamin Khan*

Signature of the Executants/presentation



*Ram Chelby*

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
--------	------	--------	------	-------



(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
-------	------	--------	------	--------



Signature:- *Ram Chelby*

Signature of the Executants/presentation



*Prasad*

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
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(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little
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Signature:- *Prasad B. H.*



भारत सरकार  
Government of India



Surajit Mondal  
Father : Manoranjan Mondal  
DOB : 15/07/1993  
Male



7372 4361 9968

आधार - आम आदमी का अधिकार

Summit Mondal



Summit Mondal



भारत सरकार, नई दिल्ली - 110002  
Unique Identification Authority of India

Address:  
ANGADPUR, DURGAPUR -15, Durgapur (m Corp.),  
Angadpur, Bardhaman, West Bengal, 713215

7372 4361 9968







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

GRN Details

GRN: 192021220010924398  
GRN Date: 12/05/2021 15:27:03  
BRN : 2368099475615  
Gateway Ref ID: 202113206739225  
Payment Status: Successful  
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 12/05/2021 15:05:58  
Method: State Bank of India New PG DC  
Payment Ref. No: 2000893294/1/2021  
[Query No\*Query Year]

Depositor Details

Depositor's Name: MANI MAX PROJECT PRIVATE LIMITED  
Address: Sankarpur, PIN - 713212  
Mobile: 9832300111  
Depositor Status: Buyer/Claimants  
Query No: 2000893294  
Applicant's Name: Mr SUBRATA MUKHERJEE  
Identification No: 2000893294/1/2021  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000893294/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	11
2	2000893294/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	₹514
			<b>Total</b>	<b>1525</b>

IN WORDS: ONE THOUSAND FIVE HUNDRED TWENTY FIVE ONLY.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUROJIT NATH  
ACHIN NATH  
2002/1993

Parikshit Account Number  
AWBPN5978P

*Surojit Nath*  
Signature



*Surojit Nath*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

कानूनी कलम

प्रमाणित कलम

क्रमांक

AN/30K/50410



*Amic Mend*



ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AAOCM5375M

नाम / Name MANI MAX PROJECT PRIVATE LIMITED

विगमन/गठन की तारीख  
Date of Incorporation / Formation 21/04/2021



Signature valid

Digitally signed by Income Tax  
PAN Services Unit, NSDL  
eGovernance  
Date: 2021.05.07 12:00:05  
GMT  
Reason: I am the PAN Sign  
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demanded tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक कारदार से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर वांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेवने के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".  
संलग्न पैन कार्ड में एन्हांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (B) of Section 139A of Income Tax Act, 1961 and sub-rule (b) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ALHPD7922J



नाम / Name  
LALRAM DUTTA

पिता का नाम / Father's Name  
CHITTARANJAN DUTTA

जन्म तिथि / Date of Birth  
24/02/1990

*Lalram Dutta*  
Signature

*Lalram Dutta*



*Rambilash Yadav*

## Major Information of the Deed



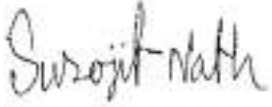
Deed No :	I-2306-03616/2021	Date of Registration	13/05/2021
Query No / Year	2306-2000893294/2021	Office where deed is registered	
Query Date	04/05/2021 6:06:34 PM	2306-2000893294/2021	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 17,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 1,514/- (Article:E, E, B)		
Remarks			

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, 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-122 (RS -15 )	LR-2103	Bastu	Baid	5 Dec	1/-	17,25,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					<b>5Dec</b>	<b>1 /-</b>	<b>17,25,000 /-</b>	

### Land Lord Details :



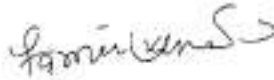


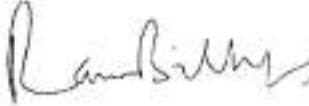


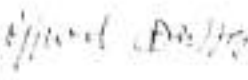
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SUROJIT NATH (Presentant)</b> Son of Mr ACHIN NATH Executed by: Self, Date of Execution: 10/05/2021 , Admitted by: Self, Date of Admission: 13/05/2021 ,Place : Office			
		13/05/2021	LTI 13/05/2021	13/05/2021

Village- Shilampur, City:- , P.O:- Shilampur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713169 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx8P, Aadhaar No: 38xxxxxxx2018, Status :Individual, Executed by: Self, Date of Execution: 10/05/2021  
 , Admitted by: Self, Date of Admission: 13/05/2021 ,Place : Office

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MANI MAX PROJECT PRIVATE LIMITED</b> C/o. Upahar Residency, Plot No. 854, Sankarpur, City:- Durgapur, , P.O:- Sankarpur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx5M,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 SAMIR KUNDU</b> Son of Mr BISWAJIT KUNDU Date of Execution - 10/05/2021, , Admitted by: Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office			
		May 13 2021 1:30PM	LTI 13/05/2021	13/05/2021
	Village- Arrah Sripally, City:- Durgapur, , P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx1P, Aadhaar No: 52xxxxxxx1123 Status : Representative, Representative of : MANI MAX PROJECT PRIVATE LIMITED (as DIRECTOR)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr RAMBILASH YADAV</b> Son of Mr RAMJANAM YADAV Date of Execution - 10/05/2021, , Admitted by: Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office			
		May 13 2021 1:32PM	LTI 13/05/2021	13/05/2021
	Cinema Road Near Hanuman Mandir, City:- Durgapur, , P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx3C, Aadhaar No: 37xxxxxxx3208 Status : Representative, Representative of : MANI MAX PROJECT PRIVATE LIMITED (as DIRECTOR)			
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr UJJWAL DUTTA</b> Son of Mr RAMJANAM DUTTA Date of Execution - 10/05/2021, , Admitted by: Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office			
		May 13 2021 1:32PM	LTI 13/05/2021	13/05/2021



Village - Gopalpur, City:- Durgapur, , P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx2J, Aadhaar No: 64xxxxxxxx2291 Status : Representative, Representative of : MANI MAX PROJECT PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SURAJIT MONDAL</b> Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, , P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215			
	13/05/2021	13/05/2021	13/05/2021
Identifier Of Mr SUROJIT NATH, Mr SAMIR KUNDU, Mr RAMBILASH YADAV, Mr UJJWAL DUTTA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUROJIT NATH	MANI MAX PROJECT PRIVATE LIMITED-5 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 122, LR Khatian No:- 2103	Owner:सुरजित नथ, Gurdian:सुरजित , Address:रिवा , Classification:कृषि, Area:0.05500000 Acre,	Mr SUROJIT NATH

On 12-05-2021

**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 17,25,000/-



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

On 13-05-2021

**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 12:22 hrs on 13-05-2021, at the Office of the A.D.S.R. DURGAPUR by Mr SUROJIT NATH, Executant.

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

Execution is admitted on 13/05/2021 by Mr SUROJIT NATH, Son of Mr ACHIN NATH, Village- Shilampur, P.O: Shilampur, Thana: Kanksa, Paschim Bardhaman, WEST BENGAL, India, PIN - 713169, by caste Hindu, by Profession Business

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-05-2021 by Mr SAMIR KUNDU, DIRECTOR, MANI MAX PROJECT PRIVATE LIMITED (Private Limited Company), C/o. Upahar Residency, Plot No. 854, Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-05-2021 by Mr RAMBILASH YADAV, DIRECTOR, MANI MAX PROJECT PRIVATE LIMITED (Private Limited Company), C/o. Upahar Residency, Plot No. 854, Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-05-2021 by Mr UJJWAL DUTTA, DIRECTOR, MANI MAX PROJECT PRIVATE LIMITED (Private Limited Company), C/o. Upahar Residency, Plot No. 854, Sankarpur, City:- Durgapur, P.O:- Sankarpur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,514/- ( B = Rs 1,500/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,514/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2021 3:27PM with Govt. Ref. No: 192021220010924398 on 12-05-2021, Amount Rs: 1,514/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2368099475615 on 12-05-2021, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 11/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 3311, Amount: Rs.5,000/-, Date of Purchase: 10/05/2021, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2021 3:27PM with Govt. Ref. No: 192021220010924398 on 12-05-2021, Amount Rs: 11/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2368099475615 on 12-05-2021, Head of Account 0030-02-103-003-02



**Partha Bairaggya**  
**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 2306-2021, Page from 104542 to 104569  
being No 230603616 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2021.08.06 17:21:58 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/08/06 05:21:58 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)