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28 SEP 2022

****DEVELOPMENT AGREEMENT****

Dist.-Burdwan (Paschim Bardhaman), P.S.-New Township,

Mouza- Kaliganj (কালীগঞ্জ), J.L. No.110,

R.S. Plot No.1466, corresponding L.R. Plot No.1838,

Area of land - 5 Decimal more or less 3.03 Katha,

Under the Area of Jemua Gram Panchayat

by
Kumar
Saha

SI No. 10222 Date 22/09/2022
Sold to Dhanmik Properties
Address Durgapur-12
Value of Stamp 5.000
Date of Purchase of the stamp
Pepar from Treasury 08 SEP 2022
Name of the Treasury from
Durgapur



Chatterjee

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



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

28 SEP 2022

DEPARTMENT OF REVENUE

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This Development Agreement is made on this the 28th day of September, 2022.

B E T W E E N

1) **MR. A. P. AMBROSE [ALIAS A. PANKRAS AMBROSE]** [PAN No.AGEPA1862G] [Aadhar No. 569668666017], s/o Mr. Sebastin Ambrose, by occupation-Retired Person,

2) **MRS. PROVATI AMBROSE** [PAN No.AGEPA1863H] [Aadhar No. 354309588785], w/o Mr. A.P. Ambrose, by occupation-Housewife,

Both are by fath- Christian, Indian Citizen, resident of – Arrah Kaliganj, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212.

Hereinafter referred to & called as the “**Landowners**” (which the terms & expressions shall unless excluded by or repugnant to the context be deemed to mean & include his/her/their legal heirs, successors, executors, legal representatives and assignees) on the First Part. Land owners are not belongs to any Schedule tribe Family .

A N D

“**DHARMIK PROPERTIES**”, [PAN No.AAUF0714E], a partnership firm, having it's office at B 10/16, Asha Villa, Arrah, Kaliganj, P.O.-Arrah, P.S.-Kanksa, Dist.-Paschim Bardhaman, W.B., Pin-713212, (represented by one of its' Partners; **SRI AVIJIT MAJI** [PAN No.BVQPM0775A], [Aadhar No. 481445094020] s/o Sri Nemai Maji, by faith-Hindu, by occupation-Business, Indian Citizen, residing at 2B/2, Street No.2, Vivekananda Park, Tetikhola, P.O.-Arrah, P.S.-New Township, Dist.-Paschim Bardhaman, W.B., Pin-713212).

Hereinafter referred to & called as “**DEVELOPER**” (which the terms & expressions shall unless excluded by or repugnant to the context be deemed

to mean and include his/her/its' successors-in-office, legal representatives, legal heirs, administrators, executors, and assigns) on the Second Part.

WHEREAS the Landowners are seized, owned and possessed of and/or/otherwise well and sufficient entitled to ALL THAT piece and parcel of land measuring an area of land 5(Five) Decimal more or less 3.03(Three point Zero Three) Katha, in the Dist.-Paschim Bardhaman, under P.S.-New Township, within Mouza-Kaliganj, J.L. No.91, Khatian No.367, L.R. Khatian No.729 & 730, R.S. Plot No.1466, L.R. Plot No.1838, which is hereinafter more fully mentioned in the "First Schedule", and hereinafter called as "said property".

AND WHEREAS the "First Schedule" mentioned property previously belongs to Anthony Keth Jhon, by virtue of Regd. Sale Deed vide No.6749/1989 of A.D.S.R. Durgapur, and during his ownership & possession, said Anthony Keth Jhon had transferred the property in favour of Mrs. Jhorna Sue, by executing Regd. Sale Deed vide No.I-3902/1992 of A.D.S.R. Durgapur, and during the ownership & possession, said Mrs. Jhorna Sue (through her constituted lawful attorney; Sister Mary Jivana, vide Regd. Power of Attorney No.IV-1152/1993 of A.D.S.R. Durgapur), had also transferred the property in favour of Mrs. Provati Ambrose (i.e. the Landowner no.2 herein), by executing Regd. Sale Deed vide No.I-6611/1993 before the A.D.S.R. Durgapur, and to that effect, the Mrs. Provati Ambrose (i.e. the Landowner no.2), became the rightful owner & possessor in respect of the "First Schedule" hereunder, and during her ownership & possession said Mrs. Provati Ambrose (i.e. the Landowner no.2) has also transferred little more or less 3(three) decimal land to her husband; A.P. Ambrose (i.e. the Landowner no.1 herein), by executing Regd. Gift Deed vide No.363/2004 of A.D.S.R. Durgapur, and to that effect, the Landowners herein became the

rightful joint owners & possessors in respect of the "First Schedule" hereunder, and their names have duly been recorded in the L.R.R.O.R. vide Khatian No.729 & 730 of Mouza-Kaliganj.

AND WHEREAS the Landowners desire to develop the "Said Property", by construction of multi-storied building/s up maximum limit of floor/s, consisting of as many as flats, units, garages etc., subject to approval & permission of the Jemua Gram Panchayat, and/or any other concern Authority/ Authorities, and due to their paucity of funds and lack of sufficient time & experience, and as they are not able to take necessary steps in everywhere for the said development construction works, as such the Landowners have approached the developer herein, to do the said development construction work at the developers' cost & expenses, with the permissions & approvals of the Jemua Gram Panchayat, and/or any other concerned Authority/ Authorities, and the Developer herein after prolonged discussion with the Landowners, have agreed to do the development construction work, over the schedule mentioned property, and to avoid any future disputes & litigation, both the parties AGREED to prepare and execute this written agreement on terms & conditions having been settled by & between the parties after mutual discussion.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED &

AGREED BY THE PARTIES AS FOLLOWS:-

1) That this agreement shall be deemed to have commenced on and with effect from the date, month and the year first above written.

2) GENERAL MEANING OF THE TERMS:-

i) BUILDING: shall mean the proposed multistoried building/s up maximum limit of floors consisting of as many as flats/units, garages

etc., to be construct by the Developer herein, according to the permissions & approvals of the Jemua Gram Panchayat and/or any other concern Authority/Authorities, on the 'said property' more-fully and specifically described in the "First Schedule" written hereunder, and the said multistoried building is hereinafter referred to as the "SAID BUILDING".

- ii) PREMISES as well as SAID PROPERTY: shall mean ALL THAT piece and parcel of land measuring an area of land 5(Five) Decimal more or less 3.03(Three point Zero Three) Katha, in the Dist.-Paschim Bardhaman, under P.S.-New Township, within Mouza-Kaliganj, J.L. No.91, Khatian No.367, L.R. Khatian No.729 & 730, R.S. Plot No.1466, L.R. Plot No.1838, more-fully and particularly mentioned, described, explained, enumerated and provided in the 'First Schedule' hereunder written and/or given, and the premises hereinafter referred to as the "SAID PREMISES as well as SAID PROPERTY".
- iii) PLAN: shall mean the Approved Building Plan for construction of the 'said building' on the 'said premises, which will approve and/or permit by the Jemua Gram Panchayat &/or by the concerned Authorities, and shall also include variations/modifications, alterations therein, that may be made by the Developer herein, if any, as well as all revisions, renewals and extension thereof, made or caused by the Developer and/or the Landowners with mutual consent.
- iv) DEVELOPMENT AGREEMENT: shall mean this Agreement Between the Landowners and the Developer herein relating to the development, promotion, construction, erection of building/s at and upon the 'said premises', and shall also include all amendments, modifications,

alterations, and changes, if any, made therein and all extensions, if any, thereof from time to time.

- v) THE UNIT/FLAT: shall mean any Unit/Flat/apartment or any other covered space in the said Building/s, which is capable of being exclusively owned, used and/or enjoyed, and the Unit/Flat in the said Building/s lying/erected at and upon the said premises, and the right of common use of the common portion 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.
- vi) PARKING SPACE: shall mean the covered space at the Ground Floor of the said Building/s and also surrounding the said proposed multistoried Building/s, if any that may be earmarked by the Developer herein.
- vii) ARCHITECT(S): shall mean such Architect(s), whom the Developer may from time to time, appoint for execution of the development of the schedule mentioned land.
- viii) PROJECT: shall mean the proposed multistoried building/s up to maximum limit of floors, consisting of as many as flats/units/garages etc. i.e. the construction work of development, undertake and to be done by the Developer herein, over the "said premises" in pursuance of the Development Agreement and/or any modification or extension thereof, till the completion of such development, erect, promotion, construction of the multistoried building/s at and upon the said premises.
- ix) LANDOWNERS:- shall mean i) **MR. A.P.AMBROSE @ A. PANKRAS AMBROSE** s/o Mr. Sebstin Ambrose, ii) **MRS. PROVATI AMBROSE** w/o Mr. A. P. Ambrose, and their legal heirs, successors, executors, legal representatives and assignees.

- x) DEVELOPER: shall mean **DHARMIK PROPERTIES**, a partnership firm (Represented by one of its' partners; **Sri Avijit Maji**, & its' successors-in-office, legal representatives, legal heirs, administrators, executors, and assignees).
- xi) FORCE MAJEURE: shall mean & include natural calamities, act of god, fire, civil commotion, riot, war, strike, lockout, notice or prohibitory order from any authority, shortage of essential commodities, Labour unrest, Local problem and/or local disturbance, and/or any other act or commission or circumstance beyond the control of the Developer.
- xii) EFFECTIVENESS:- This agreement shall become effective from the date of execution of this agreement.
- xiii) COMMENCEMENT OF CONSTRUCTION WORK: shall mean the "DATE" on which the Developer will start excavation of earth at the "said premises" to do the development construction work/construction of the said Building/s, after receive approved building plan & all the permissions & approvals for the same, and/or HIRA/RERA registration, from the concerned authority/authorities. Be it mentioned the Developer herein shall intimate the "Date" by writing to the Landowners herein.
- xiv) WORDS COMMONLY USED TO REFER THE MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa.
- xv) SINGULAR NUMBER: Shall include the plural and vice-versa unless the context states otherwise.

3) LANDOWNERS' & DEVELOPER'S ALLOCATION

That it has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be construct by the Developer

herein on the 'First Schedule' below property, will be 20:80 ratio, as mentioned hereunder:-

- i) That the Landowners, will get 20% constructed area of the proposed multistoried building/s, on the actual coverage/usage of the land, in accordance with the sanction building plan, duly approved & permit by the Jemua Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.
- ii) That the Developer will get entire remaining constructed area of the proposed multistoried building/s, on the actual coverage/usage of the land, in accordance with the sanction building plan, duly approved permitted by the Jemua Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.

4) Duties & Liabilities of the Landowners, and it is hereby undertake & agreed by the Landowners as follows:-

- i) That the Landowners are now absolutely seize and possess of or otherwise well and sufficiently entitled to the 'said premises' as the absolute owners, free from all encumbrance having marketable title thereof, and without receiving any notice for acquisition and requisition from any authority, having been beyond the ceiling limit under the Urban Land (Ceiling and Regulation Act, 1976), and being not attached with any suit, decree or order of any court of law or due Income Tax or Revenue or any public demand whatsoever, in spite of that, if there is an dispute in respect of the title of said property, then the Landowners shall be fully responsible and shall be solve the same at his own costs and expenses as early as possible from the date of raising out of the said dispute.

- ii)** That the Landowners in pursuance of this agreement, will hand-over the peaceful physical vacant possession of the 'said premises' as mentioned in the "First Schedule" hereunder, to the Developer herein, for the proposed development project/construction of multistoried building/s, simultaneously within 7(seven) days from the execution of this agreement, or within 7(seven) days from the demand of the Developer for vacant possession of the same, and the same shall remain under the possession of the Developer, till the completion of the said proposed development project/construction of building/s, and till handover of the possession of all flats/units/apartments thereof, with registered deed of conveyance(s)/sale by each of unique intended owner/s thereof.
- iii)** That the Landowners shall pay all taxes, fees, outgoings and etc. including arrears of the Government/Jemua Gram Panchayat and/or any other authority/authorities before the concerned authority/authorities in respect of said premises, till the date of signing of these presents.
- iv)** That if any dispute arises regarding the title and ownership & possession in respect of the said premises of the Landowners herein, from any person/s or any other, then the Landowners at his own costs and expenses shall clear the "said property" having establishing of right and marketable title in their name, free from all encumbrance, though the Landowners admits that no suits and /or proceedings and /or litigations are filed/pending before any court of law, in connection with the said property or any part thereof, and if any dispute arise in future in respect of the said property & against the development works thereon, & for which if the Developer became unable to continue the said project thereon, then the Landowners shall always be present to assist the

developer to solve the dispute/problem in respect of the "First Schedule" hereunder, and the time, which will be/may be lapsed to settle the dispute/problem, that time, shall be added/extended to the total time period for the completion of construction work, in accordance with this agreement.

- v) That the Landowners shall not claim any manner save & except that written in the Clause-3 & "Second Schedule" herein below in respect of their allocation in respect of the "said Building/s"
- vi) That the Landowners during the continuance of the development work, of the project shall not cause any impediment, hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed building and/or project caused by the developer.
- vii) That the Landowners shall not sell, lease, mortgage, let-out and /or charge the said premises and/or any part thereof, towards any third party on and from the date of execution of this Agreement, till the date of completion of the project including subsisting of this Agreement, and, also the Landowners shall not, do any acts, deeds or things, whereby the Developer may be prevented from selling, assigning and/or disposing of any portion fallen under the Developer's allocation in the said proposed building. It is further declared by the Landowners that they did not sign and/or execute any agreement in any manner with any third party in respect of the "First Schedule" property, and subsequently, if any sort of agreement/s is/are found, then the same will be treated as cancelled.
- viii) That the Landowners shall have no right or power to terminate these presents, till the completion of the aforesaid development project, including sell/transfer the Developer's allocated portion, written in the

Clause-3 & "Second Schedule" herein, towards the intending purchaser/s, subject to the terms & conditions & time limit of these presents.

- ix)** That the Landowners shall handover to the Developer the original title Deeds, Parcha/land records of rights/Tax Receipts & other relevant documents/papers, what they possess in respect of the First Schedule hereunder, simultaneously with the signing of these presents.
- x)** That after execution of this agreement, the Landowners shall always be present to put their signatures in every document, forms, applications, etc., in favour of the Developer herein, which are necessary for the development construction works at the "First Schedule" hereunder.
- xi)** That after execution of this agreement, the Landowners shall grant a Development Power of Attorney in favour of the Developer herein, within 7(seven) days from it's demand, and the said Power of Attorney will be valid till validity of this agreement

5) Rights, Duties & Liabilities of the Developer, and it is hereby undertake & agreed by the Developer as follows:-

- i)** That the Developer by these presents, shall have every right and power to start all kinds of development works of the proposed project on and from the date of signing of this agreement, including obtaining plan & permission from the Jemua Gram Panchayat and/or by the concerned authority, including modified plan for development works at the "First Schedule", and to submit the same to the Jemua Gram Panchayat and/or by the concerned authority for obtaining approval of the same, and to enter upon the said property, either as on or along with others, to look after and to control all the affairs of the proposed development

works, and to erect new building/s and structure/s by virtue of the sanctioned building plan, and to supervise the development works in respect of the new construction through contractors, sub-contractors, architects and surveyor's as may be required by the said developer for construction of the proposed building/s and structures at the said property, in accordance with the plan and specifications sanctioned by the Jemua Gram Panchayat and/or by the concerned authority.

ii) That the Developer shall give intimation to the Landowners, in every occasion, about the progress of his steps/initiatives, to get approved Building Plan, and it's allied permissions & approvals, and HIRA registration, from the concerned authority/ies, and if the Developer, without any reasonable cause, willfully neglects or delays to get the said permissions & approvals, in that case, the Landowners shall have right to terminate this agreement.

iii) That the Developer by these presents, shall have every right and power to collect and receive earnest money and/or advance or part payment of full consideration from any prospective buyer/s or purchaser for booking and sell/transfer of such flat/s, and parking space/s, and also to receive and collect or demand the consideration amount for the same, and for that act/s or purpose/s to make sign and execute and/or give proper and lawful discharge for the same, in respect of allocation of the Developer.

iv) That the Developer by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit/s or flat/s, and parking space at the said proposed multistoried building/s or project at the said premises, in respect of Developer's allocated portion, on ownership basis towards any intending purchaser/s or buyer/s, and/or in any other

manner as may be deem fit and proper, and accept final consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project at the "First Schedule" herein, as deem fit & proper, after receive Regd. Development Power of Attorney from the Landowner herein.

- v) That the Developer by these presents, shall have every right and power, to execute from time to time, agreements or agreement for sale, of such flat/s or apartment/s or garage/s, and to transfer the same, on ownership basis by conveyance in respect of the multistoried building/s, which will be constructed on the said property, and also to execute and sign conveyance, transfer and surrender in respect of the said property, or any part thereof, & present document/s for registration, and to admit the execution of any such document/s before the appropriate registering authority, in respect of the allocation of the Developer, after receive Regd. Development Power of Attorney from the Landowners herein.
- vi) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, which will be needed by the Developer for the proposed development project, shall be prepared by the developer at its' own costs and expenses in the name of the Landowners &/or his name, without reimbursement the same by the Landowners, and the Landowners shall sign on the plan application, papers, documents etc., when the developer asked for the same without demanding any remuneration and/or money for the same.
- vii) That by virtue of these presents, the Developer is hereby empowered to raise the construction of the proposed new multistoried building/s of maximum limit of floors consisting of as many as flats, garages etc. on the above mentioned property as well as on the property more-fully

mentioned in the "First Schedule" hereunder by investing his own finance, and, the Developer may take Construction Loan/Project Loan or take loan/borrowed money from any financial institutions or any Nationalized, Private or Public Sector Banks for the proposed construction of the project at the "First Schedule" hereunder, and the Landowners shall not be liable in any course of incident for the same.

- viii) That the Developer shall be authorized in the name of the Landowners, if necessary to apply for temporary and/or permanent; connection for electricity, sewerage, drainage, water and/or other facilities, if needed, for the construction of the building as well as completion of the projects, at the costs of the Developer.
- ix) That the Developer shall complete the construction of the "Said Building/s" and/or 'Project' at its costs and expenses in pursuance of the sanctioned Building Plan & Permissions within **36(Thirty-Six) months** with further additional period of **6(Six) months**, if needed, and the time shall be computed on and from the date of "Commencement of Construction Work", subject to the circumstances of Force Majeure.
- x) That the stipulated time for construction as stated above shall be extended, if the Developer is prevented to continue the Development Works of the project by any unforeseen reasons beyond the control of the Developer and/or force majeure, and in that case, the time so to be elapsed should be extended further beyond the aforesaid contractual period without raising any objection from the part of the Landowners, however the fact of such extension shall be intimated to them by the Developer in advance.

- xi) That after the execution of these presents, all the taxes, rates, fees, outgoings etc. in respect of the "said premises" shall be borne the Developer till the date of hand-over the allocation to the respective unit/flat owner/s.
- xii) That the Developer shall continue the development construction works of the "said Building" at the "said Premises" under the name & style, as the Developer shall choice/ fix and that will be final.
- xiii) That the Developer shall have exclusive right to amalgamate the "Said Property" to any other adjacent plot of land/lands situated around the said property without taking any prior permission from the Landowners in the manner whatsoever the developer may deem fit and proper. The Landowners shall sign and execute all necessary Agreement/s, documents, deed of amalgamation and other paper/s in whatsoever manner and/or nature to the Developer, without raising any objection and demanding any amount in respect thereof, but the Landowners allocation will remain same, as written in these presents.
- xiv) The Developer hereby undertakes to keep the Landowners indemnified against any third party, claim, suits, costs, proceedings and claims for any third party including and /or statutory authorities and /or adjacent neighbors, which may arise out of the Developer's actions with regard to the development and/or construction of the building on the "said premises".
- xv) That the Developer by virtue of these presents, shall have right &/or authority to deal with any person/persons, &/or enter into any contract, &/or agreement, to borrow money &/or to take advance against any unit/flat/portion along with acquired right under this agreement, from

any Nationalized, Private or Public Sector Bank &/or financial institution.

- xvi) That the Developer shall be responsible for any acts, deeds, or things done towards any fund collection from one or more prospective buyer of the proposed flats/apartment.
- xvii) That the Developer shall be liable/responsible for receipt of any booking amount/advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units in respect of the proposed project at the first schedule hereunder.
- xviii) That the Developer has not acquired any ownership or title, and/or no such ownership or title has been transferred in favour of the Developer herein, by virtue of this Agreement, in respect of the "First Schedule" hereunder.

6) Mutual consent of the Parties :-

- i) That all the terms & conditions of this agreement shall be bound to obey by all the parties of these presents.
- ii) The Landowners and the Developer have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership between the Landowners and the Developer in any manner, nor shall the parties here to be constituted as Association of persons.
- iii) That any terms & conditions & clauses of these presents, if required to amend/alter in future, then both the parties by mutual understanding can amend/alter the same by preparing a Registered Instrument/Document in continuation of these presents.

- iv) That if any dispute & difference arise out of these presents and/or it's allied documents, and/or in respect of any matter relating to the proposed Project, between the parties, shall be referred to an Advocate as to be decided by the parties herein, mutually, for arbitration, who shall act, as Arbitrator having power of summary procedure & may keep any record of Arbitration proceedings and shall be governed by the provisions of Indian Arbitration & Conciliation Act 1996, with all modification for the time being in force & whose decision shall be final & binding upon all the parties herein.
- v) The court under which jurisdiction of the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

FIRST SCHEDULE as referred herein above
(Description of Land/Premises)

ALL THAT piece & parcel of land in the Dist.-Burdwan (now Paschim Barddhaman), P.S.-New Township, within the area of Jemua Gram Panchayat, at **Mouza- Kaliganj (কালীগঞ্জ)**, J.L. No.110, **Khatian No.367**,

1) R.S. Plot No.1466(Fourteen Hundred Sixty-Six) corresponding L.R. Plot No.1838(Eighteen Hundred Thirty-Eight), L.R. Khatian No.729(Seven Hundred Twenty-Nine), measuring an Area of Land – 3(Three) Decimal,

2) R.S. Plot No.1466(Fourteen Hundred Sixty-Six) corresponding L.R. Plot No.1838(Eighteen Hundred Thirty-Eight), L.R. Khatian No.730(Seven Hundred Thirty), measuring an Area of Land – 2(Two) Decimal,

Total Area of Land – 5(Five) Decimal more or less 3.03(Three point Zero Three) Katha, under Jemua Gram Panchayat, B.L.&L.R.O. Faridpur-Durgapur, and the Land is recorded as Baid, & proposed to be use as Bastu for Residential Purpose.

Butted and Bounded as follows:-

North : Honeydew Residency

South : Plot No.1466(P)

East : 16' Feet wide Dhalai Road

West : Land of Nabasundar Das.

SECOND SCHEDULE as referred herein above
(Description of Allocation of the Landowners & Developer)

- i) That it has been agreed between the parties that the Landowners, will get 20% constructed area of the proposed multistoried building/s, on the actual coverage/usage of the land, in accordance with the sanction building plan, duly approve & permit by the Jemua Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.
- ii) That the Developer will get all the units/flats/parking space/ portions/ constructed area, as per sanctioned building plan duly approved & permitted by the Jemua Gram Panchayat, and/or by the concerned authority, excluding the Landowner's allotted Area/Flats.

- iii) That the Landowner hereinafter, shall have no right to claim or demand any further unit/flat or any further sum of money, except the mentioned above.

General Specification of "said building"

Foundation	:	R.C.C. Framed
Structure	:	R.C.C. Framed Structure
Roof	:	RCC Slab with good quality materials.
Bricks/Blocks Work	:	Bricks/Blocks wall with plastering, thickness External Walls 10", & internal Walls 5" and/or 3"
External Wall Finishing	:	Weather Coat
Interior Wall Finishing	:	All internal Wall – Wall Putty finishing.
Flooring	:	Vitrified Tiles in all rooms, and anti-skid ceramic Tiles in Toilet & Kitchen.
Doors	:	Main entrance Wooden frame with flush door, & in all rooms frame with flash door, & lock, & P.V.C. Door at Toilet & Kitchen.
Window	:	Anodized Aluminum sliding windows with glass.
SANITARY FITTINGS & TOILET	:	Concealed pipeline, glazed tiles up to 5' feet height, Plumbing CP fittings of ISI standard, One Shower and Geyser point in common Bathroom
Kitchen Platform & wall	:	Cooking platform with granite/green polish slab, One stainless steel sink, ceramic tiles up to 24" above cooking platform.
Electrical Installation	:	Concealed Wiring throughout the flats, Modular switches with adequate power point in each room.
Lift	:	(Standard Quality).
Fire Protection	:	Fire Extinguishing Equipment at Common Space,
COMMON FACILITIES	:	Septic Tank, water supply arrangement, pathways, boundary wall, roof, meter space and others as stated herein
Generator	:	Standard Quality D.G.

A separate sheet has been annexed to this agreement containing the signature, fingers print and photographs of the Landowners & Developer herein, which is the part and parcel of these presents.

IN WITNESS WHEREOF both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, after gone through all the terms & conditions & expressions of these presents on this the 28th day of September, 2022 at Durgapur.

WITNESSES:-

1. Soubar Ghoshal
S/O Nibangam Ghoshal
Kalyanagar Area
DWP-12

A.P. Ambrose P. Paulras Ambrose
Practising Advocate.

SIGNATURE OF LANDOWNERS

2. Rahul Bauri
4/T. Nepal Bauri
DWP-12.

DHARMIK PROPERTIES

Anil H. G.
Partner

SIGNATURE OF DEVELOPER

Drafted and Typed by me & read over & explained to all parties of these presents and all of them admit the same has been correctly written as per their instructions & also identified by me,

Debabrata Biswas
Debabrata Biswas. Advocate
Durgapur Court, City Centre
Enrollment No. W.B./686/2010

**SKETCH MAP SHOWING THE LAND OVER R.S
PLOT NO-1466[P] IN MOUZA-KALIGANJ, J.L-110
P.S- N.T.P.S[DURGAPUR] , DIST- BURDWAN[W]**

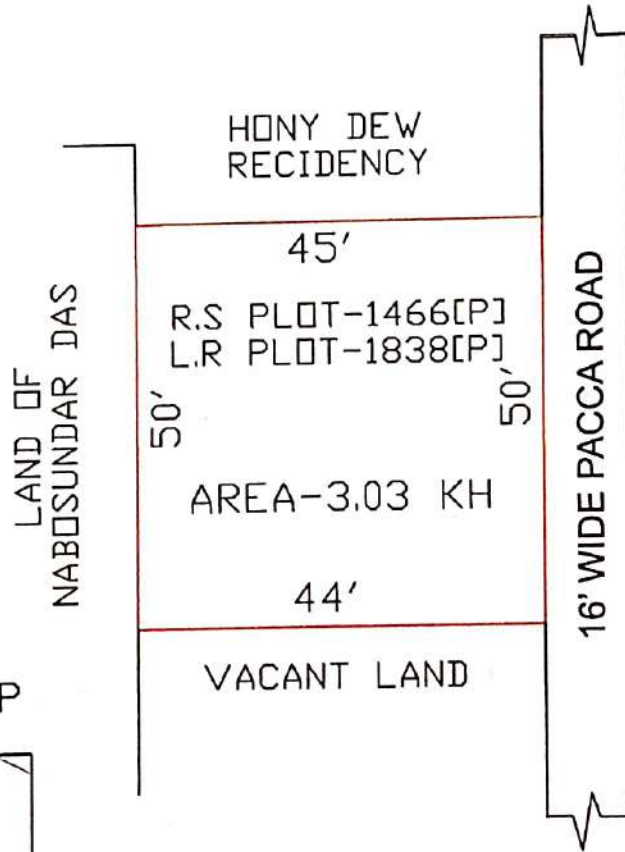
LAND OWNER:-

1. A.P AMBROSE S/O-SEBASTIN EMBROZ
2. PROVATI AMBROSE W/O- A.P AMBROSE

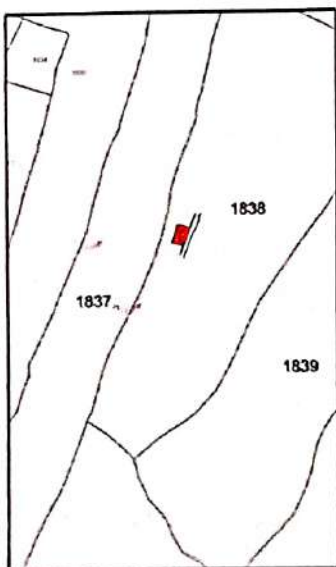
AREA OF LAND

R.S PLOT	L.R PLOT
1466	1838

SHOW AREA
3.03 KATHA
[red marked]



L.R INDEX MAP



A.P. Ambrose

P. Pankaj Ambrose

Provati Ambrose

Drawn by S Bhandary

SURVEYOR
SRI SANJAY BHANDARY
Govt. Reg No- S/1L/4827E
Vill- Dandeswar, Po- Gourbazar
Dist - Burdwan (W)
Mob- 9593762506

DHARMIK PROPERTIES

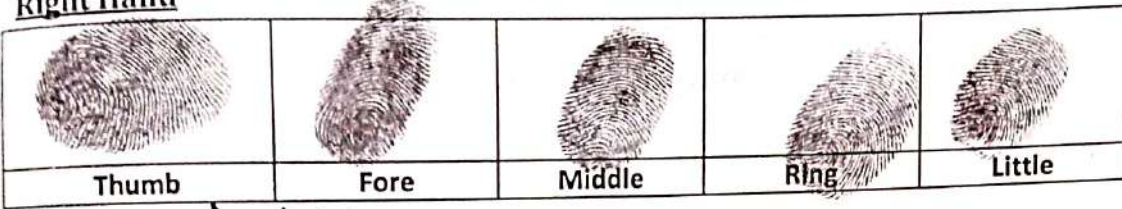
Ajith
Partner

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand



Signature:-

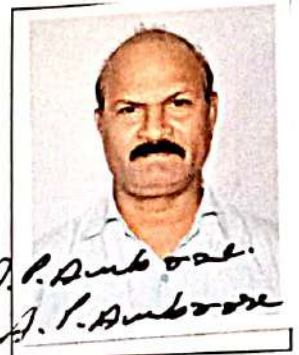
Anujit H. G.

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand

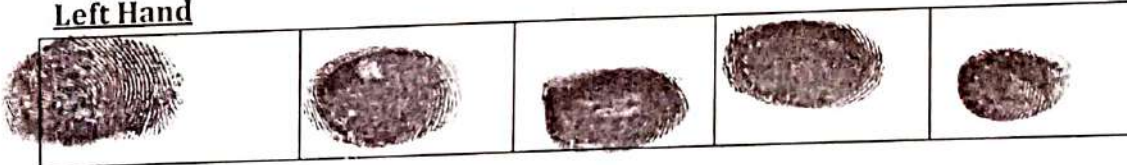


Signature:-

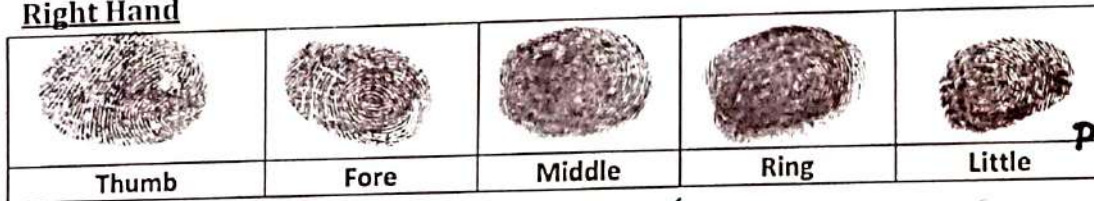
A. P. Ambrose - P. Paulras Ambrose

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

Left Hand



Right Hand

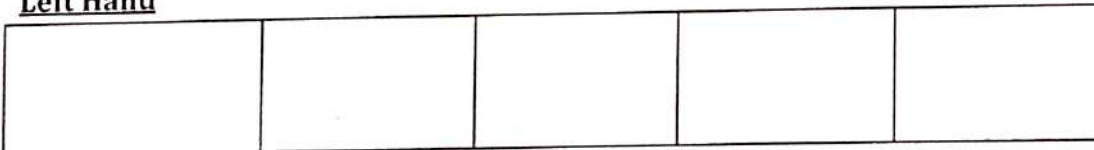


Signature:-

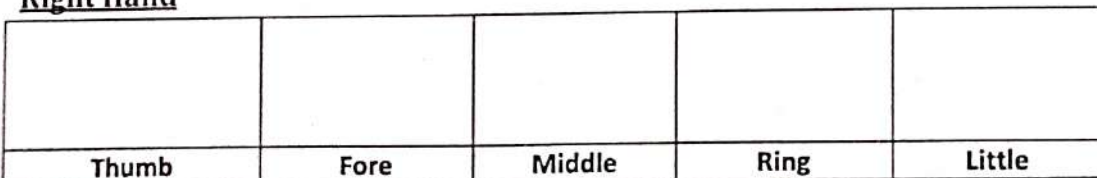
Pravati Ambrose

Signature, Colour passport size photograph, finger prints of both the hands of the Parties

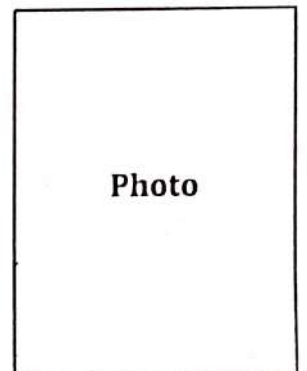
Left Hand



Right Hand



Signature:-





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

GRN Details

GRN: 192022230130456638 Payment Mode: Online Payment (SBI Epay)
GRN Date: 28/09/2022 08:43:39 Bank/Gateway: SBIEpay Payment Gateway
BRN : 9626127088632 BRN Date: 28/09/2022 08:45:44
Gateway Ref ID: 222714465621 Method: HDFC Retail Bank NB
Payment Status: Successful Payment Ref. No: 2002901970/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: DHARMIK PROPERTIES
Address: DURGAPUR 12
Mobile: 9476230460
Depositor Status: Buyer/Claimants
Query No: 2002901970
Applicant's Name: Mr DEBABRATA BISWAS
Identification No: 2002901970/2/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002901970/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2002901970/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	14
			Total	24

IN WORDS: TWENTY FOUR ONLY.

Major Information of the Deed



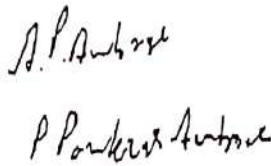



Deed No :	I-2306-10648/2022	Date of Registration	28/09/2022
Query No / Year	2306-2002901970/2022	Office where deed is registered	
Query Date	26/09/2022 2:29:54 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	DEBABRATA BISWAS DURGAPUR COURT, CITY CENTRE, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 7908705176, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 9,45,000/-		
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: Kaliganj, JI No: 110, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1466	RS-367	Bastu	Baid	3 Dec	1/-	5,67,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	RS-1466	RS-367	Bastu	Baid	2 Dec	1/-	3,78,000/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		TOTAL :			5Dec	2 /-	9,45,000 /-	
		Grand Total :			5Dec	2 /-	9,45,000 /-	



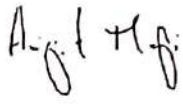
Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr A P Ambrose, (Alias: Mr A Pankras Ambrose) (Presentant) Son of Mr Sebastin Ambrose Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office			
		28/09/2022	LTI 28/09/2022	28/09/2022
ARRAH KALIGANJ, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AGxxxxxx2G, Aadhaar No: 56xxxxxxx6017, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs Provati Ambrose Wife of Mr A P Ambrose Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office			
		28/09/2022	LTI 28/09/2022	28/09/2022
ARRAH KALIGANJ, City:- Durgapur, P.O:- ARRAH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx3H, Aadhaar No: 35xxxxxxx8785, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Dharmik Properties B10/16, Asha Villa, Arrah Kaliganj, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx4E, Aadhaar No: 48xxxxxxx4020, Status :Organization, Executed by: Representative

Representative Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Avijit Maji Son of Mr Nema Maji Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 5:26PM	 LTI 28/09/2022	 28/09/2022
2B/2, Street No.2, Vivekananda Park, City:- Durgapur, P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BVxxxxxx5A, Aadhaar No: 48xxxxxxxx4020 Status : Representative, Representative of : Dharmik Properties (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Garai Son of Mr Niranjan Garai Arrah Kaliganj, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	 28/09/2022	 28/09/2022	 28/09/2022
Identifier Of Mr A P Ambrose, Mrs Provati Ambrose, Mr Avijit Maji			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr A P Ambrose	Dharmik Properties-3 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Provati Ambrose	Dharmik Properties-2 Dec

On 28-09-2022

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

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

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

Presented for registration at 12:43 hrs on 28-09-2022, at the Office of the A.D.S.R. DURGAPUR by Mr A P Ambrose Alias Mr A Pankras Ambrose, 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 9,45,000/-

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

Execution is admitted on 28/09/2022 by 1. Mr A P Ambrose, Alias Mr A Pankras Ambrose, Son of Mr Sebastin Ambrose, ARRAH KALIGANJ, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person, 2. Mrs Provati Ambrose, Wife of Mr A P Ambrose, ARRAH KALIGANJ, P.O: ARRAH, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Indetified by Mr Sourav Garai, , , Son of Mr Niranjan Garai, Arrah Kaliganj, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

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

Execution is admitted on 28-09-2022 by Mr Avijit Maji, PARTNER, Dharmik Properties (Partnership Firm), B10/16, Asha Villa, Arrah Kaliganj, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Sourav Garai, , , Son of Mr Niranjan Garai, Arrah Kaliganj, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 8:45AM with Govt. Ref. No: 192022230130456638 on 28-09-2022, Amount Rs: 14/-, Bank: SBI EPay (SBlePay), Ref. No. 9626127088632 on 28-09-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10222, Amount: Rs.5,000.00/-, Date of Purchase: 22/09/2022, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/09/2022 8:45AM with Govt. Ref. No: 192022230130456638 on 28-09-2022, Amount Rs: 10/-, Bank: SBI EPay (SBlePay), Ref. No. 9626127088632 on 28-09-2022, Head of Account 0030-02-103-003-02

Santanu Pal

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

ificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2022, Page from 243411 to 243441
being No 230610648 for the year 2022.



Digitally signed by Santanu Pal
Date: 2022.09.29 17:25:50 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2022/09/29 05:25:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)

বর্ষমান — খতিয়ান নং — ৭২১ [০২১৪১১০]
 মৌজা — কালীগাঁও বেঙ্গ.এল. নং — ১১০ থানা — মিউনিসিপাল

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.০০ একর (৩) মোট দাগের সংখ্যা — ১
 (৪) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম পিতা/স্বামীর ঠিকানা	এ.সানকারগ এমবোড এস. এমবোড এ.বি.এল.টাউনশিপ পেন্ট গ্রেভিয়ার্স	রায়ত	ATTESTED ৫০/৪/১১ ৪/১/০৫ Revenue Officer
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(৭) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৮০৮	বাড়ি		২.৬১	০.০০৯৬	০.০০	২.১১



দাগের মোট সংখ্যা একমাত্র
 Appl. Fee-Rs.10, Authentication Fee: 1 x Rs.10-Rs.10, Total-Rs.20
 ০.০০

ক্রমিক নং: ১৫০
 সন: ১৩৮০
 ০৭০৪২৩০
 ১৩৮০

(১) মূল্য: ০.০০ টাকা
 (২) মূল্যের মোট পরিমাণ: ০.০০
 (৩) মূল্যের আলাদা আলাদা বিবরণ: (০) ০০ (১) মূল্য

প্রার্থী: ~~স্বাধীনতা~~
 পিতা: ~~স্বাধীনতা~~
 ঠিকানা: ~~স্বাধীনতা~~
 মূল্য: ১৫০



ATTESTED
 ১৩/৪/১৩৮০
Revenue Officer

(৭) জমিদারের নিজ দখলী জমি:

নাম নম্বর	জমির শ্রেণী	নামের মোট পরিমাণ একর	নামের মধ্যে অন্য বিধের আংশ	নামের মধ্যে জমি- দারের জমির আংশের পরিমাণ	
				একর	শেঁক
১৫০০	খিদি	১.৬১	০.০০৩৬	০.০৪	



COMPARED AS PER COMPUTER DATA
 24/1/2011

Appl. Fee-Rs. 10, Authentication Fee-Rs. 10-Rs. 10, Total-Rs. 30