



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

L 512549

Handwritten signature and date: 22/11/23



Manoj Kumar Agnawal

Soumen Datta

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

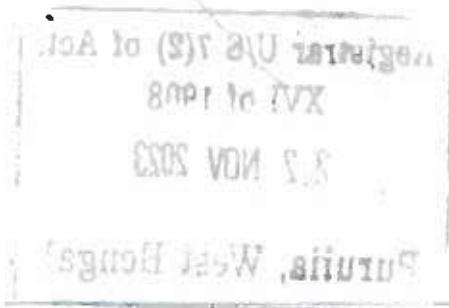
Registration u/s 1(2) of Act. xvi of 1908 Purulia (W.B.)

22/11/23

22/2866023/23

DEED OF DEVELOPMENT AGREEMENT

This Deed of Agreement is executed on this 22nd day of ~~December~~^{NOVEMBER} 2023 in BETWEEN



Manoj Kumar Agnawal

নং 20701 তার 22/11/2023

স্বাক্ষরকৃত শ্রী Manoj Mr. Ajarwal

স্বাক্ষর Purulia

থানা Purulia মূল্য 5000

কৈফিয়ত মূল্যের প্রাপ্ত না থাকায়

নং জোড়া দিয়ে পূরণ করিলাম

Pravash Banerjee

PRAVASH BANERJEE

S.V. Purulia



FIVE THOUSAND RUPEES

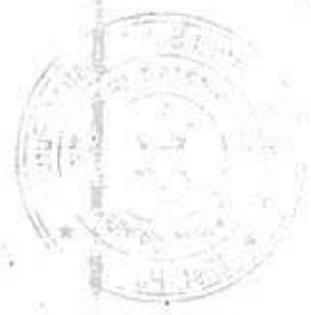
পাঁচ হাজার টাকা

INDIA

পশ্চিমবঙ্গ রাজ্যের পূর্ববঙ্গ অঞ্চল

Vertical text on the left side, possibly a stamp or note.

22/11/23



20701/23

Registrar U/S 7(2) of Act. XVI of 1908
22 NOV 2023
Purulia, West Bengal

Manoj Kumar Agarwal

Soumen Dutta

1. Manoj Kumar Agarwal (PAN-ACOPA0426A) son of Lt. Giridhari Lal Agarwal by faith Hindu, by occupation business ,resident of P.N Ghosh Street behind Drugs House, ward no.14,Post,P.S and Dist. Purulia,723101, West Bengal,
2. Soumen Dutta (PAN-AHIPD4284G) son of Swapan Dutta by faith Hindu, by occupation business, resident of Sindar Patti, Purulia Municipality ward no.10, Post,P.S and Dist. Purulia,723101, hereafter called and referred to as the LAND OWNERS (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-AAGFU7242J) 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 & Aadhaar no.4462 5232 9587) son of Giridhari Lal Agarwal resident of P.N Ghosh Street behing Drugs House, ward no.14,Post,P.S and Dist. Purulia,723101, West Bengal and; **Soumen Dutta (PAN-AHIPD4284G & Aadhaar no.4831 4489 6036)** son of Swapan Dutta resident of Sindar Patti, Purulia Municipality ward no.10, Post office Purulia ,Police Station Purulia and Dist. Purulia,723101, West Bengal (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 OWNERS of the land are absolute owner of the schedule -1 land and they purchased the schedule property from Dilip Kumar Roy Barman and Manjari Biswas by way of a sale deed no.4125 for the year of 2021 registered in the office of ADSR Purulia dated 16/9/2021. After purchasing the schedule-1 land owners of the land mutated the schedule land in their name and paid taxes in their name and now possessing the schedule land with valid right title interest and possession.

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

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AND WHEREAS the present owners has 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 owner 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 owner 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/landowner 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.
3. That the first party/land owner 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

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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 relief's written hereunder :-
6. The relief's 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.
8. **OWNERS ALLOCATION :**
After construction of the building the land owner shall be entitled to get 25% super built up area of the building ,

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9. DEVELOPER ALLOCATION,

- a) That developer will be entitled to get rest total super built up area of the building ground floor to top floor of the building, after deducting the said owner allocation .
- i. It is mentioned here that, 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. 3000.00 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. 3000.00 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 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,

Manoj Kumar Aganwal

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

The owner's 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

Manoj Kumar Aggarwal

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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, let-out, 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, let-out, 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 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.

Manoj Kumar Aggarwal

Satish Kumar Dubey

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 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.

Manoj Kumar Agnihwal

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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 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 .

Manoj Kumar Aggarwal

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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 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.

Manoj Kumar Aganwal

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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 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

Manoj Kumar Aggarwal

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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 OWNERS 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 OWNERS have 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 owner's allocation, and if owners shall sell or gift in favour of any third party purchaser or purchasers and or donee, 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.

Manoj Kumar Aggarwal

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40. That it is mentioned here that the right of roof and parapet of top fifth floor of the building will be owner and developer allocation ,and if developer will construct ant construction in the roof of the building (fifth floor) ,they will be bound to take permission from the land owner.

41. That owners of the land shall be bound to pay GST or other taxes in respect of his own owner's allocation .This deed of agreement can be modified in future for any further requirement.

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

District Purulia, Police Station Purulia Town, Sub -Registration office Purulia, under Mouja Purulia ,JL. No.292/02, Purulia Municipality ward no. 10, in C/W holding no. 96, R.S/L.R khatian no. 3283, LR/ R.S plot no. 13881/13906, class of land Bastu area 04 katha 07 chhatak 29 sq. ft. or 7.40 dec. situated at Old Manbazar Road , Sinddar patty, Purulia, Bounded by in the

North- old Manbazar Road-

South- House of Swapan Das. .

East- Old Manbazar Road .

West- 09 ft. 06 inch wide Road.

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.

Mornoj Kurman Aganwal

Saruman-Dulha

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 palla 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 cistern, 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 up to 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 and A/C point.

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.

Manoj Kumar Aggarwal

Soumen Dutta

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) Somnath Dey
S/o Lt Nimai Ch. Dey
Sindur Pathi, Ranchi.
9376 6992 9365.

2) सिद्धि नंदी
द्वारा सिद्धि नंदी
द्वारा सिद्धि नंदी

Drafted by Soumen Nandi advocate

Typed in my office

Soumen Nandi (Adv)

Manoj Kumar Aggarwal

Soumen Dutta

Signature of the OWNERS

Manoj Kumar Aggarwal

Soumen Dutta

DEVELOPER

UDAIPUR DEVELOPER

PARTNER

E.no. F/275/113 of 2019

Ten fingers impression and photo of the Manoj Kumar Agarwal self and as partner of Udaipur Developer a Partnership Firm.



Manoj Kumar Agarwal

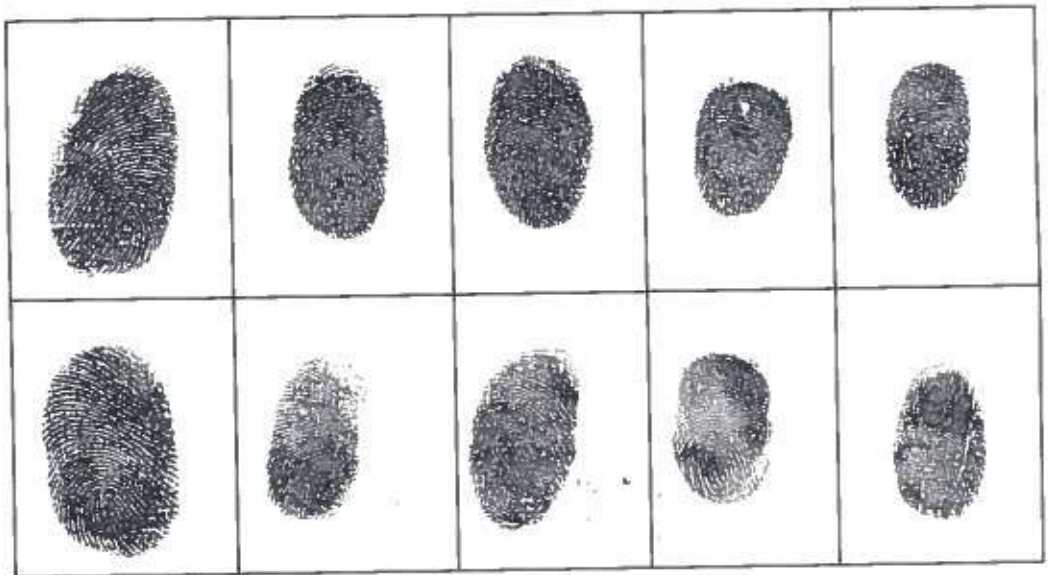


Manoj Kumar Agarwal

Ten fingers impression and photo of the Soumen Dutta self and as partner of Udaipur Developer a Partnership Firm.



Soumen Dutta



Soumen Dutta



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



192023240291673911

GRN Details

GRN: 192023240291673911 Payment Mode: Online Payment
GRN Date: 22/11/2023 15:53:52 Bank/Gateway: State Bank of India
BRN: CKY7424890 BRN Date: 22/11/2023 15:54:48
GRIPS Payment ID: 221120232029167390 Payment Init. Date: 22/11/2023 15:53:52
Payment Status: Successful Payment Ref. No: 2002866023/3/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: MANOJ KUMAR AGARWAL
Address: P.N. GHOSH STREET, WARD NO. 14, PURULIA, P.O.- PURULIA P.S.-
PURULIA TOWN, DIST.- PURULIA, West Bengal, 723101
Mobile: 8100320010
Contact No: 8944886746
Depositor Status: Buyer/Claimants
Query No: 2002866023
Applicant's Name: Mr SOUMEN NANDI
Address: D.S.R. PURULIA
Office Name: D.S.R. PURULIA
Identification No: 2002866023/3/2023
Remarks: Sale, Development Agreement or Construction agreement Payment No 3
Period From (dd/mm/yyyy): 22/11/2023
Period To (dd/mm/yyyy): 22/11/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002866023/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	2002866023/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	46
			Total	2056

IN WORDS: TWO THOUSAND FIFTY SIX ONLY.

Major Information of the Deed




Deed No :	I-1401-05166/2023	Date of Registration	22/11/2023
Query No / Year	1401-2002866023/2023	Office where deed is registered	
Query Date	22/11/2023 12:17:44 PM	D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	SOURMEN NANDI BHAGABANDH PARA, Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 7903814519, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Sel Forth value	Market Value		
Rs. 5,00,000/-	Rs. 55,19,085/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 46/- (Article:E, 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: Old Manbazar Road, Road Zone : (Madhya Bazar - Rail Gate) , Mouza: Purulia-(002), , Ward No: 10, Holding No:96 JI No: 0, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Sel Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-13881/13806 (RS :-)	LR-3283	Commercial	Bastu 4 Katha 7 Chatak 29 Sq Ft	5,00,000/-	55,19,085/-	Property is on Road Adjacent to Metal Road,
Grand Total :				7.3883Dec	5,00,000 /-	55,19,085 /-	

Land Lord Details :



















Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Manoj Kumar Agarwal (Presentant) Son of Mr Girdhari Lal Agarwal Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admision: 22/11/2023 ,Place : Office	 22/11/2023	 Captured LTI 22/11/2023	 22/11/2023
P.N.Ghosh Street, Ward No 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 :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admision: 22/11/2023 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Mr Soumen Dutta Son of Mr Swapan Dutta Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office	 <small>22/11/2023</small>	 Captured <small>LTI 22/11/2023</small>	 <small>22/11/2023</small>
SINDAR PATTI,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, Citizen of: India, PAN No.:: AHxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	UDAIPUR DEVELOPER Main Road Near Drug House Purulia, 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 :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Manoj Kumar Agarwal Son of Late Giridharilal Agarwal Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office </td> <td>  <small>Nov 22 2023 4:16PM</small> </td> <td>  Captured <small>LTI 22/11/2023</small> </td> <td>  <small>22/11/2023</small> </td> </tr> <tr> <td colspan="4"> PN Ghosh Street Ward No 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: 44xxxxxxxx9587 Status : Representative, Representative of : UDAIPUR DEVELOPER (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Manoj Kumar Agarwal Son of Late Giridharilal Agarwal Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 <small>Nov 22 2023 4:16PM</small>	 Captured <small>LTI 22/11/2023</small>	 <small>22/11/2023</small>	PN Ghosh Street Ward No 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: 44xxxxxxxx9587 Status : Representative, Representative of : UDAIPUR DEVELOPER (as PARTNER)			
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somenath Dey Son of Late Nimai Chandra Dey Sindar Patti, City:- Purulla, P.O:- Purulla, P.S:-Purulla Town, District:-Purulla, West Bengal, India, PIN:- 723101		 Captured	
	22/11/2023	22/11/2023	22/11/2023
Identifier Of Mr Manoj Kumar Agarwal, Mr Soumen Dutta, Mr Manoj Kumar Agarwal, Mr Soumen Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Manoj Kumar Agarwal	UDAIPUR DEVELOPER-3.69417 Dec
2	Mr Soumen Dutta	UDAIPUR DEVELOPER-3.69417 Dec

Land Details as per Land Record

District: Purulla, P.S:- Purulla Town, Municipality: PURULLA, Road: Old Manbazar Road, Road Zone : (Madhya Bazar – Rail Gate) , Mouza: Purulla-(002) , Ward No: 10, Holding No:96 JI No: 0, Pin Code : 723101

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 13881/13906, LR Khatian No:- 3263		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 140105166 / 2023

On 22-11-2023

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 15:49 hrs on 22-11-2023, at the Office of the D.S.R. PURULIA by Mr Manoj Kumar Agarwal , 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 55,19,085/-

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

Execution is admitted on 22/11/2023 by 1. Mr Manoj Kumar Agarwal, Son of Mr Giridhari Lal Agarwal, P.N.Ghosh Street,Ward No 14, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business, 2. Mr Soumen Dutta, Son of Mr Swapan Dutta, SINDAR PATTI,WARD NO 10, P.O: PURULIA, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business

Indetified by Mr Somenath Dey, , Son of Late Nimal Chandra Dey, Sindar Patti, 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 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 22-11-2023 by Mr Manoj Kumar Agarwal, PARTNER, UDAIPUR DEVELOPER (Partnership Firm), Main Road Near Drug House Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr Somenath Dey, , Son of Late Nimal Chandra Dey, Sindar Patti, 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 22-11-2023 by Mr Soumen Dutta, PARTNER, UDAIPUR DEVELOPER (Partnership Firm), Main Road Near Drug House Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101

Indetified by Mr Somenath Dey, , Son of Late Nimal Chandra Dey, Sindar Patti, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 46/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2023 3:54PM with Govt. Ref. No: 192023240291673911 on 22-11-2023, Amount Rs: 46/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY7424890 on 22-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,010/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 20701, Amount: Rs.5,000.00/-, Date of Purchase: 22/11/2023, Vendor name: Pravash Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/11/2023 3:54PM with Govt. Ref. No: 192023240291673911 on 22-11-2023, Amount Rs: 2,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY7424890 on 22-11-2023, Head of Account 0030-02-103-003-02



Kaushik Ray
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1401-2023, Page from 89261 to 89284
being No 140105166 for the year 2023.**



Kaushik Ray

Digitally signed by KAUSHIK RAY
Date: 2023.11.23 18:50:40 +05:30
Reason: Digital Signing of Deed.

**(Kaushik Ray) 23/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. PURULIA
West Bengal.**