



15.12.2021
08:50 PM

पश्चिम बंगाल WEST BENGAL 2002617872/2021

G 698818

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

17/12/21
Addl. District Sub-Registrar

Riyali Banerjee.

Dolly Chatterjee

Form Submitter

DEED OF DEVELOPMENT AGREEMENT

Handwritten signature/initials

This Deed of Agreement is executed on this 15th Day of December 2021 (Two Thousand twenty one).

BETWEEN

Piyali Banerjee
Dolly Chatterjee
Tara Shankar Chatterjee

1. Piyali Banerjee daughter of Lt. Adhirendu Chattopadhyay @ Adhirendu Chatterjee (PAN- BARP8638P) by faith Hindu, by occupation house wife resident of Rup Chand Pandit lane, Purulia, Post office namopara, Police Station Purulia Town, District Purulia, West Bengal, Pin no.723103,
 2. Dolly Chatterjee wife of Lt. Adhirendu Chatterjee (PAN-ARBPC0365J) by faith Hindu, by occupation house wife, resident of Rup Chand Pandit lane, Purulia, Post office namopara, Police Station Purulia Town, District Purulia, West Bengal, Pin no.723103,
 3. Tara Shankar Chatterjee (PAN-ACHPC8220F) son of Lt. Adhirendu Chatterjee (PAN-) by faith Hindu, by occupation business resident of Rup Chand Pandit lane, Purulia, Post office namopara, Police Sation Purulia Town, District Purulia, West Bengal, Pin no.723103,
- hereafter called and referred to as the LAND OWNER(which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assignees etc.) of the FIRST PART.

AND

UDAIPUR DEVELOPER (PAN-AAGFI17242J) a partnership firm registered office at C/O Soumen dutta, Main Road Purulia , near Drug house , at Purulia ,Pin-723101 represented by its partners Manoj Kumar Agarwal (PAN-ACOPA0426A) son of Giridhari Lal Agarwal resident of P.N Ghosh Street behind Drugs House, ward no.14, Post,P.S and Dist. Purulia,723101, West Bengal and;
Soumen Dutta (PAN-AHIPD4284G) son of Swapan Dutta of Sindar Patti, Purulia Municipality ward no.10, Post,P.S and Dist. Purulia,723101, (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors, successors - in - interest and assigns) herein after referred as DEVELOPER of the OTHER PART

WHEREAS the property under R.S. Khatian No. 2316 , being R. S. Plot No. 11549/P class of land Bastu area 11.63 dec. under Mouza Purulia , JI. No. 02, Perg. Chharra under Purulia Town Police Station within Purulia Municipal Ward No.12 Holding no. 116, in the District of Purulia, fully described in the Schedule 1 below of this Deed (for the sake of brevity herein after referred as Schedule 1

Rajali Banerjee
Dolly Chatterjee
Tare-Sankar Chatterjee

property) has been mutated in the name of First party owners as per their mutated share of the land ,which they acquired by way of Inheritance.

AND WHEREAS the OWNERS of the land are desirous to develop the schedule 1 property by raising multi storied building thereon for their benefit.

AND WHEREAS the present owner have intended to develop the schedule land by constructing a multi-storied building thereon and as the present owners have no Infrastructural facilities and lacuna of experiences in the arena of construction work have decided to appoint the developer to develop the same and the developer while coming to know the intention of the owner agreed to develop the property and the owners also agreed with the proposal of the developer and hence this deed of development agreement.

AND WHEREAS the land owners have assured the developer that the said property is free from all encumbrances liens attachment and mortgage of any nature what so ever and has the owner in peaceful possession of the said property. The owners have assured the developers that they have marketable and saleable right and title over and above the schedule 1 property.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS :-

1. That the first party/landowners delivered peaceful possession of the schedule-1 property to the second party/developer in the execution of deed of development agreement to the second party developer for the purpose of development and construction of multistoried building consisting of residential independents flats / apartment and commercial unit and the second party developers shall accordingly take over possession of the land in question for the aforesaid purpose.
2. That the first party/land owners has fully assured the developer that the land in question is free from all kinds of encumbrances, charges, liens, attachment and encroachment, mortgage etc. and there is no notice of the proposed multistoried building or buildings thereon and also there is no objection or hindrance of obstacles in obtaining approval and sanctioned plan for construction of multistoried building/apartment from the competent authorities.

Riyah Banerjee
Dolly Chatterjee
Tanya Sankar Chatterjee

3. That the first party/land owners further assured the developer that apart from them no one else is/are entitled to or has/have any right and interest over the schedule-1 property or any part thereof either as a partner or as the co-shares and co-partner in joint family or otherwise the first party/land owners are not the benamdar trustee for any one in respect of the schedule - 1 property and the first party / landowners are fully entitled to transfer, convey, dispose and alienate the property in any manner to any one as he/she/they think/s proper and fit his/her/their own and sole discretion.
4. That the first party/land owner also assured the developer that the developer will be in no manner liable for any of the outgoing and outstanding dues relate into the schedule land for the period prior to execution of this deed of development agreement and the same shall be sole liability and responsibility of first party/land owner only.
5. That the second party/ developer do all acts and deeds matters thinks, necessary for relating to the development and construction of proposed multistoried building apartment consisting of building apartment consisting of independent residential flats, garage, parking space, commercial unit etc. in general only on specific reliefs written hereunder :-
6. The reliefs have been given by the first party / developer as follows :-
To prepare, or revise the building plans of the proposed Multi-storied building on the land in question and to process submit the same approval and sanction from the competent authority Concerned in this name or either in the name of the land owner at the cost and expenses of developer.
 - a) To appoint technical person, architects, engineers, constructors etc. and managerial personals for development and construction of the proposed multistoried building and for allied jobs as may be deemed necessary for the purpose.
 - b) To make application in the concerned authorities in the name of the first party/land owner in the name for sites.
7. That the first party/land owner and Developer are entitled to get the constructed area of the multistoried building constructed by the developer through their own finance as per owner allocation and developer allocation mentioned in below of this deed.

Piyali Banerjee
Dolly Chatterjee.
Tarashankar Chatterjee.

8. OWNERS ALLOCATION :

After construction of the building the land owner no.1 Piyali Banerjee shall be entitled to get one complete Flat in any floor measuring an area more or less 1034 sq. ft. super built up area and one car Parking space in ground floor measuring an area 100 sq. ft. of the building , AND land owner no.2 Dolly Chatterjee shall be entitled to get one complete Flat in any floor measuring an area more or less 800 sq. ft. super built up area AND land owner no.3 Tarashankar Chatterjee shall be entitled to get more or less 2000 sq. ft. super built up area (residential Flat) and one car parking or shop room in ground floor of the building from the total finished construction super built up area front to back proportionally .

9. DEVELOPER ALLOCATION,

a) That developer will be entitled to get rest total super built up area from Basement floor to top floor of the building, after deducting the said owners allocation .

It is mentioned here that,

- i. If the FIRST PARTY / LAND OWNER will get more space mentioned in the owner's allocation constructed area (super built up), in that case, they will pay @ INR Rs. 1100.00 per square feet (super built up area) to the DEVELOPER at the time of transfer, and similarly if the FIRST PARTY / LAND OWNER will get less than owner allocation super built up area, then the DEVELOPER shall be bound to pay @ Rs. 1100.00 per sq.ft. (Super built up area) to the FIRST PARTY / LAND OWNER of this deed at the time of transfer.
- ii. That sketch map will be a part of this deed for the purpose of disposition of the various units viz. Commercial Unit/ Flats/ Unit designations, etc. of the building after sanction building plan of the project.
- iii. The OWNER'S allocated area will be the exclusive share of the OWNER in which the DEVELOPERS and/or their legal heirs, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid will not be tenable or valid. Similarly, the DEVELOPERS allocated portion will be their exclusive share unconcern with the OWNER in which the OWNER and/or their legal heirs, nominees, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid will not be tenable or valid. After obtaining the sanction plan the OWNER and DEVELOPER shall jointly and mutually demarcate their own share on

Piyahi Desai
Polly Chatterjee
Tara Shankar Chatterjee

the sanctioned plan of the said proposed building as OWNER'S ALLOCATION and after such demarcation the balance portion of the proposed building will be treated as DEVELOPER'S ALLOCATION. Over the top roof of the aforesaid proposed multistoried building the DEVELOPER and the OWNERS will have the right in accordance with their proportionate share along with the parapet wall . It is further agreed and decided that the DEVELOPERS shall deliver the OWNERS ALLOCATION of the full and complete to the OWNER free of cost, charge and encumbrances.

- iv. In the event of sale process on the OWNERS ALLOCATION, the OWNER will execute such deeds in OWNER ALLOCATION as the owners shall be exclusively entitled to their own allocation having valid right, title, interest, ownership, etc. over its own allocation and the owners can sell, transfer, lease, let out etc. to any intending person at their own discretion.
- v. The DEVELOPERS shall be exclusively entitled to DEVELOPER'S ALLOCATION only having valid right, title, interest there in as per this agreement with exclusive right to enter into agreement for sale, transfer, let out, lease, license over the same. If the DEVELOPERS intended to transfer their allocation in part or full by way of sale or any deed of conveyance to any intending buyer or purchaser then no prior consent from the OWNER is required to the effect. The DEVELOPERS may be entitled to take advance from the intending purchaser of their own allocation and they are allowed and/or to be permitted to execute and register sale deed in respect of their own allocation. The DEVELOPERS as per their own discretion will be entitled to write or deliver possession of their allocated portion partly or wholly to any person or any such intending buyer, transferee, lease, tenant etc. and no prior consent of the OWNERS is required to that effect and this agreement by itself be deemed to be and treated as the consent of both the parties. At the request of the DEVELOPERS, the OWNER shall give power through the registered deed of power of attorney to the DEVELOPERS allocated portion having power to enter into an agreement for sale, lease, license, gift or any such other purpose and also having right to receive the money against that deed or the consideration money.
- vi. It is hereby further agreed that on completion of OWNER allocated portion, the DEVELOPERS in writing, request the OWNER to take possession of their allocated portion. If any dispute arises in between the parties regarding their allocation as

Pugali Banerjee
Dolly Chatterjee
Ravi Shankar Chatterjee

stated in this deed the matter should be referred to the Arbitrator within a reasonable time from the occurrence of such dispute.

The owners allocated area will be the exclusive share of the owners in which the developers and or their legal heirs, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be tenable or valid. The developers allocated portion will be their exclusive share unconcern with the owner in which the owner and/or their legal heirs, nominees, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be tenable or valid.

It is further agreed and decided that the developers shall deliver the owners allocation of the full and complete to the owner free of cost. The developers shall be exclusively entitled to developer's allocation only having valid right title interest therein as per this agreement with exclusive right to enter into agreement for sale, transfer, letout, lease, license, mortgage, over the same but in the event of sale process of this deed will execute such deeds but the developers may take advance from the intending purchasers and the owners in no way may execute and register any sale deed in respect of their share. The owner shall be exclusively entitled to their own allocation having valid right, title, interest, ownership etc. over its own allocation and the owner can sell, transfer, lease, letout, mortgage etc. to any intending person/persons at her own discretion and in the event of developers allocation, if the developers intended to transfer their allocation in part or full by way of sale or any deed of conveyance to any intending buyer or purchaser then no prior consent from the owner is required to the effect. The developers may be entitled to take advance from the intending purchaser of their own allocation and they are allowed and/or to be permitted to execute and register sale deed in respect of their own allocation without taking the consent in writing from the owners. The developers as per their own discretion will be entitled to written or deliver possession of their allocated portion partly or wholly to any person or any such intending buyer, transferee, lease, tenant etc. and no further consent of the owners is required to that effect and this agreement by itself be deemed to be and treated as the consent of both the parties. At the request of the developers the owners shall give power through the registered deed of power of attorney to the developers allocated portion having power to enter into an agreement for sale, lease, license, gift or any such other purpose and also having right to receive and received the money against that deed or the consideration money. It is hereby further agreed that on completion of owners

Piyali Banerjee
Dolal Banerjee
Tata Smaraka Club

allocated portion the developers either verbally or in written request the owners to take possession of their allocated portion.

10. That the DEVELOPER having financial resources at their disposal shall at its own costs and expenses provide all bricks cement, stones tiles slates lime iron timber and glass and all other materials of standard quality for the purpose of completing the said building according to the plan and shall entirely bear all expenses to be incurred payment of labor and other charges.

11. That the OWNER shall render all moral assistance to the DEVELOPER during the period of construction to facilitate the smooth carrying out of the aforesaid construction work uninterruptedly.

12. That the OWNER shall not be liable and responsible in case the DEVELOPER fails to comply with any statutory rules and regulations in respect of the construction and allied works or deviate from the sanctioned plan issued by the Purulia Municipality/appropriate authority in respect of Construction of the said flat of the buildings at the said premises.

13. That the DEVELOPER shall receive all amounts and/or sale proceeds from the intending purchasers for booking and/or allotments of flats in respect of their allocated portion and shall execute valid noted receipts for the same on its own account without making the OWNER liable and responsible for the same in any form or in any manner whatsoever.

14. That the OWNER hereby undertakes not to raise any objection or create any irrelevant interference or interruption during the period of this agreement and while the DEVELOPER shall be lawfully going on with the works of construction in proper manner with standard materials mentioned in below.

15. That the OWNER undertakes as to sign on all papers or documents required for modification or specification in the plan for facilitating the lawful and proper construction and will have no right to raise any objection in this matter.

16. That it is hereby recorded that the DEVELOPER shall have the right to sell and / or transfer their allocated portion in the proposed building to any intending

Prachi Boveriya
Dolly Chatterjee
Teena Swarnkar Chatterjee

purchaser or purchasers and will be entitled to enter into agreements for sale of those flats at price to be entirely settled by the DEVELOPER and will receive advance money from the intending purchaser or purchasers on their own account and will sign or all relevant agreements including memo or consideration and to grant proper and valid receipt thereof.

17. That the parties hereto have entered into this agreement purely for the purpose of construction at the Schedule land and nothing contained herein shall be deemed to the construct as partnership between the parties in any manner whatsoever.

18. That the DEVELOPER shall lawfully complete the entire construction and allied work within the time limit of 03 years (Three years) from the date of availability of Sanctioned plan. The DEVELOPER may be further allotted a grace period of 06 (six) months and within which time it shall compulsorily complete the entire construction process. If within stipulated time the developer fails to deliver the owner allocation portion, then the developers will be liable to provide bank interest for the owner allocation portion as per norms.

19. Notwithstanding anything contained in above clause 18 with regards to time limit the same can reasonably be extended in case of any calamity or natural disaster beyond the control of the DEVELOPER.

20. That If the DEVELOPER performs its part of the contract to the satisfactory of the owner then the OWNERS shall have no right to cancel this agreement under any circumstances whatsoever and the term conditions stipulations and restriction contained herein shall be binding upon all the heirs/successors of the OWNERS in case of his/her death.

21. That either of the Parties shall not be entitle to sign and /or transfer this agreement to any other person firm/ or corporation body.

22. That the DEVELOPER shall take all necessary permission from each and every department including Income Tax Department under the provisions of Income Tax Act. at his own cost and expenses. The owner of the land and

Piyali Banerjee
Polly Chatterjee
Tina Shankar Chatterjee

developers shall be liable for payments of any tax or taxes in respect of their allocated portion and construction after completion of the new building.

23. That the developers complete the building as per schedule -2 of this deed.

24. That the OWNER hereby agree and confirm that the OWNER herein shall execute and convey all such deeds, documents, conveyance without any objection in favour of the intending or prospective purchaser/purchasers in respect of allocated portion of DEVELOPER by presenting herself .

25. That for the purpose of enabling the DEVELOPER to construct the said building on the land of the said premises and to complete the construction thereof, the OWNER will execute power of attorney in favour of the DEVELOPER or any of the partner to do all necessary acts of construction of building as well as for entering into agreements for sale relating to sell of those flats in the proposed building such power of attorney shall be irrevocable to the extent of proper fulfillment all the papers and terms & conditions stated herein by the OWNER.

26. That the OWNER will pay arrears of municipal taxes in respect of the Schedule land up to the date of obtaining building plan from the Purulia municipality and thereafter DEVELOPER will pay the taxes during period of contract on completion of the said proposed building at the said land the taxes and other statutory imposition shall be proportionately shared between the purchasers and/or as per allocation of OWNER and DEVELOPER.

27. That if before completion of the construction but after the construction is made or raised or is in progress the said property or any part thereof is effected by any notice or notices of requisition or assignment of the government or any public body and is intended so to be acquired by the government or any public body for public purpose at any time, then the DEVELOPER will at his option, shall be entitled to resigned this agreement and in that case, the OWNER shall bound to pay all types of cost of construction to the DEVELOPER if the OWNER receive any amount for such construction from the authority concern and if any land dispute shall arise in respect of the schedule land where the building in question has

Prachi Praveen
Dolly Chatterjee
Tania Swastika Chatterjee

been constructed in such case owner of the land will be responsible and bound to give compensation to the developers.

28. That the OWNER agree to indemnify the DEVELOPER against all actions, suits, proceedings and claims that may arise out of the title of the OWNER over the said property.

29. That either of the Parties shall not be entitle to sign and /or transfer this agreement to any other person firm/ or corporation body.

30. That the DEVELOPER shall take all necessary permission from each and every department including Income Tax Department under the provisions of Income Tax Act. at his own cost and expenses and the parties shall be liable for payments of taxes in respect of their allocated portion and construction after completion of the new building.

31. That the OWNER hereby agree and confirm that the OWNER herein shall execute and convey all such deeds, documents, conveyance without any objection in favour of the intending or prospective purchaser/purchasers in respect of allocated portion of DEVELOPER by presenting himself .

32. That the DEVELOPER shall at his own cost and expense and without creating any financial or other liability of the OWNER, construct and complete the building and various unit and /or apartments therein in accordance with building plan/ revised building plan.

33. That the DEVELOPER before entering into the Schedule property for developing the property by erecting building therein, shall make proper arrangement and shall take all necessary steps to that effect. It is specifically mentioned here that both the parties mutually and voluntarily agreed that neither of the parties is Consumer of the other and either of the parties of this Deed shall not be entitled to lay their claim/ grievances being the Consumer of other.

34. That it is hereby mutually agreed and decided that if any dispute crops up in between the OWNERS and DEVELOPER, in that event dispute to be sent for

Poochi Poochi
Dolly Chatterjee
Poochi Poochi

arbitration for settlement and/or decision before the Arbitrator and the decision of the Arbitrator will be final. It is specifically agreed and decided by the parties that unless process of arbitration is exhausted neither party is entitled to take shelter to the Civil Court and/or Tribunal for decision or settlement of dispute. It is further agreed and decided that body of three persons will constitute the board of Arbitration. One Member of the board will be selected by the OWNER, other Member of the board will be selected by the DEVELOPER and those two Members of the board will select a person as President. In case of difference of opinion between the Members, the decision of the President shall be final. The board of Arbitrators shall have exclusive jurisdiction and authority to decide all the disputes and litigations relating to this agreement and they also hold and possess exclusive jurisdiction and authority to decide all the disputes and litigations in the manner, which they deem just, fit and proper. The Board of Arbitrators will act by applying the rule of natural justice and good conscious.

35. That the OWNERS hereby declare -

(a) That the OWNERS are entitled to enter into this agreement with the DEVELOPER and they have full right and absolute authority to sign and execute the same.

(b) That the OWNER shall not agree, commit or contract or entered into any agreement for sale or lease of the schedule property or any part thereof to any person or persons other than the DEVELOPER and that he/she has not created any mortgage, charge or any other encumbrances on the Schedule property as mentioned till this date of Agreement and also will not enter in to such agreement so long the agreement will be in existence. It is mentioned here that the original deeds and documents of the schedule land shall be kept in the office of the DEVELOPER.

(c) That the OWNER has not done any act, deed, matter or thing whereby or by reason whereof, the development of the schedule property and/or any part of the same may be prevented or affected in any manner whatsoever.

38. That it is decided by the parties that owners shall be bound to pay the service taxes or any other taxes and installation of transformer and generator installation charges and Society security charges to the developer of this deed for

Puruli Purulias
Dolly Chattopadhyay
Dolly Chattopadhyay

owner's allocation ,and if owners shall sell or gift in favour of any third party purchaser or purchasers and or done ,the purchaser or donee shall be bound to pay the taxes or any other taxes and transformer and generator installation charges and Society security charges to the developer of this deed.

39. That It is decided by the parties that owners shall be bound to pay the maintenance charges of the building after receiving complete possession of the Flat.

40. That owners of the land shall be bound to pay GST or other taxes in respect of their own owners allocation.

Jurisdiction

All courts within the limit of the Purulia shall have the jurisdiction to entertain and determined all actions, suits and proceeding arising out of this present between the parties.

SCHEDULE:-1

Dist-Purulia, Police Station Purulia Town ,Additional District Sub register office Purulia, J.L no.292/2,under mouza Purulia Under Purulia Municipality ward no.12, In C/W holding no.116 ,R.S Khatain no. 2316, R.S plot no.11549, area 11.63 decimal, or 07 katha 08 sq.ft. (more or less)Bounded by

North : Rasta

South : Part R.S Plot 11551,11549/P

East : Part R.S Plot 11547,11548/p

West : Part R.S Plot 11554,11553,11552/p

SCHEDULE - 2

FOUNDATION : R.C.C. column foundation and framed structure based on individual columns from Basement to Top Floor.

WALL : 8", 5", 3" Thick Brick work for outside wall and 3" thick brick work for all inside wall.

Prachi Parvathi
Dolly Chatterjee
Tara Sankar Chatterjee

PLASTERING : Sand cement Mortar Plaster on inside and outside walls, ceiling etc.

DOORS : Wooden frames with general quality of local wood and commercial flush door for shutters on standard size fitting with handle and one house hold, for each main door and standard fitting of each of the inside flush door. The PVC frame with patta will be fitted with in each kitchen, toilet .

WINDOWS : Aluminum section windows including glass of 3 mm thick and M. S. Grill.

TOILET : Floor Tiles and Wall Tiles for dado upto 5'-0" height finished with local glaze tiles and one Indian type water close white local Anglow Indian commod for single toilet and one English type white local commode only for WC including PVC low down white local cistem, two CP Bib Cock point hot & cold, one CP shower point shall be provided in one toilet.

FLOORING : All floors will be Floor Tiles finish.

DINING / DRAWING : One white local wash basin.

KITCHEN : Cooking slab / bench will be fitted with Kodappa or Marbles with 2' wide wall over the cooking slab will be finished with Wall tiles.

PLUMBING AND SANITATION : PVC pipe to be used for outer and inner water connection as concealed works and PVC Hi-density sanitary pipes and Fittings will be provided.

ELECTRICAL WORKS : All wiring will be concealed or half concealed upto two light, one fan and one 5 amp plug points in each bed room and one light and one Exhaust fan points in each kitchen and two light, one fan, one 5 / 15 amp plug in each Drawing-cum-dining room and one light point in each Toilet will be provided.

PAINTING : Plaster of parish will be provided on Inner side walls and ceiling of flats and to the outer walls of the building will be finished with snowcem.

Riyahi Banerjee
Dolly Chatterjee
1988-2000-2001-2002

WATER SUPPLY ARRANGEMENT: The main source of water will be from deep-tube-well. Suitable size over head tank will be constructed on the roof. A pump also be fitted to lift the water from ground to over head tank. A good network of pipe lines will be distributed to all the flats.

ROOF: The roof of the building will be finished with water and proofing Grey Citu Mosaic.

LIFT: The lobby of the floor common area and lift facility available.

Note :- Signature with photo and fingers print of the parties are affixed on the specimen copy annexed with this Deed.

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

Scribe - The Deed has been drafted as per instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writings of this Deed, put their respective signature and Fingers impression by their own hand and fingers.

Witnesses

- 1. Milon Ghosal
- Souham Ghosal
- Rampada colony
- Purulia

- 1. Riyahi Banerjee
- 2. Dolly Chatterjee
- 3. Tara Shankar Chatterjee

Signature of the OWNERS

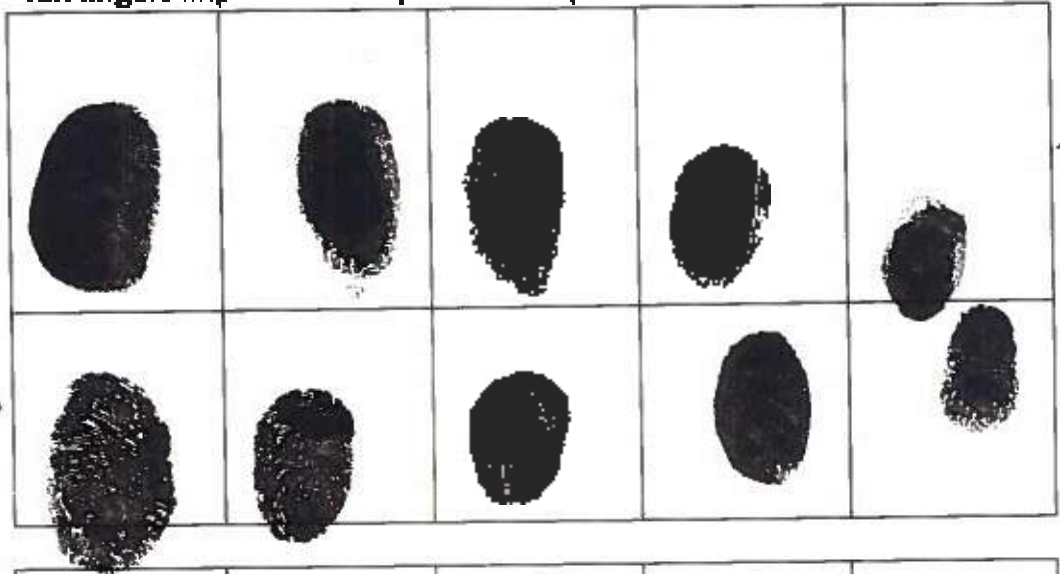
- 1. Manoj Kumar Aganwal
- 2. Soumen Dutta
- 2. Ramu Das
- Purulia

Drafted by
 Kumaresh Meheta (Deed writer)
 Kumakesh Meheta
 icx0-129/2022

Ten fingers Impression and photo of the parties



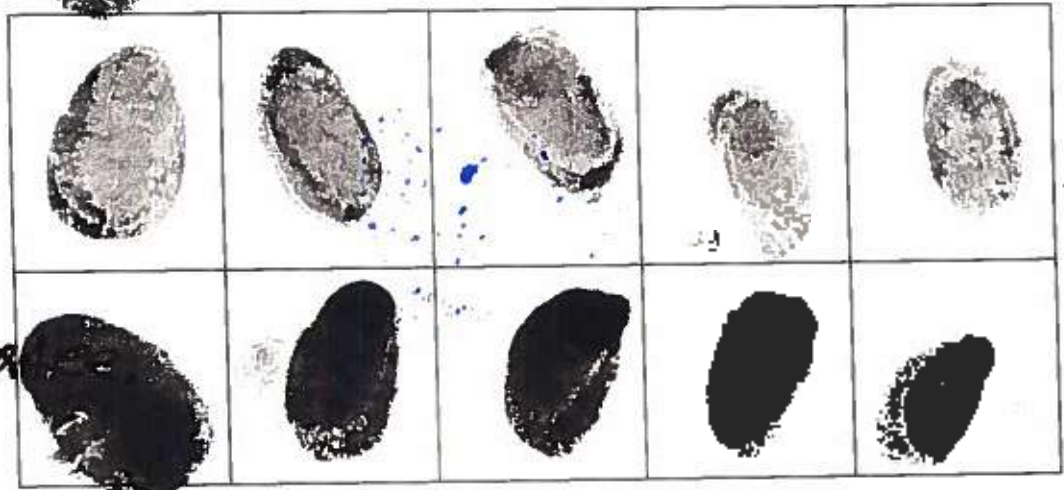
Poojhi Banerjee



Poojhi Banerjee



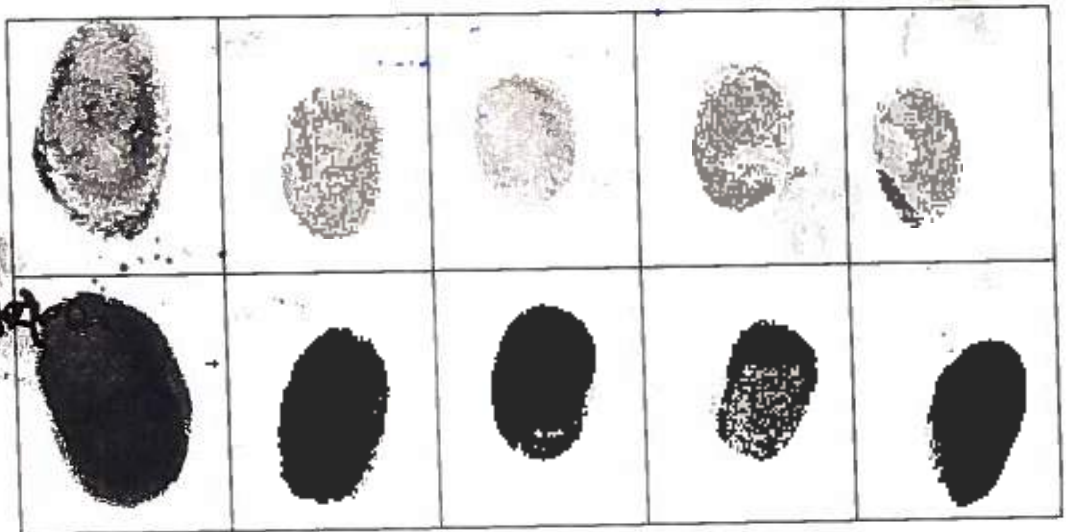
Didi Chatterjee



Didi Chatterjee



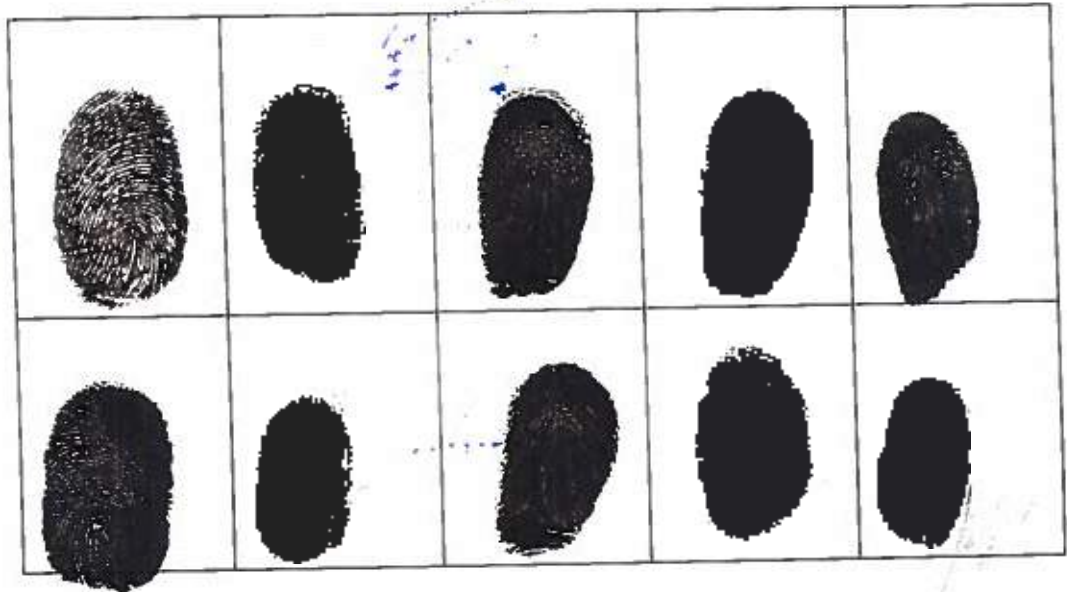
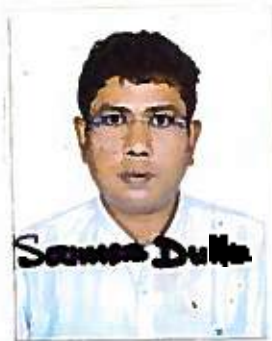
Tanu Shankar Chatterjee



Tanu Shankar Chatterjee



Manoj Kumar Aggarwal.



Soumarz Datta.









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.B.R. PURULIA, District Name :Purulia

Signature / LTI Sheet of Query No/Year 14022002617872/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs PIYALI BANERJEE RUPCHAND PANDIT LANE, City:- Purulia, P.O:- NAMOPARA, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103	Land Lord			<i>Piyali Banerjee</i>
2	Mrs DOLLY CHATTERJEE RUPCHAND PANDIT LANE, City:- Purulia, P.O:- NAMOPARA, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103	Land Lord			<i>Dolly Chatterjee</i>
3	Mr TARA SHANKAR CHATTERJEE RUPCHAND PANDIT LANE, City:- Purulia, P.O:- NAMOPARA, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723103	Land Lord			<i>Tara Shankar Chatterjee 15/12/2021</i>

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr MANOJ KUMAR AGARWAL, P.N GHOSH STREET, BEHIND DRUG HOUSE, WARD - 14, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Representative of Developer [UDAIPUR DEVELOPER]			Manoj Kumar Agarwal. 15/12/2021
5	Mr SOUMEN DUTTA SINDARPATTY, WARD NO. 10, City:- Purulia, P.O:- PURULIA, P.S:- Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101	Representative of Developer [UDAIPUR DEVELOPER]			Soumen Dutta 15/12/21
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr MILON GHOSHAL Son of Mr UTTAM GHOSHAL RAMPADO COLONY, City:- Purulia, P.O:- PURULIA, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101	Mrs PIYALI BANERJEE, Mrs DOLLY CHATTERJEE, Mr TARA SHANKAR CHATTERJEE, Mr MANOJ KUMAR AGARWAL, Mr SOUMEN DUTTA			Milon Ghoshal 15.12.2021

(Signature)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 PURULIA
 Purulia, West Bengal



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

नोंदण्डन क्रमांक / Enrolment No.: 2719/83109/46904

Download Date: 17/01/2019

To
 सौ. प्रिया बनेरजे
 Piyali Banerjee
 W/O KALYAN KUMAR BANERJEE
 180 NEW SITARAMDEGA AGRICO JAMSHEDPUR
 INFORMANT OF AXIS BANK ATM COUNTER
 Agrico
 Agrico
 East Singhbhum Jharkhand - 831009
 6200110853

Issue Date: 23/1/2019

Signature valid



आपका आधार क्रमांक / Your Aadhaar No.:

3549 2953 2536
 VID: 9107 3362 9480 3718

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 17/01/2019



सौ. प्रिया बनेरजे
 Piyali Banerjee
 वनम सौ. (DOB: 06/11/1982)
 महिला FEMALE

Issue Date: 23/1/2019

3549 2953 2536
 VID: 9107 3362 9480 3718

मेरा आधार, मेरी पहचान

Piyali Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

PIYALI BANERJEE

ADHIRENDU CHATTOPADHYAY

05/11/1982

Permanent Account Number

BARPB8538P

Piyali Banerjee

Signature



Piyali Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT
DOLLY CHATTERJEE



भारत सरकार
GOVT. OF INDIA

BAIDYANATH MUKHERJEE

06/10/1995

Passport Account Number
ARSPC0365J

Dolly Chatterjee.

Signature







11/00/01

Dolly Chatterjee.


Government of India
শ্রীমতী চট্টোপাধ্যায়ী
Dolly Chatterjee
পতি - অক্ষয়চন্দ্র চট্টোপাধ্যায়ী
Husband - Ashwendu Chatterjee
জন্ম তারিখ / DOB: 15/03/1946
লিঙ্গ / Female
4603 3168 2974

আধার - সাধারণ মানুষের অধিকার


Unique Identification Authority of India
বিকল্প: / অক্ষয়চন্দ্র চট্টোপাধ্যায়ী
আব. পি. পল্লী ১০৯
মুর্শিদাবাদ মেইনস্ট্রীট ওয়ার্ড ১২
কুর্চলিয়া ১, নন্দনগঞ্জ, মুর্শিদাবাদ
পশ্চিম বেঙ্গল
Address: W/O: Ashwendu
Chatterjee, R.C. PANDIT
LANE, PURULIA
MUNICIPALITY WARD 12,
Purulia - 743002, West Bengal,
723103
4603 3168 2974

৯৮৭
১৯৯৯ ১৯৯৯

mha@nic.gov.in

www.uidai.gov.in

Dolly Chatterjee.

PERMANENT ACCOUNT NUMBER

ACHPC8220F



NAME
TARA SHANKAR CHATTERJEE

FATHER'S NAME
ADHIRENDU CHATTERJEE

DATE OF BIRTH
17-01-1967

SIGNATURE

Tara Shankar Chatterjee

Signature



17-01-2000

COMMISSIONER OF INCOME TAX, W.D. - XI

Tara Shankar Chatterjee.


भारत सरकार
Government of India
 Unique Identification Authority of India
 Unique Identification Number: 4727 5387 2159
 Name: Anshendu Chatterjee
 Address: Anshendu Chatterjee
 Date of Birth: 03/05/1987
 Gender: MALE


आधार - साधारण मानुषेअ अधिकार


भारत सरकार
Unique Identification Authority of India
 Unique Identification Number: 4727 5387 2159
 Name: Anshendu Chatterjee
 Address: Anshendu Chatterjee
 Date of Birth: 03/05/1987
 Gender: MALE


4727 5387 2159





Anshendu Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

संबंधी लेखा संख्या कार्ड
Parliament Account Number Card

AAGFU7242J

नाम / Name
UDAI PUR DEVELOPER

निष्पन्न/प्राप्त की तारीख
Date of Issue/Received Certificate
27/01/2021



4402421

Manoj Kumar Aggarwal

Soumya Datta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANOJ KUMAR AGARWAL

GURDHARI LAL AGARWAL

10/08/1971

Permanent Account Number

ACDPAM26A

Manoj Kumar Agarwal

Signature



11/08/2017

Manoj Kumar Agarwal



ভারত সরকার
Government of India

মনোজ কুমার আগরওয়াল
Manoj Kumar Agarwal
পিতা : গিরিশাশী শ্যাম আগরওয়াল
Father: Girishaji Sham Agarwal
অফিসিয়াল ডিওবি আইডি: 721401
পুংসব / Male



4462 5232 9587

আধার - সাধারণ মানুষের অধিকার



ভারতীয় নিম্নলিখিত পরিচয়
Unique Identification Authority of India

ঠিকানা:
এস/ড: গিরিশাশী শ্যাম
আগরওয়াল, পি.এম গোল্ড স্ট্রিট,
বিহারি গুলা হাউস, এমটি নং:
14, পুরাণিয়া (1ম), পুরাণিয়া,
পূর্ববঙ্গ, পিন কোড 721401

Address:
S/O Girishaji Sham Agarwal P.M
GHOSH STREET, BEHARI
DRUG HOUSE, WARD NO 01
Puranyia I, Puranyia Puruka
West Bengal 721401

4462 5232 9587



192
800 300 1947



help@uidai.gov.in



MHA
Ministry of Home Affairs

Manoj Kumar Agarwal

ভারত সরকার
Government of India
Soumen Dutta
Father: SHANU DUTTA
Aadhaar UID NUMBER
4831 4489 6036



आधार - साधारण मानुषेअर अधिकार

ভারত সরকার
Government of India
Soumen Dutta
Father: SHANU DUTTA
Aadhaar UID NUMBER
4831 4489 6036



Soumen Dutta

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सोमेश दुट्टा
SOMESH DUTTA

07/06/1978
Permanent Account Number
AHPD4284G

Somesh Dutta
Signature



4
Somesh Dutta



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

সনিকারিত আইডি নং / Enrollment No.: 105B197D54U2E00

To
 মিলন গোস্বামী
 মিলন গোস্বামী
 S/O: Uttam Ghosal
 RAMPADIA COLONY
 NAMBADA
 PURULIA MUNICIPALITY WARD no 12
 Purulia - I
 Nambada Purulia
 West Bengal - 723103

07/03/2014



64B11078014F7

01107901



আপনার আধার সংখ্যা / Your Aadhaar No.:

9054 2955 5834

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



মিলন গোস্বামী
 Milon Ghosal
 পিতা: উত্তম গোস্বামী
 Father: UTTAM GHOSAL

সনিকারিত আইডি নং / Enrollment No.: 23AM19564
 পুরুষ / Male

9054 2955 5834



আধার - সাধারণ মানুষের অধিকার

Milon Ghosal |
 S/O Uttam Ghosal
 Rampada colony
 Purulia

Major Information of the Deed

Deed No :	I-1402-06276/2021	Date of Registration	17/12/2021
Query No / Year	1402-2002617872/2021	Office where deed is registered	
Query Date	14/12/2021 2:22:59 PM	1402-2002617872/2021	
Applicant Name, Address & Other Details	KUMARESH MEHETA BHUL, Thana : Purulia Mufassil, District : Purulia, WEST BENGAL, PIN - 723101. Mobile No. : 7903814619, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 56,78,347/-		
Stampduty Paid(SD)	Registration Fee.Paid		
Rs. 7,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Rupchand Pandit Lane, Mouza: Purulia-(002), Ward No: 12 JI No: 2, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-11549 (RS :-)	LR-2316	Basu	Basu	11.63 Dec	10,00,000/-	56,78,347/-	Property is on Road
Grand Total :					11.63Dec	10,00,000 /-	56,78,347 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs PIYALI BANERJEE (Presentant) Daughter of Late ADHIRENDU CHATTOPADHYAYRUPCHAND PANDIT LANE, City:- Purulia, P.O:- NAMOPARA P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:-723103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Pvt. Residence
2	Mrs DOLLY CHATTERJEE Wife of Late ADHIRENDU CHATTOPADHYAYRUPCHAND PANDIT LANE, City:- Purulia, P.O:- NAMOPARA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:-723103 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2021 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Pvt. Residence

3 **Mr TARA SHANKAR CHATTERJEE**
 Son of Late ADHIRENDU CHATTOPADHYAYRUPCHAND PANDIT LANE, City:- Purulia, P.O:- NAMOPARA,
 P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:-723103 Sex: Male, By Caste: Hindu, Occupation:
 Business, Citizen of: India, PAN No.:: ACxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual,
 Executed by: Self, Date of Execution: 15/12/2021
 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution:
 15/12/2021
 , Admitted by: Self, Date of Admission: 15/12/2021 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	UDAIPUR DEVELOPER C/O SOUMEN DUTTA, MAIN ROAD PURULIA, NEAR DRUG HOUSE, City:- Purulia, P.O:- PURULIA, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, PAN No.:: AAxxxxxx2J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MANOJ KUMAR AGARWAL Son of Mr GIRIDHARI LAL AGARWAL P.N GHOSH STREET, BEHIND DRUG HOUSE, WARD -14, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UDAIPUR DEVELOPER (as)
2	Mr SOUMEN DUTTA Son of Mr SWAPAN DUTTASINDARPATTY, WARD NO. 10, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Cilizen of: India, , PAN No.:: AHxxxxxx4G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UDAIPUR DEVELOPER (as)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MILON GHOSHAL Son of Mr UTTAM GHOSHAL RAMPADO COLONY, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723101			
Identifier Of Mrs PIYALI BANERJEE, Mrs DOLLY CHATTERJEE, Mr TARA SHANKAR CHATTERJEE, Mr MANOJ KUMAR AGARWAL, Mr SOUMEN DUTTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs PIYALI BANERJEE	UDAIPUR DEVELOPER-2.85 Dec
2	Mrs DOLLY CHATTERJEE	UDAIPUR DEVELOPER-2.85 Dec
3	Mr TARA SHANKAR CHATTERJEE	UDAIPUR DEVELOPER-5.93 Dec

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Rupchand Pandil Lane, Mouza: Purulia-(002), ,
Ward No: 12 JI No: 2, Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 11549, LR Khatian No:- 2316		Seller is not the recorded Owner as per Applicant.

24/12/2021 Query No:-14022002617872 / 2021 Deed No :- 140206276 / 2021. Document is digitally signed.

Page 38 of 39

On 15-12-2021

Presentation(Under Section 52 & Rule 22A(3) 48(1),W.B. Registration Rules,1962)

Presented for registration at 20:50 hrs on 15-12-2021, at the Private residence by Mrs PIYALI BANERJEE , 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 56.78,347/-

Admission of Execution (Under Section 56, W.B. Registration Rules, 1962)

Execution is admitted on 15/12/2021 by 1. Mrs PIYALI BANERJEE, Daughter of Late ADHIRENDU CHATTOPADHYAY RUPCHAND PANDIT LANE, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession House wife, 2. Mrs DOLLY CHATTERJEE, Wife of Late ADHIRENDU CHATTOPADHYAY, RUPCHAND PANDIT LANE, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession House wife, 3. Mr TARA SHANKAR CHATTERJEE, Son of Late ADHIRENDU CHATTOPADHYAY, RUPCHAND PANDIT LANE, P.O: NAMOPARA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession Business

Identified by Mr MILON GHOSHAL, , Son of Mr UTTAM GHOSHAL, RAMPADO COLONY, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Others

Admission of Execution (Under Section 56, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 15-12-2021 by Mr MANOJ KUMAR AGARWAL, , UDAIPUR DEVELOPER (Partnership Firm), C/O SOUMEN DUTTA, MAIN ROAD PURULIA, NEAR DRUG HOUSE, City:- Purulia, P.O:- PURULIA, P.S:- Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Identified by Mr MILON GHOSHAL, , Son of Mr UTTAM GHOSHAL, RAMPADO COLONY, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Others

Execution is admitted on 15-12-2021 by Mr SOUMEN DUTTA, , UDAIPUR DEVELOPER (Partnership Firm), C/O SOUMEN DUTTA, MAIN ROAD PURULIA, NEAR DRUG HOUSE, City:- Purulia, P.O:- PURULIA, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Identified by Mr MILON GHOSHAL, , Son of Mr UTTAM GHOSHAL, RAMPADO COLONY, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Others

Ruhul Amin

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA

Purulia, West Bengal

On 17-12-2021

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 : 45 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 4:46AM with Govt. Ref. No: 192021220137051711 on 15-12-2021, Amount Rs: 7/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 507318174 on 15-12-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,000/- and Stamp Duty paid by Stamp Rs 6,000/- by online = Rs 2,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 25163, Amount: Rs.6,000/-, Date of Purchase: 15/12/2021, Vendor name: Dabdas Bhattacharya

2. Stamp: Type: Court Fees, Amount: Rs.10/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/12/2021 4:48AM with Govt. Ref. No: 192021220137051711 on 15-12-2021, Amount Rs: 2,000/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 50731B174 on 15-12-2021, Head of Account 0030-02-103-003-02



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

24/12/2021 Query No:-14022002817872 / 2021 Deed No d - 140206276 / 2021, Document is digitally signed.

Page 38 of 30

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2021, Page from 130879 to 130917
being No 140206276 for the year 2021.



Ruhul Amin

Digitally signed by RUHUL AMIN
Date: 2021.12.24 16:33:53 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 2021/12/24 04:33:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)