

# পশ্চিমবঞ্জা पश्चिम बंगाल WEST BENGAL

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SINO. 3310 Date 10/05/2021 Sold to. Make Max. Projectic Put. Ltd. Address Value of Stamp Scott Date of Purchase of the stamp Pepar (mm Traesofy-.04 MAY 2021 Name of the Treesury from Dargapte Chettere Somnath Chattarjea Stamp Vervior A.D.S.R. Office. Ourgapur-16 Licence No.-1/2016-17 . 



Addi, Dist. Seb-Registrar Durgapur, Paschan Bardhaman

1 3 MAY 2021

# THIS DEVELOPMENT AGREEMENT IS MADE ON 10711 DAY OF MAY, 2021

### BETWEEN

SMT. ARPITA DASGUPTA [PAN- ADVPD0482B] Wife of Late Tushar Dasgupta, by Nationality- Indian, by Faith-Ilindu, by occupation- Household, resident of R-II/49, Fidhannager flousing Colony, P.S.- New Township, P.O.- Bidhannagar, District-Paschim Bardhaman, State-West Bengal, India, PIN-713212, 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, State- West Bengal, India, Represented its Director (1) SRL SAMIR KUNDU [PAN - ANJPK5041P] Son of Sri. Biswaiit Kundu, by faith: Hindu, by occupation business, resident at Village- Arrah Sripally, P.O.- Durgapur-713212 P.S.- Kanksa District -Paschim Bardhaman, W.B. 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 DÜTTA [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 the out of 1.5 Katha or 2.475 decimal land, Mouza-Tetikhola, R.S. Plot No-7. L.E. Plot No-119, was purchased property of Smt. Malati Lai son of Sri Krishinapada Lai she purchased 7338 for the year 1986 of A.D.S.R. Durgapur, she sold the same to Sri Uttam Das & Smt. Gouri Das vide deed No- 2166 for the year 2005 of A.D.S.R. Durgapur and therafter Sri Uttam Das & Smt. Gouri Das transferred the same to present vendor cate deed No- 6436 for the year 2019 of A.D.S.R. Durgapur and recorded her name in 1.8 EO R.

AND WHEREAS the first part desire to develop 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 SMT. ARPITA DASGUPTA Son of Late Tushar Dasgupta, by Nationality- Indian, by Faith-Hindu, by occupation-Household, resident of R-II/49, Bidhannagar Housing Colony, P.S.- New Township, P.O.- Bidhannagr, District- Burdwan presently Paschim Bardhaman, PIN-713212.
- 1.2 DEVELOPER:-Shall mean MANI MAX PROJECT PRIVATE LIMITED 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 1.5 katha or 2.475 Decimal appertaining to R.S. Plot No. 7, corresponding L.R. Plot No-119 comprised in L.R. Khatian No. 2072 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 one 2 BHK flat measuring more or less 800 Sq. Feet (Super built) up area of the proposed building as per building plan which include the undivided impartiable proportionate interest in the First Schedule mentioned land
- 1.10 DEVELOPER'S AREA: Shall mean entire building together with the undivided impartiable 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 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.
  - 1.12 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.

- 1.13 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 E-gulations or any croamstances beyond the control of the Developer.
- 1.14 PURCHASER/S shall mean and include:



- [Page-5]
- 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)-ininterest and assigns.
- 1.1 MASCULINE GENDER: Shall include the feminine and neutro gender and vice versa.
- 1.2 SINGULAR NUMBER: Shall include the plural and vice-versa.
- 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
- 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 36 (Thirty Six) 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:-

 The owners have offered total land of 1.5 Katha or 2.475 decimal for development and construction of housing complex consisting of flats/apartments, & parking spaces.

- 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.
- 111. 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 Le 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.

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

- 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.
- 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.
- The developer has agreed to carry out the total project by entrusting the 111. 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 Any sanctioning authority/municipal/Govt. agencies. variation/alteration/modification from the original approved drawing/plan needs approval of the owner & the Architect before submissica 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 de clopers. project character of the or However, basic consisting. flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owner and Developers.

- That the Developer shall be responsible for any acts deeds or thinks done towards any funds collection from one or more prospective buyer of the proposed flats.
- That the Developer shall be responsible for complying with the "ides & 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 Over 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/Constinuion of building/flat at its own cost and expenses within 36 months from the clate 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 trained confirmation as to extension of time from the Land Owner.
- vil. That the Developer shall not make The Owner responsible for any usiness loss and/or any damages etc or due to failure on the part of the Dev oper to correctly construct the Flats and/or to deliver correctly the san to the intending purchasers and in such case the Developers Shall be outirely responsibility.
- viii. That the developer shall agree to indemnify the land owner is in the obligation of paying income tax, sales tax or any other duties levies is her 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 derided after selling the flats to the prospective buyers. In case the developer wills to deliver the possession of the flats to the prospective buyers, in that is not the developers himself shall only be responsible and answerable for the me. In case of any default on the part of the developer or if any legal action is taken place, then the developer shall only be made liable for the same and is in the developer shall be made responsible.
  - The duration of 36 months (except force Majure) 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 home 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.
- 11.1.1.1 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 Danga land measuring 1.5 (One Point Five) Katha or 2.475 Decimal appertaining to R.S. Plot No. 7, corresponding L.R. Plot No-119 comprised in L.R. Khatian No. 2072 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.

Entire Land is butted and bounded:

On the North	: 12 Feet wide Road
On the South	: Land of Prabal Chatterjee & Saibal Chatterjee
On the East	: Residential House
On the West	: Land of Prabal Chatterjee & others



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# SECOND SCHEDULE ABOVE REFERRED TO

# Specification of Building

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water.
WALLS	Conventional brickwork/ Outer wall of 10 inch and Inner wall will be 5 Inch.
WALL FINISH	Interior - Wall putty
Exterior	Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
KITCHEN	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
TOILET	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.
DOORS	Door frame made of Sal wood. Front Decorative panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRINGS	Standard concealed wiring for electricity. Average 25(Twenty Pive) 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.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services, Lift provided for every floor in the building.

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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:

Artila Dasgupter

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

WITNESSES: OSummin Monno sa Moumin Monno Via Angarpa. 3415 P.S. - Conger, Dif. Burg pasing Paris Brang D Sevente Mukleiger Slott Senet Mukleiger punky Digiper-7 Bitt - Perdin Ballieur.

MANI MAX PROJECT PRIVATE LIMITED

DIRECTOR

MANI MAX PROJECT PRIVATE LIMITED

MANI MAX PROJECT PRIVATE LIMITED 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.

Shil mate Much herit ( e SUBRATA MUKHERJEE ADVOCATE Durgapur Court Enroll No.- WB/506/2007

आदल सरमधन Government of India Surajit Mondal Father Manoranjan Mondal DOB 15/07/1993 Male 7372 4361 9968 रें- आम आदमी का अधिकार HIEIT

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PERMANENT ACCOUNT NUMBER ADVPD0482B

PTT INAME ARPITA DASGUPTA FRE DI NY FATHERS NAME

BHAGBAT SARKAR

WHE INTE IDATE OF BIATH 21-09-1955

FTELAT ISIGNATURE Arpita Doogupta

ø attest argn. v.8.43 COMMISSIONER OF INCOME-TAX, W.B. - XI

इग कार्व के सो / मित्र जाने पा कृष्या जारी सहने वाले प्रधिकारी को सूचित / वापस कर हे भंपुक आयकर आयुक(पद्धति एवं तलनीवी), 67.

र्थारणी स्वयाहर, astern - 700 069.

In case this card is ket/found,kindly inform/return to the lossing authority : Jeint Commissioner of Income-tax(Systems & Vechnical), 9.7, Chowrhugher Square,

Calculta- 700 (69)

Arte 6 Dasgupte 3/07/19



### Major Information of the Deed

peed No :	1-2306-03620/2021	Date of Registration	13/05/2021
Query No / Year	2306-2000899823/2021	Office where deed is n	egistered
Query Date	05/05/2021 6:46:11 PM	2306-2000899823/2021	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha,Thana : Durgapur, Distric Mobile No. : 8101891226, Status	t : Paschim Bardhaman, WES ;Advocate	T BENGAL, PIN - 713207,
Transaction		Additional Transaction	
[0110] Sale, Development agreement	Agreement or Construction	[4308] Other than Immo Agreement [No of Agree	vable Property. ment : 1]
Set Forth value		Market Value	
Rs. 1/-		Rs. 8,53,875/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 5.010/- (Article:48(g))		Rs. 14/- (Article:E, E)	
Remarks			

### Land Details :

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

CODE	2. 1154.14				1	Calladh	Market	Other Details
Sch	Plot	Khatian Number	Land Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Value (In Rs.)	
No L1	Number LR-119 (RS :-7)	and the second se	Bastu	Danga	1.5 Katha	1/-	8.53,875/-	Width of Approach Road: 12 Fl., Adjacent to Metal Road,
-	Grand	Total :			2.475Dec	1/-	8,53,875/-	

### Land Lord Details :

SI	Name,Address,Photo,Finger	print and Signat	I	
1	Name	Photo	Finger Print	Signature
	Smt ARPITA DASGUPTA (Presentant) Wife of Late TUSHAR DASGUPTA Executed by: Self, Date of Execution: 10/05/2021 , Admitted by: Self, Date of Admission: 13/05/2021 ,Place : Office		· · · · ·	Arphile Descripto
	0.00000	13.05/2021	1505/2021	13/05/2021
	and the second sec	n, West Bengal zen of: India, F by: Self. Date	of Execution: 10/	0:- Bidhannagar, P.S:-New Township, 3212 Sex: Female, By Caste: Hindu, (xx2B, Aadhaar No: 49xxxxxxx6310, /05/2021 Office

### eveloper Details : Name,Address,Photo,Finger print and Signature

SI

1.5	District:-Paschim Bardhaman, Wes Provided by UIDAI, Status :Organia	t Bengal, India, I	114- 119212 , FP44	D:- Sankarpur, P.S:-New Township, No.:: AAxxxxxx5M,Aadhaar No Not
sp	resentative Details :			
0	Name,Address,Photo,Finger p	rint and Signatu		
1	Name	Photo	Finger Print	Signature
	Mr SAMIR KUNDU Son of Mr BISWAJIT KUNDU Date of Execution - 10/05/2021, Admitted by: Self, Date of Admission: 13/05/2021, Place of	AN		famic benes
	Admission of Execution: Office	May 13 2021 1:48PM	LTI 13/05/2021	sa, District:-Paschim Bardhaman, Wes ation: Business, Citizen of: India, , PA
	MAX PROJECT PRIVATE LIN 2 Name Mr. RAMBILASH YADAV	Photo	Finger Print	Signature
	2 Name Mr RAMBILASH YADAV Son of Mr RAMJANAM YADAV Date of Execution - 10/05/2021, , Admitted by:	Photo	Finger Print	Rahming
ľ	Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office	4 108 1	Ser the	
		May 12 2021 1:41PM	LTI 13/05/2521	1376/2021
	Paschim Bardhaman, West B	engal, India, Pil PAN No.:: ABxxx ve of : MANI MA	00003C, Aadhaar N X PROJECT PRIV	ATE LIMITED (as Directory)
Γ	3 Name	Photo	Finger Print	Signature
	Mr UJJWAL DUTTA Son of Mr CHITTARANJAN DUTTA Date of Execution - 10/05/2021, Admitted by: Self, Date of Admission: 13/05/2021, Place of Admission of Execution: Office			Wind Dalog
		May 13 2021 1:41PM	LTI 13/15/2921	13/05/2021
		BONG BONG	opalour, P.SKank	sa, District:-Paschim Bardhaman, Wes pation: Business, Citizen of: India, . PA

### antifier Details :

ame	Photo	Finger Print	Signature
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, City:- Durgapur, , P.O:- Angadpur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	100		Sumit Mound,
	13/05/2021	13/05/2021	13/05/2021

Transfer of property for L1					
SI.No	From	To. with area (Name-Area)			
1	Smt ARPITA DASGUPTA	MANI MAX PROJECT PRIVATE LIMITED-2.475 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	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
and the second sec	LR Plot No:- 119, LR Khatian No:- 2072	Owner:অপির মারগুর, Gurdian:জুমার . Address:দির . Classification:জাম, Area:0.02480000 Acre,	Smt ARPITA DASGUPTA

### On 13-05-2021

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

Admissible under rule 21 of West Bengel 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 12:30 hrs on 13-05-2021, at the Office of the A.D.S.R. DURGAPUR by Smt ARPITA DASGUPTA Executant.

### 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 8,53,875/-

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

Execution is admitted on 13/05/2021 by Smt ARPITA DASGUPTA, Wife of Late TUSHAR DASGUPTA, R-II/49, Bidhannagar Housing Colony, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Indetified 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

Indetified 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

Indetified 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

Indetified 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 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/05/2021 3:10PM with Govt. Ref. No: 192021220010917268 on 12-05-2021, Amount Rs: 14/-, Bank: SBI EPay (SBIePay), Ref. No. 3388687891417 on 12-05-2021, Head of Account 0030-03-104-001-16

# Syment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000/-. by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3310, 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 3:10PM with Govt. Ref. No: 192021220010917268 on 12-05-2021, Amount Rs: 10/-, Bank: SBI EPay (SBIePay), Ref. No. 3388687891417 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 104631 to 104658 being No 230603620 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA Date: 2021.08.06 17:30:35 +05:30 Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/08/06 05:30:35 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. DURGAPUR West Bengal.

(This document is digitally signed.)