



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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20.02.20

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DEVELOPMENT AGREEMENT

Verified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Document are the Part of this Document.

A.D.S.R. Durgapur
Burdwan

20 FEB 2020

QUERY NO. : 0206- 0000324462/2020
 DISTRICT : Burdwan presently Paschim Bardhaman
 MOUZA : Fuljhore
 P.S. : Durgapur
 AREA OF LAND : 11 (Eleven) Decimal

SI No. 6325 Date 20/02/2020
Sold to N.N. Construction
Address Durgapur-6
Value of Stamp 5000/- 5000/-
Date of Purchase of the stamp 7 FEB 2020
Paper from Treasury
Name of the Treasury from Durgapur



Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-16
Licence No.-1/2016-17

F 084888



Adul. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

20 FEB 2020

FEB 2020

**THIS DEVELOPMENT AGREEMENT IS MADE ON 20TH DAY OF
FEBRUARY, 2020**

BETWEEN

SRI. SANTOSH KUMAR GHOSH [PAN - ABPOG7530Q] Son of Late Gadadhar Ghosh , by Faith-Hindu, by nationality Indian, by occupation Retired Person, resident of 393/N, Madhusudhan Park, Fuljhore, P.O.- ABL Township, P.S.-New Township, Dist- Burdwan presently Paschim Barddhaman, W.B, India, PIN-713206 (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

N.N. CONSTRUCTION [PAN:- ADFPH3818M] a Proprietorship firm having its office at Balaka Park, Bidhannagar, Durgapur, PIN: 713206, Dist- Burdwan presently Paschim Barddhaman, **represented by its Proprietor MR. BIKRAM HAZRA [PAN: ADFPH3818M]** S/o Sri. Nirad Baran Hazra by faith Hindu, by occupation business residing at OCD-2, North JN Avenue, Durgapur, P.O. Amrabati, Dist- Burdwan presently Paschim Barddhaman, PIN-713214, 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 present landowner owning and possessing of a Bastu land measuring about 11 Decimal under Mouza- Fuljhore, R.S. Plot No- 509,510 , L.R. Plot No- 5766 measuring more or less 3 decimal and L.R. Plot No- 5768 measuring more or less 8 decimal, L.R. Khatian No-1672, J.L No-82, L.R. J.L.No- 107 Under Durgapur Municipal Corporation, Dist-Burdwan presently Paschim Barddhaman. The property particularly mentioned and described in the first schedule is L.R recorded property of the present owner .He purchased the same vide deed No-3369 for the year 1996 & 3370 for the year 1996 of A.D.S.R. Durgapur and after purchasing the land he mutated his name in L.R.R.O.R. and converted the land in Bastu vide conversion case No- 34 (M)/16 of B.L. & L.R.O. Faridpur Durgapur.

AND WHEREAS the first part desire to develop the first schedule property by construction of multistoried building Commercial Cum Residential up to maximum limit of floor consisting of so many flats and parking space etc as approved by Durgapur municipal corporation 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 for the said

development work who has sufficient fund and due experience having necessary fund and infrastructure.

AND WHEREAS the Second Part approached the owners with the proposal that they would be able to construct the proposed building/s upon the said property consisting several Flat/s, commercial Space and Car Parking Space/s as per the Rules and Regulations after obtaining necessary plan sanctions from Durgapur Municipal Corporation with its own funds and resource.

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

1-DEFINITION

- 1.1 OWNER/LANDLORD:-** SRI SANTOSH KUMAR GHOSH Son of Late Gadadhar Ghosh, by Faith-Hindu, by nationality Indian, by occupation Retired Person, resident of 393/N, Madhusudhan Park, Fuljhore, P.O- ABL Township, P.S-New Township, Dist-Burdwan presently Paschim Barddhaman, W.B, India, PIN-713206.
- 1.2 DEVELOPER:-** Shall mean N.N. CONSTRUCTION (a Proprietorship firm) having its office at Balaka Park, Bidhannagar, Durgapur, pin:713206, Dist- Burdwan presently Paschim Barddhaman represented by its Proprietor MR. BIKRAM HAZRA. S/o Sri. Nirad Baran Hazra by faith Hindu, by occupation business residing at OCD-2, North JN Avenue, Durgapur, Dist- Burdwan presently Paschim Barddhaman,
- 1.3 LAND:-** Shall mean Bastu land measuring 11 Decimal under Mouza-Fuljhore, R.S.Plot No- 509,510, L.R. Plot No- 5766 measuring more or less 3 decimal and L.R. Plot No- 5768 measuring more or less 8 decimal, L.R. Khatian No-1672, J.L No-82, L.R. J.L.No- 107 Under Durgapur Municipal Corporation, Dist-Burdwan presently Paschim Barddhaman W.B.
- 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 ARCHITECT(S):-** Shall mean such Architect_(s) whom the Developer may appoint time to time as the architect of the Building.
- 1.6 MUNICIPAL CORPORATION:-** Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

- 1.7 **PLAN:-** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation 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
- 1.8 **OWNERS AREA:-** Shall mean as per D.M.C. approved area one Two BHK flat more and less 750 (Seven Hundred Fifty) sq ft (Super build-up) situated at Fourth Floor and 1 no of parking spaces measuring more or less 120 Sq. Feet at front space of parking place of proposed building.
- 1.9 **DEVELOPER'S AREA:-** Shall mean entire area of the Multistoried building/s together with the undivided impartible proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.8 of this agreement and remain car parking spaces in the Ground Floor of the Building
- 1.10 **BENEFIT ARISING OUT OF PROJECT:-** Shall mean Rs. 70,00,000/- (Rupees Seventy Lac) only which will be paid by Developer to the Landowner and out of which Rs. 10,00,000/- (Rupees Ten Lac) only payable at the time of execution and rest Rs. 60,00,000/- (Rupees Sixty Lac) only in four equal installment within 24 month from the date of execution of this agreement particularly mentioned and described in the Second Schedule. .
- 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/Commercial Spaces/ 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 Regulations,
- 1.14 **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.

1.15 MASCULINE GENDER:- Shall include the feminine and neuter gender and vice versa.

1.16 SINGULAR NUMBER:- Shall include the plural and vice versa.

II- COMENCMENT:- This agrèement 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

III- EFFECTIVENESS:- This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government. ✓

IV- DURATION:- This agreement is made for a period of 24 months from the date of it become effective with a grace Period of 6 Month.

V- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Durgapur Municipal Corporation over and above the First Schedule Land. If Owner find any illegality in respect in this project ,all liabilities carry by Developer

VI:- OWENER DUTY & LIABILITY:-

1. The owners have offered total land of 11(Eleven) Decimal for development and construction of Commercial Cum Residential Complex consisting of flats/apartments, & parking spaces and the developer after making physical inspection and only after taking physical measurement of the same with reference to the documents and only after being fully satisfied with the same has entered into the instant agreement and the developer undertakes not to raise any dispute in future with regards to the same.

2. That the owner shall vacate the land within 15 days from this agreement and deliver the developer peacefully possession of the 1st scheduled property to the second party subject to the terms and condition of this agreement.

3. 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 N.N. Construction) proprietor Mr. Bikram Hazra either for sale or for development and construction of Commercial Cum Residential Complex and the said land is free from all encumbrance.

4. 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 Durgapur Municipal Corporation , 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 and defend 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 in respect of the developer's allocation 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.

5. That the owner have agreed that they are personally present before the registration office to sign all the agreement.



6. That the owner also agreed that she shall give a development power of attorney in favour of Developer within Thirty days from this agreement .

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **NN CONSTRUCTION** Confirms accepts and assures the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation 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 not 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. 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 owners & 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 owners 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 owners and Developers.



4. That the Developer shall be responsible for any acts, deeds or things done towards any funds collection from one or more prospective buyers of the proposed flats.
5. 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 for the said incident or damage or loss during construction.
6. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses within 24 months from the date of sanction of the plan effectiveness of this agreement with further additional period of 6 months if needed subject to mutual agreement between the parties.
7. That the Developer shall not make 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 bear the entire responsibility.
8. 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 his part which are required to pay for the profits 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.

VIII-Cancellation

The Owner have every right to cancel and/or rescind this agreement after 24 months from the date of execution of this agreement, and Grace period of 6 months if the Developer shall unable to make payment according to Second Schedule , for that Owner has to give a one month clear notice to the Developer and for delayed period the Developer shall liable to pay interest @ 12% p.a. but the owner in his option and at his sole discretion without subjecting himself to any liability be entitled to cancel or revoke the instant agreement for the reasons aforesaid.

And, also that the payment of the said sum as set forth in 2nd schedule shall have to be strictly followed and complied with by the developer and the payment of installment in the manner as mentioned shall be construed as condition precedent for fulfillment of the other terms of contract or agreement and for non compliance of the same or any breach thereof caused by the developer shall accrue right in favour of the owner to cancel or revoke the agreement with further right to forfeit the amount already received without subjecting to himself with any kind of liability in anyway in respect of the said property.

IX. OWNER'S ALLOCATION:- Shall mean as per D.M.C. approved area one Two BHK flat more and less 750(Seven Hundred Fifty)sq ft (Super build up) situated at Third Floor and 1 no of parking spaces measuring more or less 120 Sq. Feet of parking place of proposed building and Rs. 70,00,000/- (Rupees Seventy Lac) only which will be paid by Developer to the Landowner and out of which Rs. 10,00,000/- (Rupees Ten Lac) only payable at the time of execution of the agreement and rest Rs. 60,00,000/- (Rupees Sixty Lac) only in four equal installment within 24 month from the date of execution of this agreement particularly mentioned and described in the Second Schedule.

X. DEVELOPER'S ALLOCATION: Shall mean entire area of the Multistoried building/s together with the undivided impartial proportionate share and/or interest in the said land and the common portions after providing owner's allocation as mentioned in clause 1.8 of this agreement and remain car parking spaces in the Ground Floor of the Building.

XI-Miscellaneous:-

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

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.
3. **Disputes-** In case any dispute crops up between the parties arising out of any of the terms of this agreement thus in that case the parties shall try to resolve the same amicably, failing which each of the parties shall have the right to invoke the jurisdiction of the competent civil court or consumers redressal forum for each others redress in accordance with law either for enforcement of each others right against each other or for cancellation of the same.
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 from time to time.
5. 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.
6. The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement only in respect of the developer's allocation without encumbering the said property of the owner in any way nor shall be entitled to keep the property of the owner in mortgage or charge



and within the framework of Power of attorney but the owner will be free from all financial or legal obligation

7. 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.
8. 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.
9. The owner have no right, title, interest, claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
10. The landowners and the developers have entered into their 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.
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



12. That both the parties can seek specific performance of this agreement through court whenever required.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

That piece and parcel of a Bastu land measuring about land measuring 11 Decimal under **Mouza- Fuljhore**, R.S. Plot No- 509, 510, **L.R. Plot No- 5766** measuring more or less 3 decimal and **L.R. Plot No- 5768** measuring more or less 8 decimal, **L.R. Khatian No-1672**, J.L No-82, L.R. J.L. No- 107 Under Durgapur Municipal Corporation, Dist-Burdwan presently Paschim Barddhaman butted and bounded :-

By North : 150 Feet wide J.L. Avenue
By South : House of S.Roy
By East : 14 Feet wide Road
By West : Residential House

SECOND SCHEDULE ABOVE REFERRED TO

Payment Scheduled

1st installment - at the time of execution of agreement Rs. 10,00,000/- (Rupees Ten Lac)only

2nd installment— On Six months from the date of execution of agreement ---Rs. 15,00,000/- (Rupees Fifteen Lac Fifty)only

3rd Installment- On Twelve months from the date of execution of agreement ---Rs. 15,00,000/- (Rupees Fifteen Lac Fifty)only

4th Installment- On Eighteen months from the date of execution of agreement ---Rs. 15,00,000/- (Rupees Fifteen Lac Fifty)only

5th Installment- On Twenty Four month from the date of execution of agreement ---Rs. 15,00,000/- (Rupees Fifteen Lac Fifty)only

THIRD SCHEDULE

(COMMON PORTION)

1. The land on which the building is located all easement rights and appurtenances belonging to land and building.
2. The foundation, columns, grinders, beams, supports, main wall, lobbies, corridors, roof-top of the newly constructed building.

3. Stair case and lights in the staircase.
4. Underground water reservoir.
5. Over head water tank.
6. Electric pump for lifting water from the underground ground reservoir to the over head tank.
7. Electric Meter room.
8. Common Toilet, Care taker Room.
9. Boundary wall, drainage, sewerage system of the premises and the building.
10. Outer wall of the building mentioned above.
11. Septic Tank.
12. Passage for egress and ingress in or out of the scheduled premises.
13. Water pipeline for lifting water from underground reservoir to over head tank and from over head to the flats.
14. Main Entrance gate.
15. Roadway and Driveway of the complex.

FOURTH SCHEDULE

Specification of Building

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	DMC Water Supply
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 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.
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.



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:

Santosh Ghosh

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

N. N. Construction
Prabir Kumar Hazra
Proprietor

WITNESSES:

① Doli Ghosh.
W/ O. Santosh Kumar Ghosh
Talbana, Madhysudan
Park, Fuljhore
Durgapur-6

②. Sumit Mondal
S/o. Manoj Mondal
v/o. Anupam Mondal - 15
P.O. - Cagera, Dist. Bardhaman
presently residing at Bardhaman

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

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

GRN: 192019200189486851
GRN Date: 19/02/2020 21:24:46
BRN: 1029606511

Payment Mode Online Payment

Bank: HDFC Bank
BRN Date: 19/02/2020 21:26:28

DEPOSITOR'S DETAILS

Id No. : 02060000324462/2/2020
[Query No /Query Year]

Name : BIKRAM HAZRA
Contact No. : Mobile No. : +91 8170017961
E-mail :
Address : OCD2JN AVENUE DURGAPUR14
Applicant Name : Mr SUBRATA MUKHERJEE
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000324462/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	35011
2	02060000324462/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	70014
Total				105025

In Words : Rupees One Lakh Five Thousand Twenty Five only

Government of West Bengal
Office of the Sub-Divisional Land & Land Reforms Officer
City Centre, Durgapur.
Phone & Fax No- 0343 2545 634, E-Mail: sdlrodurgapur@gmail.com.

Memo No; 01/Conv/ 538C1-3) /L.M. /S.D.L & L.R.O,DGP/2016

Dated: - 12.07.2016

To,
Sri. Santosh Kumar Ghosh.
S/O- Late Gadadhar Ghosh.
Of Fuljhore, Bidhannagar, Durgapur-06, P.O- Fuljhore.
Dist-Burdwan, West Bengal.



Sub: - Yours application dtd. 20.01.2016 praying for change of character of land from one class to another.

In terms of the provisions laid down in Sec.4C of the W.B.L.R.Act 1955 as amended upto date read with provisions of rule 5A of W.B.L.R.Rules, 1965 (amended) permission is hereby accorded to you for conversion of land from one class to another as noted in the Schedule-I below with effect from "12.07.2016" subject to the terms and conditions as noted in Schedule-II

SCHEDULE I

(Schedule of land for which conversion is allowed Vide Case No- 34(M)/16 of B.L & L.R.O, Faridpur-Durgapur)

Mouza With J.L.No.	Khatian No(s). (L.R.)	Plot No(s). (L.R.)	Area (In Acres)	Present Classification as per R.O.R.	Classification to which land may be converted.
Fuljhore J.L.No-107	1672	5766 & 5768	0.03 & 0.08 Total= 0.11	Baid & Bahal	Bastu.

SCHEDULE II

(Terms and Conditions for Conversion)

- (a) The permission for change, Conversion or alteration is without prejudice to any of the provision of Chapter IIB of the W.B.L.R.Act.
- (b) The permission for change, Conversion or alteration is without prejudice to the provision of Sub-Section (3) of Section 6 of the West Bengal Estate Acquisition Act, 1953 (West Bengal) Act. 1 of 1954.
- (c) That where the land are situated within any urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act.1976 (33 of 1976), the permission for change, conversion or alteration is without prejudice to the provision of the said Act.
- (d) That where the lands are situated within the jurisdiction of a Development Authority constituted under the West Bengal Town & country (Planning and Development) Act, 1979 (West Bengal Act.XII of 1979), the permission for change, conversion or alteration is without prejudice of the provisions of the said Act.
- (e) That where the object of change or conversion is to use the land for a purpose for which approval or permission or license from an appropriate authority is necessary, the permission for change, conversion or alteration in subject to obtaining such approval or permission or license from such authority as soon as the permission for change or conversion as sought for is made.
- (f) That where the applications relates to permission for change, conversion or alteration of any land having water body, the order directing change, conversion alteration is subject to creation of compensatory water body of equal or large size of such water body within a period of 90 (Ninty) days from the date of issue of the permission granting change, conversion or alteration as sought for is made.
- (g) This permission for conversion will stand revoke if there is any violation of any of the provision of prevailing laws enforcing prevention of environmental pollution effecting public health in general of the locality at any point of time.
- (h) This permission for conversion will also be stand revoke if the land is used other than the purpose for which permission is given.

Collector U/S 4C of the W.B.L.R.Act, 1955

Sub-Divisional Land & Land Reforms Officer
Sub-Divisional Land & Land Reforms Officer
Durgapur.

Memo No; 01/Conv/

/L.M. /S.D.L & L.R.O,DGP/2016

Dated: - 12.07.2016

Copy forwarded to:-

1. The A.D.M & D.L & L.R.O Burdwan, for his kind information & taking necessary action.
 2. The Block Land & Land Reforms Officer, Faridpur-Durgapur for information and taking necessary action.
- B.S.concerned be asked to realize rent accordingly as per Sec.4C (4) of the W.B.L.R.Act 1955.

Sub-Divisional Land & Land Reforms Officer
Durgapur.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Birnam Hano.

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

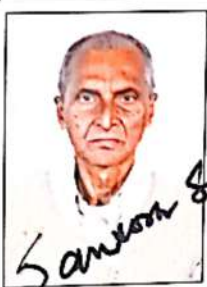
(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Birnam Hano.

Signature of the Executants/presentation



Sandosh Ghor

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

Sandosh Ghor

Signature of the Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

(LEFT HAND)

Signature of the Executants/presentation

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-





ভারত সরকার

Government of India

ডলি ঘোষ

Doli Ghosh

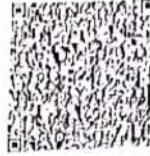
পিতা : নারায়ণ চন্দ্র দে

Father : Narayan Chandra Dey



জন্মতারিখ/DOB: 02/01/1963

স্বাধীনতা / Female



2616 8379 5442

আধার - সাধারণ মানুষের অধিকার



05 FEB 2020

1300 300 132
www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: মধুসূদন পার্ক, ফুলজোড়
দুর্গাপুর-৬, দুর্গাপুর (এস কর্প)
দুর্গাপুর অবল ডিউপশিপ, বর্দমান
পশ্চিম বঙ্গ,

Address: MADHUSUDAN
PARKA, FULJHORE,
DURGAPUR-6, Durgapur (m
Corp), Bardhaman,
Durgapur Abl Township,
West Bengal, 713206

2616 8379 5442

igov.in

1547
1800 309 1047

help@uidai.gov.in

www.uidai.gov.in

Doli Ghosh

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ABOPG7530Q


नाम /NAME
SANTOSH KUMAR GHOSH

पिता का नाम /FATHER'S NAME
GADADHAR GHOSH

जन्म तिथि /DATE OF BIRTH
22-07-1946

हस्ताक्षर /SIGNATURE
Santosh Ghosh

आयकर आयुक्त, रांची
COMMISSIONER OF INCOME-TAX, RANCHI



Santosh Ghosh



50 FEB 2020

आयकर विभाग
INCOME TAX DEPARTMENT
BIKRAM HAZRA
NIRAD BARAN HAZRA
01/06/1984
Permanent Account Number
ADFPH3818M
Signature

भारत सरकार
GOVT. OF INDIA



50 FEB 2020

BIKRAM HAZRA

Major Information of the Deed

No :	I-0206-01077/2020	Date of Registration	20/02/2020
Registry No / Year	0206-0000324462/2020	Office where deed is registered	
Registry Date	19/02/2020 9:07:46 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 7797737722, 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 : 70,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,66,66,662/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,011/- (Article:48(g))	Rs. 70,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		




Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	LR-5766 (RS :-510)	LR-1672	Other Commercial Usage	Bastu	3 Dec	1/-	72,72,726/-	Width of Approach Road: 164 Ft., Adjacent to Metal Road,
L2	LR-5768 (RS :-509)	LR-1672	Other Commercial Usage	Bastu	8 Dec	1/-	1,93,93,936/-	Width of Approach Road: 164 Ft., Adjacent to Metal Road,
		TOTAL :			11Dec	2 /-	266,66,662 /-	
	Grand Total :				11Dec	2 /-	266,66,662 /-	

Lord Details :

Name,Address,Photo,Finger print and Signature










Name	Photo	Finger Print	Signature
Mr SANTOSH KUMAR GHOSH Son of Late GADADHAR GHOSH Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office			
	20/02/2020	LTI 20/02/2020	20/02/2020

Madhusudhan Park, Fuljhore, P.O:- ABL Township, P.S:- New Township, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABOPG7530Q, Aadhaar No: 44xxxxxxxx4973, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office

Developer Details :



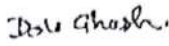
SI No	Name,Address,Photo,Finger print and Signature
1	N.N. CONSTRUCTION Balaka Park, Bidhannagar, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 , PAN No.:: ADFPH3818M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BIKRAM HAZRA (Presentant) Son of Mr NIRAD BARAN HAZRA Date of Execution - 20/02/2020 , , Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Feb 20 2020 2:27PM</td> <td>LTI 20/02/2020</td> <td>20/02/2020</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr BIKRAM HAZRA (Presentant) Son of Mr NIRAD BARAN HAZRA Date of Execution - 20/02/2020 , , Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office					Feb 20 2020 2:27PM	LTI 20/02/2020	20/02/2020
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	Feb 20 2020 2:27PM	LTI 20/02/2020	20/02/2020										

OCD-2, North JN Avenue, P.O:- Amrabati, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713214, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADFPH3818M, Aadhaar No: 44xxxxxxxx4973 Status : Representative, Representative of : N.N. CONSTRUCTION (as PROPRIETOR)

Details :

Photo	Finger Print	Signature
		
20/02/2020	20/02/2020	20/02/2020

Identifier Of Mr SANTOSH KUMAR GHOSH, Mr BIKRAM HAZRA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANTOSH KUMAR GHOSH	N.N. CONSTRUCTION-3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SANTOSH KUMAR GHOSH	N.N. CONSTRUCTION-8 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5766, LR Khatian No:- 1672	Owner:সন্তোষ কুমার ঘোষ, Gurdian:গদাধ ঘো, Address:নিজ , Classification:বাইদ, Area:0.03000000 Acre,	Mr SANTOSH KUMAR GHOSH
L2	LR Plot No:- 5768, LR Khatian No:- 1672	Owner:সন্তোষ কুমার ঘোষ, Gurdian:গদাধ ঘো, Address:নিজ , Classification:বহাল, Area:0.08000000 Acre,	Mr SANTOSH KUMAR GHOSH

2-2020

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:42 hrs on 20-02-2020, at the Office of the A.D.S.R. DURGAPUR by Mr BIKRAM HAZRA .

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 2,66,66,662/-

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

Execution is admitted on 20/02/2020 by Mr SANTOSH KUMAR GHOSH, Son of Late GADADHAR GHOSH, Madhusudhan Park, Fuljhore, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Retired Person

Identified by Mrs DOLI GHOSH, , Mr SANTOSH KUMAR GHOSH, Madhusudhan Park, Fuljhore, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession House wife

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

Execution is admitted on 20-02-2020 by Mr BIKRAM HAZRA, PROPRIETOR, N.N. CONSTRUCTION (Sole Proprietorship), Balaka Park, Bidhannagar, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206

Identified by Mrs DOLI GHOSH, , Mr SANTOSH KUMAR GHOSH, Madhusudhan Park, Fuljhore, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,014/- (B = Rs 70,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2020 9:26PM with Govt. Ref. No: 192019200189486851 on 19-02-2020, Amount Rs: 70,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1029606511 on 19-02-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty


Certified that required Stamp Duty payable for this document is Rs. 40,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 35,011/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 6325, Amount: Rs.5,000/-, Date of Purchase: 20/02/2020, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2020 9:26PM with Govt. Ref. No: 192019200189486851 on 19-02-2020, Amount Rs: 35,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1029606511 on 19-02-2020, Head of Account 0030-02-103-003-02



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

Details :

	Photo	Finger Print	Signature
LI GHOSH Mr SANTOSH KUMAR GHOSH Sudhan Park, Fuljhore, P.O:- ABL hip, P.S:- New Township, Durgapur, t:-Burdwan, West Bengal, India, PIN 206			<i>Santosh Ghosh</i>
	20/02/2020	20/02/2020	20/02/2020
Identifier Of Mr SANTOSH KUMAR GHOSH, Mr BIKRAM HAZRA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SANTOSH KUMAR GHOSH	N.N. CONSTRUCTION-3 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr SANTOSH KUMAR GHOSH	N.N. CONSTRUCTION-8 Dec

Land Details as per Land Record

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

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L2	LR Plot No:- 5768, LR Khatian No:- 1672	Owner:সন্তোষ কুমার ঘোষ, Gurdian:গদাধ ঘো, Address:লিজ , Classification:বহাল, Area:0.08000000 Acre,	Mr SANTOSH KUMAR GHOSH

20-02-2020

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Indetified by Mrs DOLI GHOSH, , Mr SANTOSH KUMAR GHOSH, Madhusudhan Park, Fuljhore, P.O: ABL Township, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 70,014/- (B = Rs 70,000/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 70,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2020 9:26PM with Govt. Ref. No: 192019200189486851 on 19-02-2020, Amount Rs: 70,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1029606511 on 19-02-2020, Head of Account 0030-03-104-001-16

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Description of Stamp

1. Stamp: Type: Impressed, Serial no 6325, Amount: Rs.5,000/-, Date of Purchase: 20/02/2020, Vendor name: Somnath Chatterjee

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

Description of Stamp