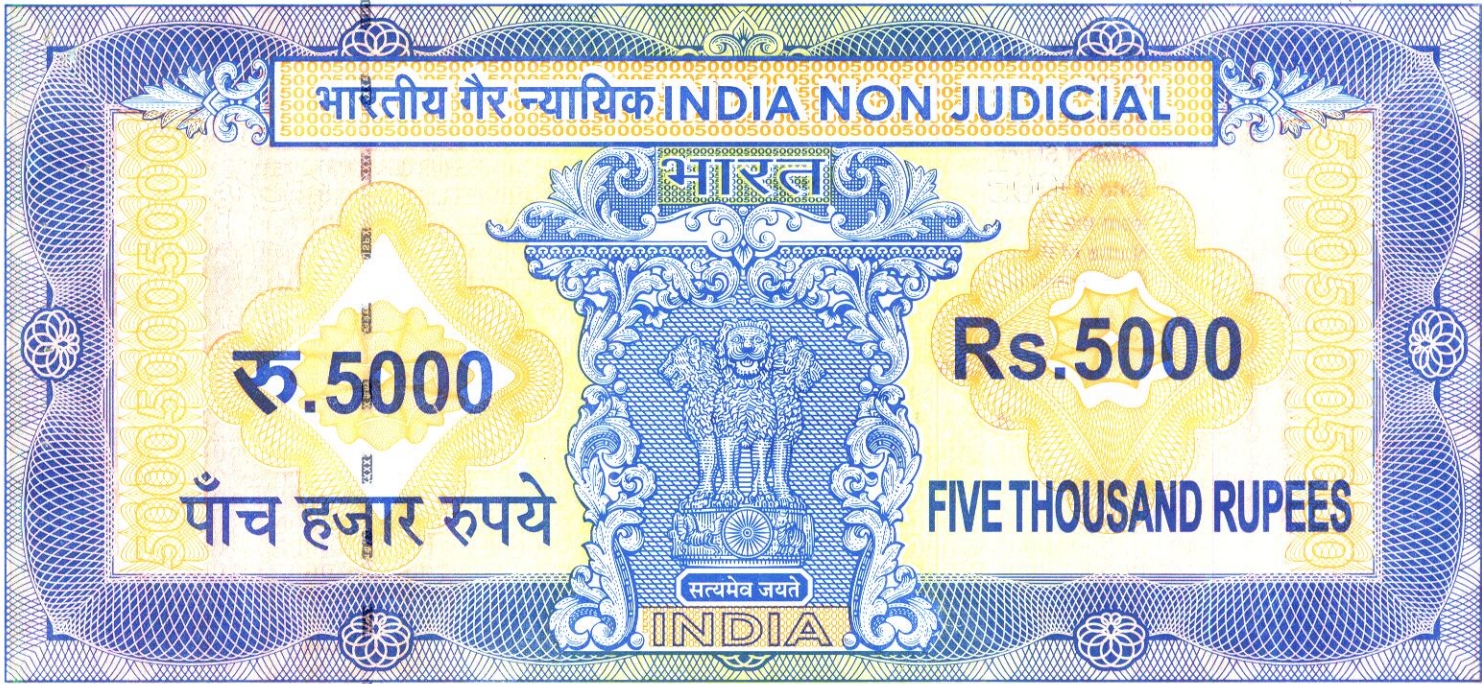


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Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sements attached with this
Documents are the Part of this
Document.

A. S. R. Durgaper
Bardwan

29 DEC 2021

DEVELOPMENT AGREEMENT

Mouza - Jemua

P.S. New Township

Dist. Paschim Barddhaman,

Under Jemua Gram Panchayat

Sepal habel

28 DEC 2021

Serial No. 3908 Date
Sold to. Ujjal Dutta
Address. Dumrao-5
Value of Stamps. 5000
Date of Purchase of this Stamp Paper. 22 DEC 2021
from the Treasury
Name of the Treasury from where
Purchased, DURGAPUR.



Subrata Kumar Chakraborty
Stamp Vendor
A. D. S. R. Office, Durgapur-16
Licence No. 5 of 1989



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

29 DEC 2021

This Development agreement is made on^{29th} Day of December, 2021

Between

(1) **Ujjal Dutta (PAN No.-BWKPD9938B)** S/o Sri Basudeb Dutta , by faith Hindu, By occupation – Business, resident of 10/16, Vidyapati Road, B-Zone ,Durgapur-5 , P.S.- Arabinda, Dist – Paschim Burdwan (W.B) Pin - 713205 (2) **Rabi Singh (PAN No.- BPIPS1400J)** S/o Sri Sagar Singh , by faith Hindu, By occupation – Business , resident of 1/4/7 Sukanta Sarani, Subashpally, P.O.- Durgapur-13 P.S – Arabinda, Dist – Paschim Bardhaman (W.B),Pin-713213 and hereinafter referred to and called as “**LANDOWNERS** ” (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

R. K. BUILDERS AND DEVELOPERS PVT LTD. (PAN-AAKCR8455K) being a Private Limited Company having its registered office, at 1/4/7 Sukanta Sarani, Subhas Pally, Durgapur-13, Paschim Bardhaman represented by its Director (1) **Rabi Singh (PAN No.- BPIPS1400J)** S/o Sri Sagar Singh , by faith Hindu, By occupation – Business , resident of 1/4/7 Sukanta Sarani, Subashpally, P.O.- Durgapur-13 ,P.S – Arabinda, Dist – Paschim Bardhaman. (W.B) Pin - 713213 herein after referred to 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 No.-1** is the owner of 4.09 khata / 6.74 Dec. land in RS. Plot No- 1019, 1016/3175, LR Plot No.-1205 & 1206, present LR Khatian No. 3670 which he duly purchased by a sale deed Vide no. I- 6799/21 of ADSR Durgapur (Which is specifically mentioned in the part -A of the schedule below property) and whereas the present **landowner No.-2** is the owner of 4.09 Khata / 6.74 Dec. land in RS Plot No-1019, 1016/3175, LR Plot No.-1205 & 1206, present LR Khatian No. 3671 which he duly purchased by a sale deed Vide no. . I- 6799/21 of ADSR Durgapur (Which is specifically mentioned in the part -B of the schedule below property) and all the land owner recorded their name in the present L.R.R.O.R.

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AND WHERE AS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Jemua Gram Panchyat or any other competent authority but all the owners have not sufficient funds for the development work and for this reason First Part could not able to take any steps for the said development and as such the 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 along with car parking space with the object of selling such flats/apartments and car parking space 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:-

I-DEFINITION

- 1.1 **OWNER / LANDLORD:** - Shall mean (1) **Ujjal Dutta** S/o Sri Basudeb Dutta , by faith Hindu, By occupation – Business, resident of 10/16, Vidyapati Road, B-Zone ,Durgapur-5 , P.S.- Arabinda, Dist – Paschim Bardhaman. (W.B) Pin - 713205 (2) **Rabi Singh** S/o Sri Sagar Singh , by faith Hindu, By occupation – Business , resident of 1/4/7 Sukanta Sarani, Subashpally, P.O.- Durgapur-13 P.S – Arabinda, Dist – Paschim Bardhaman. (W.B) Pin - 713213
- 1.2 **DEVELOPER:-** Shall mean **R. K. BUILDERS AND DEVELOPERS PVT LTD.** being a Private Limited Company having its registered office at 1/4/7 Sukanta Sarani, Subhas Pally,Durgapur-13, Paschim Bardhaman, Paschim Bardhaman represented by its Director (1) **Rabi Singh** S/o Sri Sagar Singh , by faith Hindu, By occupation – Business , resident of 1/4/7 Sukanta Sarani, Subashpally, P.O.- Durgapur-13 P.S – Arabinda, Dist – Paschim Bardhaman. (W.B) Pin - 713213
- 1.3 **LAND:-** Shall mean land measuring 4.09 khata / 6.74 Dec. land in RS. Plot No-1019, 1016/3175, LR Plot No.-1205 & 1206, present LR Khatian No. 3670 of **landowner No.-1** and land measuring 4.09 Khata / 6.74 Dec. land in RS Plot No-1019, 1016/3175, LR Plot No.-1205 & 1206, present LR Khatian No. 3671 of

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landowner No.-2 and all are under the jurisdiction of Jemua Gram Panchyat Dist - Paschim Bardhaman.

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 DEVELOPMENT AGREEMENT :- Shall means the date of Execution of Agreement Between the owners herein and the Developer herein relating to the development , promoter , construction, erection and building of building's at and upon the said premises and shall include all modifications, alterations and changes, if any, made therein and all extensions, if any thereof from time to time..

1.6 ARCHITECT (S): Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) 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: - the land Owners thereto in consideration of allowing The Developer to develop the said land as stated in the 1st. Schedule herein below by raising the construction of a multi-storied building over the said land as per sanctioned building plan and will be entitled to have the allocation in the manner as follows :

That the Land Owners herein will obtain ALL THAT 48 % super built up area of the proposed multi storied building as per building sanction plan of the constructed area, on the actual coverage / usage of the land in the project as per sanction plan duly approved by the Jemua Gram Panchayat and also approved by Paschim Bardhaman

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Zilla Parishad together with proportionate common areas and facilities of the said building. Which will be specifically mentioned in the second schedule below.

- 1.10 DEVELOPER'S AREA:** shall mean ALL THAT rest 52 % constructed super built-up area of the new building with appropriate common areas and facilities of the said building to be constructed as per sanctioned building plan duly approved by the Jemua Gram Panchayat and also approved by Paschim Bardhaman Zilla Prishad on the said land , excluding the land Owner's allocation portion which was mentioned above.

It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer and / or mortgage , assign or part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration, money in regards to their respective share. Each party shall have rights to negotiate their respective portion with common facilities to any intending purchaser/s.

- 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 Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

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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 agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove 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 72 months after sanctioning the Plan from approved authority with additional grace period of 6 months from the date of it become effective.

V: - SCOPE OF WORK: - The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchayet over and above the First Schedule Land.

VI: - OWNERS DUTY & LIABILITY:-

1. The owners have offered total land of 13.49 decimals for development and construction of a housing complex consisting of flats / apartments & parking spaces.

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2. That the Owner shall within 7 (Seven) days from this agreement shall vacant and deliver the vacant and peaceful possession of the 1st Schedule property to the second party.
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 Developer) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - d) That any dispute regarding land shall be meeting up by the Land Owner in their own cost within 30 days.
4. That all the Owners have agreed that they shall personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners or they shall be bound to execute and registered Development Power of Attorney in the name of **R. K. BUILDERS AND DEVELOPERS PVT LTD.** through its Director as for selling the flats/ units/car parking etc.
5. That all the Owners 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 Panchayet, 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

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- owners shall agreed to ratify all acts and things lawfully done by the developer but all the Owners shall not be responsible for any unlawful activities of the Developer.
6. The OWNERS shall execute and register a Development Power of Attorney whereby **Sri Rabi Singh** as the Director of the **R. K. BUILDERS AND DEVELOPERS PVT LTD.** will be nominated, appointed and constituted as lawful attorneys of the OWNERS in their names and on their behalf to do all acts and deeds and things relating to the aforesaid project including signing all papers, making complain to the policy, signing and registering agreement for sale in respect of the promoter's allocated flats more fully described in the schedule I-1.10 hereto, signing and registering mortgage deed and mortgaging of the property to obtain project loan etc, execution and registration of the deeds of conveyances in favor of the intending purchasers in respect of any flat / unit / covered space and car parking space etc. with proportionate share of the undivided and impetrative land common areas, facilities as described in schedule below.
 7. That no ownership is hereby transferred vide this Development agreement to the developer herein.

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. The developer **R. K. BUILDERS AND DEVELOPERS PVT LTD.** confirms, accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Gram Panchayet area
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 Gram Panchayet / Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Gram Panchayet/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

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- 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 responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer 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 the said incident or damage or loss during construction.
 6. That the Developer shall be complete the Development work/Construction of building/flat within 72 months from the date of sanctioning of the Building Plan from approved authority with additional grace period of 6 months from the date of it become effective.
 7. That the developer can receive all such sale proceeds of such proposed flats and units of the intending purchaser in which the owner(s) will not have any objection thereon.
 8. That the Developer shall not make Owners 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.
 9. Any Dispute Regarding Construction And selling of Said Flat or Building, developers will responsible.
 10. That it has been agreed between the parties if the Developer wants to complete the project with the assistance of Loan from any Nationalized Bank or Financial Institute the owner will assist the developer for the same and it will be on the part of the Developer to protect the right of the land owner as per law.

VIII-Cancellation

1. The Owners have every right to cancel and/or rescind this agreement after 72 months and also further grace period of 6 months , if the Developer shall unable to complete the Construction work or fail provide owner's allocation according to Second Schedule , for that Owners has to give a one month clear notice to the Developer.

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2. The Developer have right to cancel and /or rescind this agreement if due to litigation in land, Developer could not able to start construction work and for the same Developer have to give a one month notice to all the Land Owners and land owners shall refund the entire amount or entire consideration and or entire cost which developer all ready expended for construction work.

IX-Miscellaneous:-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) 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.
- c) 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.
- d) 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 owners time to time.
- e) The owners can visit the construction site anytime with 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 observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) 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 obligation and all other risks and hazards whatsoever related to the project.
- g) 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

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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.

- h) 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.
- i) 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.
- j) This Development Agreement does not create consume or assign any kind or transfer or right, title and interest of the said property in favour of my Developer.
- k) 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.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owners 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.
- m) Save and except the conditions and stipulations as mentioned herein the owner shall have every right to terminate the agreement at any moment if any condition and stipulations is violated and in case of termination of agreement the Developer cannot claim any damages from the landowner towards the cost incurred in construction of project.

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FIRST Schedule above referred to

(Description of Land)

Part- A

That piece and parcel of a Baid land at present useable as Bastu land measuring about 4.09 khata / 6.74 Dec. Under – Jemua Mouja LR J.L No. – 105 land in 1) RS. Plot No-1019, L.R.Plot No. 1206 Baid, Land area - 2.905 Katha, 2) R.S.Plot No. 1016/3175, LR Plot No.-1205 Baid, Land area 1.185 Katha, , present LR Khatian No. 3670 under the jurisdiction of Jemua Gram Panchyat Dist - Paschim Barddhaman.

Part- B

That piece and parcel of a Baid land at present useable as Bastu land measuring about 4.09 khata / 6.74 Dec. Under – Jemua Mouja LR J.L No. – 105 land in 1)RS. Plot No- 1019, L.R, Plot No. 1206 Baid, Land area 2.905 Katha, 2) R.S.Plot No. 1016/3175, LR Plot No.-1205 Baid, Land area - 1.185 Katha, present LR Khatian No. 3671 under the jurisdiction of Jemua Gram Panchyat Dist - Paschim Burdwan

Total area of Land in two part of this deed is more or less 13.49 decimals. All the plots are usable as Bastu.

All the plots are jointly butted and bounded by:-

- On the North:- Land of Bulbul Barnwal
- On the South:- 12 ft. wide Kancha Road
- On the East:- 24 ft. wide Kancha Road
- On the West:- R.S.Plot No. 1019(P)

Second Schedule above referred to

(Description of Owners allocation)

That the Land owner no.-1(Ujjal Dutta) shall get 48 % of the super built up area for his property which is specifically mentioned in the part- A of the above mentioned 1st schedule property.

That the Land owner no.-2 (Rabi Singh)shall get 48 % of the super built up area for his property which is specifically mentioned in the part- B of the above mentioned 1st schedule property.

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All the Land owners shall get their share for actual coverage / usage of the land in the project as per sanction plan duly approved by the Jemua Gram Panchayat and also approved by Paschim Bardhaman Zilla Parishad and / or any competent authority together with proportionate common areas and facilities of the said building.

Specification of Building:

WALLS	: Conventional brick work.
WALL FINISH	: Interior - Plaster of Paris Exterior - combination of weather coat.
FLOORING	: Tiles in all bedrooms, Living-cum Dining, Kitchen and Balcony.
KITCHEN	: Kitchen platform made of granite slab, Glazed Tiles, up to the height of two feet from the platform. Stainless steel sinks, One wash basin to be provided.
TOILET	: Tiles in toilet floor, standard glazed tiles on the wall up to the height of 6 feet . ISI/ISO branded sanitary and CP fittings (as per supply), and one western type commode, one Indian type commode, concealed plumbing and pipe work.
DOORS	: Door frame made of Sal wooden, Front wooden panel door, Flush solid core/ Panel doors, and PVC door in toilet , Locks of stainless steel.
WINDOWS	: M.S. Grill window with smoke glass.
COMMON LIGHTING:	Overhead illumination for compound and common space.
AMENITIES	: Adequate standby generator for common areas, services. Lift provided for every floor in the building.
EXTRA WORK	: Any work other then specified above would be regarded as extra work for which separate payment is required to be made by the Purchasers / nominees of land owners.
Note	: Such specification can change subject to availability of materials.

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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 Land Owners & 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:

WITNESSES:

Dileep Rindas.
c/o Karhick Rindas.
Village + Post - Jemua
Dist Paschim Bundwan
Durgapur-6

1. Ujjal Dutta
2. Rabi Singh

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

Suresh Shaha
City Centre
Durgapur

1. R. K. BUILDERS AND DEVELOPERS PVT. LTD.
Rabi Singh
Director
2. _____

Readover, explained and prepared
by me :

Dipak Mahapatra
LNO: DOR-36

Typed by :

Shusen Chy

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাসুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Ujjal Datta

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাসুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Rabi Dingle

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো
	বৃদ্ধাসুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো
	বৃদ্ধাসুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature

भारत सरकार
Government of India



Dilip Ruidas
Date of Birth/DOB: 02/02/1982
Male/ MALE

M-8670187827

7221 9418 9408
VID : 9160 1304 0980 8542

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Kartick Ruidas, New Township, Ruidas
para, Jemua, Barodheran,
West Bengal - 713206



7221 9418 9408
VID : 9160 1304 0980 8542

1047 | help@uidai.gov.in | www.uidai.gov.in

Dilip Ruidas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UJJAL DUTTA

BASUDEV DUTTA

20/07/1978

Permanent Account Number

BWKPD9938B

Ujjal Dutta

Signature



1912-73

Ujjal Dutta



भारत सरकार
GOVERNMENT OF INDIA

रबी सिंह
Rabi Singh
जन्म तिथि/ DOB:
24/04/1987
पुरुष / MALE

8184 1277 9597

मेरा आधार, मेरी पहचान

Rabi Singh

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
आत्मज: सागर सिंह,
1/4/7, सुकांता सरनी,
सुबास पल्ली, दुर्गापुर (एम
कोर्प), बर्द्धमान,
वेस्ट बंगाल - 713213

Address:
S/O: Sagar Singh, 1/4/7, SUKANTA
Sarni, SUBHASHI PALLY, Durgapur
In Corp., Bardhaman,
West Bengal - 713213

8184 1277 9597

MERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RABI SINGH

SAGAR SINGH

24/04/1987

Permanent Account Number

BPIPS1406J

Rabi Singh
Signature



18112007



Mouza Identification

District: (23) PASHCHIM BARDHAMAN

Block: (02) PAJIBPUR-DURGAPUR

Mouza: (1) 105 1.anna

Option

Search By Khasra Khasra No. : 3671

Search By Plot

W S R I S N

Enter Captcha

(Live Data As On 29/12/2021 13:26:37)

মুজা নং (Mouza No)	3671
মুজা নাম (Mouza Name)	শ্রী শ্রী
পরিচালক (Pasha/Inchard)	শ্রী শ্রী
বসতি (Address)	শ্রী
মুজা শ্রেণি (Mouza Type)	0.06 (স্বত্ব আয়)
মুজা সূত্র (Mouza Code)	2
মুজা তৈরি তারিখ (Mouza Creation Date)	08/30/2021

মুজা সূত্রের বিস্তারিত বিবরণ ও বিবরণ:

খতিয়া নং (Khatia No)	খতিয়া নাম (Khatia Name)	শতাংশ (%)	শতাংশ (Area)	বিবরণ (Remarks)
1205	শ্রী শ্রী	0.0074	0.0000	স্বত্ব
1206	শ্রী শ্রী	0.0095	0.0400	স্বত্ব

WhatsApp Image...jpg

WhatsApp Image...jpg

WhatsApp Image...jpg

WhatsApp Image...jpg

MOUSUMI CHAKR...pdf

Show all

1:03 PM 12/29/2021

CERTIFICATE OF INVESTMENT

Moza Identification

District:
 Blocks:
 Moza:

Option

Search By Khanna
 Khanda No.:
 Search By Plot
 Enter Capital:

(Live Data As On 29/12/2021 13:27:20)
 টা.সি.সি. (DL No.) 105 কলা (PS) 10225-কলা

মোজা নং (Moza No):	3670
মোজা নাম (Moza Name):	জিগাং মজা
পরিষদ (Gadar/Barhadi):	কালুং
ঠিকানা (Address):	কলা
মোট এলাকা (TOTAL LAND):	0.0715 হেক্টর
মজা এলাকা (Total Plot):	2
মোজা বর্ধিত এলাকা (Moza Creation Area):	08.10.2021

মুজা এলাকার বিস্তারিত বিবরণ ও পরিমাপ:

প্লট নং (Plot No.)	খণ্ড (Section)	আয়তন (Area)	মুজা এলাকা (Moza Area)	মন্তব্য (Remarks)
1205	কালুং	0.0074	0.0030	NI
1206	কালুং	0.0118	0.0000	NI

Major Information of the Deed



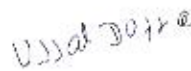
Deed No :	I-2306-10571/2021	Date of Registration	29/12/2021
Query No / Year	2306-2002759219/2021	Office where deed is registered	
Query Date	28/12/2021 4:15:59 PM	2306-2002759219/2021	
Applicant Name, Address & Other Details	D Mahanti Arrah Kalinagar, Thana : Kanksa, District : Paschim Bardhaman, WEST BENGAL, PIN - 713212, Mobile No. : 6294990449, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 18,68,812/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :



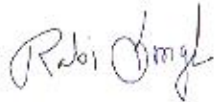
District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Jemua, JI No: 105, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1019	RS-3670	Bastu	Baid	2.905 Katha	1/-	6,63,680/-	Width of Approach Road: 36 Ft.,
L2	RS-1016/3175	RS-3670	Bastu	Baid	1.185 Katha	1/-	2,70,726/-	Width of Approach Road: 36 Ft.,
L3	RS-1019	RS-3671	Bastu	Baid	2.905 Katha	1/-	6,63,680/-	Width of Approach Road: 36 Ft.,
L4	RS-1016/3175	RS-3671	Bastu	Baid	1.185 Katha	1/-	2,70,726/-	Width of Approach Road: 36 Ft.,
		TOTAL :			13.497Dec	4 /-	18,68,812 /-	
		Grand Total :			13.497Dec	4 /-	18,68,812 /-	

Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ujjal Dutta (Presentant) Son of Mr Basudeb Dutta Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office			
		29/12/2021	LTI 29/12/2021	29/12/2021



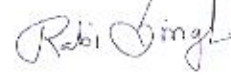


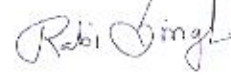


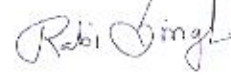
10/16, Bidyapati Road, B- Zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWxxxxxx8B, Aadhaar No: 26xxxxxxxx0850, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Rabi Singh Son of Mr Sagar Singh Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office			
		29/12/2021	LTI 29/12/2021	29/12/2021
1/4/7, Sukanta Sarani, Subhas Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxx0J, Aadhaar No: 81xxxxxxxx9597, Status :Individual, Executed by: Self, Date of Execution: 29/12/2021 , Admitted by: Self, Date of Admission: 29/12/2021 ,Place : Office				




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	R K Builders And Developers Private Limited 1/4/7, Sukanta Sarani, Subhas Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx5K,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 Rabi Singh Son of Mr Sagar Singh Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Dec 29 2021 1:27PM</td> <td>LTI 29/12/2021</td> <td>29/12/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Rabi Singh Son of Mr Sagar Singh Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office					Dec 29 2021 1:27PM	LTI 29/12/2021	29/12/2021
Name	Photo	Finger Print	Signature										
Mr Rabi Singh Son of Mr Sagar Singh Date of Execution - 29/12/2021, , Admitted by: Self, Date of Admission: 29/12/2021, Place of Admission of Execution: Office													
	Dec 29 2021 1:27PM	LTI 29/12/2021	29/12/2021										
1/4/7, Sukanta Sarani, Subhas Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPxxxxxx0J, Aadhaar No: 81xxxxxxxx9597 Status : Representative, Representative of : R K Builders And Developers Private Limited (as Director)													

Identifier Details :

Name	Photo	Finger Print	Signature
Mr. Dilip Ruidas Son of Late Kartik Ruidas Jemua, City:- Not Specified, P.O:- Durgapur, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713206			
	29/12/2021	29/12/2021	29/12/2021
Identifier Of Mr Ujjal Dutta, Mr Rabi Singh, Mr Rabi Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ujjal Dutta	R K Builders And Developers Private Limited-2.905 Katha

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Ujjal Dutta	R K Builders And Developers Private Limited-1.185 Katha

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr Rabi Singh	R K Builders And Developers Private Limited-2.905 Katha

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr Rabi Singh	R K Builders And Developers Private Limited-1.185 Katha

On 29-12-2021

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 13:02 hrs on 29-12-2021, at the Office of the A.D.S.R. DURGAPUR by Mr Ujjal Dutta , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 18,68,812/-

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

Execution is admitted on 29/12/2021 by 1. Mr Ujjal Dutta, Son of Mr Basudeb Dutta, 10/16, Bidyapati Road, B- Zone, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession Business, 2. Mr Rabi Singh, Son of Mr Sagar Singh, 1/4/7, Sukanta Sarani, Subhas Pally, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Indetified by Mr Dilip Ruidas, , Son of Late Kartik Ruidas, Jemua, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

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

Execution is admitted on 29-12-2021 by Mr Rabi Singh, Director, R K Builders And Developers Private Limited, 1/4/7, Sukanta Sarani, Subhas Pally, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

indetified by Mr Dilip Ruidas, , Son of Late Kartik Ruidas, Jemua, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

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 14/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3828, Amount: Rs.5,000/-, Date of Purchase: 28/12/2021, Vendor name: SUBRATA KUMAR CHAKRABORTY

Description of Draft

1. Bankers cheque No: 000541740883, Date: 29/12/2021, Amount: Rs.10/-, Bank: STATE BANK OF INDIA (SBI), DURGAPUR CITY CENTRE



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 2306-2022, Page from 40237 to 40264

being No 230610571 for the year 2021.



Digitally signed by Santanu Pal
Date: 2022.02.17 11:42:20 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/02/17 11:42:20 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
