

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 474047

1-14 p.m
14/12/2021

QNO-2002609906/21

Certified that the document is admitted for registration. The signature sheet and the endorsement sheet (if any) attached with the document are the part of this document.

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 14th DAY OF DECEMBER, 2021

BETWEEN

Additional District Sub-Registrar
Bankura

[Handwritten Signature]
(ASST)

14 DEC 2021

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..... 17.12.2021

..... Chandravati Sengupta

..... Aralinda Nagu

..... Bankura Bank Bankura

..... 5000/- albas my

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Additional District Sub-Registrar
Bankura

Sital Banik
S/o. Sankar Banik
Barai Banch
Nakaijari
Onda.
Bankura 722144

SMT. CHANDRANI SENGUPTA [(PAN NO-BDVPS4020H) (AADHAAR NO-481129220119)] wife of Mr Sourav Sengupta by faith Hindu, by nationality Indian, by Profession Business, resident of Arabindanagar, By-Pass more Bankura , PIN-722101 (W.B) hereinafter refereed to and called "**OWNER**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**

AND

M/S NIRMAYAK BUILDERS PVT. LTD. [PAN No- AAFCN3721P], (CIN-U45309WB2016PTC217676), being a company incorporated according to Company's Act 2013 hereby its registered office at Arabindanagar, By-Pass more Bankura, PIN-722101, P.S.-Bankura, District-Bankura (W.B) herein after referred to as "**THE DEVELOPERS**" represented by its **Director SMT. CHANDRANI SENGUPTA (PAN NO-BDVPS4020H)** wife of Mr Sourav Sengupta by faith Hindu, by nationality Indian, by Profession Business, resident of Arabindanagar, By-Pass more Bankura , PIN-722101 (W.B) (which terms or expression shall, unless excluded by or repugnant to the context, be deemed to mean and include its successors-in-office, legal representatives, administrators, executors and assigns) of the **SECOND PART**

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

Subject Matter of Agreement

1. Development and Construction of Building on scheduled Property: Terms and conditions agreed between the Owner and the Developer /Contractor with regard to development and construction of 9(Nine) multistoried Buildings at the scheduled premises in "Bastu" Land measuring 2.51 Acer (more or less) situated, lying at and being Mouza-Junbedia, J.L.No-229 , L.R. Plot No. 232 area measuring 0.27 Acre and L.R. Plot No. 233 area measuring 2.24 Acre, L.R. Khatian No-1796 District - Bankura , A.D.S.R. - Bankura, at Junbedia Gram Panchyat under Bankura Zilla Parishad. (Scheduled / Said- Property).

2. Representations, Warranties and Background:

2.1. Owner's Representations: The Owner has represented and warranted to the Developer as follows:

a) Ownership of Said Property: This is purchased property of owner , she purchased the same vide deed No-I-010201295/2020 dated 07/07/2020 at ADSR Bankura and I - 010202188/2020 dated 30/09/2020 at ADSR Bankura, and mutated her name in L.R.R.O.R. and the owner got the right, title, interest, occupation and possession over the scheduled property after purchasing the land. The owner paid the govt. taxes and recorded her name in the L.R.R.O.R. and he became absolute owner of the scheduled property.

b) Rights of Owner: The Owner seized and possessed of and well and sufficiently entitled to the Said Property. Save as mentioned herein, no person other than the Owner has any manner of right, title, interest, claim or demand of any nature whatsoever in the Said Property or any part thereof and there are no outstanding claims or demands between the Owner and any third party and thus the entirety of the Said Property is free from all encumbrances, liens, mortgages, charges, *Lis pendens*, trusts, *debottors*, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments whatsoever or howsoever in nature.

c) No Express or implied Mortgage: Neither the title deeds nor any other documents in respect of the Said Property or any part thereof have been deposited in favour of any party

or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise.

d) No Previous Agreement: The Owner has not dealt with the Said Property in any manner, nor created any right, title or interest therein in favour of any third party in any manner whatsoever or howsoever and has not entered into, been party to any agreement of any nature whatsoever, including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Property.

e) No Disputes Relating to Statutory Outgoings: The Said Property is free from any land charge and all statutory outgoings in respect thereof including land revenue, have been paid in full by the Owner till the date of this Agreement.

f) No Covenants and Restrictions: The Said Property is not subject to any covenants, restrictions, stipulations, easements, rights of pre-emption, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same.

g) Easements Unrestricted: No right or easement appurtenant to or benefiting the Said Property is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the Said Property.

h) No Boundary Dispute: The entirety of the Said Property is butted and bounded and there is no manner of boundary dispute in respect thereof.

i) No Legal Proceeding: (1) There is no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, initiated, made, existing, pending, threatened or anticipated in respect of the Said Property or the Owner which may, in any manner prejudicially affect the due performance or enforceability of this Agreement or any obligation, act, omission or transaction stated hereunder nor is there any threat of any such proceedings (2) There are no unfulfilled or unsatisfied judgement, attachments, Court orders, debts, notice in respect of the Said Property or the Owner (3) There is no order of any Court or any other statutory authority prohibiting development, sale, transfer and/or alienation of the Said Property and (4) There is no suit, action, litigation, investigation, claim, complaint, grievances or proceedings, appeals or applications for review, which are in process or pending against or relating to the Said Property or the Owner and the Owner is not engaged, whether as plaintiff, or defendant or otherwise, in any litigation, criminal or arbitration proceedings before any court, tribunal, statutory or governmental body, department, board or agency and no litigation, criminal or arbitration proceedings are pending by or against the Owner and there are no facts which are likely to give rise to the same or to proceedings in respect of which the Owner would be liable to indemnify any person concerned.

j) Status of Possession: Save as mentioned herein, the Said Property is and shall continue to be in the khas, vacant, peaceful, physical and absolute possession of the Owner and no third party or parties have or had or has ever claimed or acquired any manner of right, title or interest over or in respect of any part or portion of the Said Property, by way of adverse possession or otherwise.

k) Owner has Marketable Title: The Owner has good, free, clear, marketable, bankable and transferrable right, title and interest in the Said Property, free from all encumbrances of any and every nature whatsoever save as mentioned herein. The Owner shall at his own

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(Adv)

cost and responsibility keep his title in the Said Property good, free, clear, marketable, bankable and transferrable, till the completion of the Project (defined in Clause 5.3 below).

2.2 Developer's Representations: The Developer has represented and warranted to the Owner as follows:

a) Infrastructure, Expertise and Financial Capacity of Developer: The Developer is carrying on business of civil construction and development of real estate and has necessary infrastructure and expertise in this field and the Developer has the necessary financial capacity to carry out the entire process of development / construction and at no point of time shall take plea that the Project cannot be carried out due to lack of financial capacity.

b) Developer has Authority: The Developer has full authority to enter into this Agreement and appropriate authorizations to that effect exist.

c) Decision to Develop / construct : The Owner decided to have the Said Property developed into multistoried building and pursuant thereto discussions were held with the Developer for taking up the development and construction of multistoried building at the Said Property by constructing a cluster of ready-to-use residential cum commercial buildings of mutually decided height with car parking spaces, specified areas, amenities and facilities to be enjoyed in common areas and land (collectively Said Complex) and commercial exploitation of the Said Complex for the benefit of the Parties hereto (such development and construction of multistoried building collectively Project) by selling the flats/commercial spaces/parking spaces and amenities in the Said Complex (Units) to prospective buyers.

d) Finalisation of Terms Based on Reliance of Representations: Pursuant to the above and relying on the representations made by the Parties to each other, final terms and conditions for the Project are being recorded by this Agreement.

3. Basic Understanding

a) Development of Said Property by Construction of multistoried residential cum commercial building of Said Complex: The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the Said Complex on principal to principal basis, with (1) specified inputs and responsibility sharing by the Parties as mentioned herein and (2) exchange with each other of their specified inputs as mentioned herein.

b) Building Plans: The Said Complex shall be constructed in accordance with architectural plans (Building Plans) which will be prepared by the Developer by such Architect as be decided by the Developer and after approval of the Building Plans by the Owner, the Developer shall submit the same to Bankura Zilla Parishad and other statutory authorities concerned with sanction (collectively Planning Authorities) and obtain sanction/permission, in the manner mentioned in this Agreement.

c) Costs of Development / construction etc.: The Developers shall bear and pay all costs and expenses of and relating to construction of the Said Complex and shall have absolute right and full authority to appoint sub-contractors, agents, sub-agents etc.

4. Appointment and Commencement

a) Appointment and Acceptance: The Parties hereby accept the Basic Understanding between them and the conditions precedent as recorded in Clause 3 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the Owner hereby appoints the Developer as the Developer of the Said

Property with right to execute the Project. The Developer hereby accepts the said appointment by the Owner.

b) Commencement and Tenure: This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this agreement shall remain valid and in force all till all obligations of the Parties towards each other stand fulfilled and performed.

5. Sanction and Construction:

a) Sanction of Building Plans: 2(Two) out of 9(Nine) Building Plan already sanctioned by Bankura Zilla Parishad and rest are on process.

b) Architect and Consultants: The Developer shall pay all costs, charges and expenses of the Architect and other consultants in connection with construction work of the Project including professional fees and supervision charges and the Owner shall have no liability or responsibility thereof.

c) Construction of Said Complex: The Developer shall commence the construction work of the Said Complex after receiving all necessary approvals for commencement of construction. The Developer shall, at its own costs and expenses, construct, erect and complete the Said Complex in accordance with the sanctioned Building Plans. Such construction shall be as per specifications described in the 4th Schedule below, common to all Units of the Said Complex (Specifications).

e) Completion Time: With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall construct, erect and complete Said Complex within Ten years (120 months) from date of execution of this agreement with a grace period of 6 (six) months, subject to Force Majeure as defined in Clause 20 below (Completion Time). In this regard it is clarified that the Completion Time shall include submission of completion certificate but shall not include the time required for obtaining Completion certificate from Bankura Zilla Parishad the Said Complex shall be deemed to be completed if completion certificate is submitted by the Architect to Bankura Zilla Parishad wherein all construction will have to have been completed as per details of the sanctioned plan.

f) Common Portions: The Developer shall, at its own costs, install and erect in the Said Complex the common areas, amenities and facilities such as stairways, solar energy panels(if possible) firefighting apparatus, passages, driveways, common lavatory, electric meter space, pump room, reservoir, overhead water tank, water pump and motor, drainage connection, sewerage connection, soak pit (water recycling plant if possible) and other facilities required for establishment, enjoyment, maintenance and management of the Said Complex etc. For permanent electric connection to the Units, the Transferees shall pay the deposits demanded by West Bengal State Electricity Board and/or other agencies. It is clarified that the expression Transferees includes the Owner and the Developer/ contractor, to the extent of unsold Units comprised in the Owner's Allocation and the Developer's/ contractor's Allocation. It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Transferees (including Transferees of the Owner's Allocation) (i) charges for electric equipment and cabling (ii) charges for generator, water connection and other amenities and facilities and (iii) charges for maintenance.

g) Temporary Connections: The Developer shall be authorized in the name of the Owner to apply for and obtain at the costs of the Developer/ contractor, temporary connections of water, electricity, drainage and sewerage.

h) Modification: Any amendment or modification to the Building Plans may be made or caused to be made by the Developer, after discussion with, and approval of, Owner.

i) Name of Said Complex: The Said Complex shall be named "NISCHINDIPUR " and such name shall not be changed under any circumstances.

j) Co-operation: Neither Party shall indulge in any activities that may be detrimental to the Project and/or may affect the mutual interest of the Parties. The Owner shall provide all cooperation that may be necessary for successful completion of the Project.

6. Possession and Title Deeds

a) Possession of Said Property: For the purpose of carrying out the development in terms of this Agreement, the Owner has already inducted the Developer as a licensee in respect of scheduled / said property.

b) Deposit of Title Deeds: The Developer shall be entitled to take delivery of the said original land record from the Owner for production thereof before authorities, banks etc. and subject to the provisions of Clause 9(a) below, will have to return the same to the Owners. The said original record will not be mortgaged by the Developer in favour of any banks and/or financial institutions and/or any other persons, save and except as required for the purposes of the Project, in the manner mentioned in Clause 10 below. On completion of the Project, the Contractor / or Owner (as the case may be) shall handover the original title record and all link deeds to the Association of Transferees of Units.

7. Owner's / Developer's Consideration

a) Owner's Allocation:

Shall mean all the residential units in the top floor of every multistoried building.

b) Developer's Allocation:

Entire building save and except the area mentioned in Landowners Allocation.

Any unsold unit/s shall be retained by the owner or developer, as per allocation outlined above, and dealt with at their discretion respectively.

8. Financials

a) Project Finance: The Developer may arrange for financing of the Project (Project Finance) by a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of the Developer's Allocation and construction work-in-progress/receivables to the extent pertaining to the Developer's Allocation. There will be clear understanding that no corporate or personal guarantee of the Owner is being given and the Banker shall have no right of recovery against the Owner and the Owner's Allocation. For this purpose, the Owner shall execute necessary documents through its delegated authority as contained in the General Power Of Attorney and if required by the Banker, the Owner shall join as consenting party to create a charge in favour of Banker for availing such Project Finance.

10. Possession to Transferees:

If at the end of the Project, there are any unsold Units in the Owner's Allocation, then the Developer shall handover the same to the Owner, complete in all respect after receiving payment for generator, water connection and other amenities and facilities. In this regard it is clarified that upon completion of the Project, the Developer shall give 15 (fifteen) days' notice to the Owner for taking possession and thereafter the Developer will be free to

deliver possession and register conveyances of the Developer's Allocation, irrespective of possession being taken by the Owner.

11. Zilia Parishad and Outgoings:

a) Relating to Period Prior to Agreement: All Zilla Parishad taxes, land revenue and outgoings (collectively Rates) on the Said Property relating to the period till the date of this Agreement shall be borne, paid and discharged by the Owner. It is made specifically clear that all Rates outstanding upto such date shall remain the liability of the Owner and such dues shall be borne and paid by the Owner as and when called upon by any statutory authority.

b) Relating to Period After Agreement: All Rates on the Said Property relating to the period after the date of this Agreement shall be borne, paid and discharged by the Developer. It is made specifically clear that all Rates outstanding after such date shall remain the liability of the Developer and such dues shall be borne and paid by the Developer, till the Project is completed.

c) Relating to Period after Completion of Project: After completion of the Project, the Parties shall bear and pay the Rates applicable to the unsold portions of their respective allocations while the Transferees shall pay the Rates applicable to their respective Units.

12. Post Completion Maintenance


a) Maintenance: The Developer shall frame a scheme for the management and administration of the Said Complex and/or Common Portions thereof.

b) Maintenance Charge: As and from the date of possession of various phases of the Said Complex is delivered (Possession Date), the concerned Transferees and the Owner and the Developer (in respect of unsold Units allocated to them) shall become responsible for payment of all charges and taxes thereon for maintenance and upkeep of the Common Portions and facilities in the Said Complex (Maintenance Charge). The Maintenance Charge shall be fixed by the Developer and till such maintenance job is handed over to a Society/Association and/or any other organization, the Developer shall collect the Maintenance Charge.

13. Common Restrictions

a) Applicable to Both: The Owner's Allocation and the Developer's Allocation in the Said Complex shall be subject to the same restrictions as are applicable to ownership/commercial buildings as may be pertinent for respective portions, intended for common benefit of all occupiers of the Said Complex.

14. Obligations of Developer

 **a) Completion of Development within Completion Time:** The Developer shall complete the entire process of development of the Said Property within 10(Ten) years from the date of execution of this agreement, unless extended in writing by the land owner. It is pertinent to mention that the common amenities and facilities of the project shall be completed by the developer before handing over the residential units of the last multistoried building to the intending purchasers

b) Meaning of Completion: The word 'completion' and its grammatical variants shall mean habitable and tenantable state with adequate water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Units ready-for-use and occupation **COMPLETION SHOULD MEAN POSSESSION**

AND APPLICATION FOR COMPLETION CERTIFICATE wherein all construction will have to be completed as per details of the sanctioned plan.

c) Compliance with Laws: The execution of the Project shall be in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure proper compliance.

d) Construction at Developer's Risk and Cost: The Developer shall construct the Said Complex at its own cost, risk and responsibility, by adhering to the Building Plans and all applicable laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and to the third parties and the public in general and shall alone be liable for any loss, damage or compensation or for any claim arising from or relating to such construction and shall indemnify the Owner fully against any claims, losses and damages for any default, failure, breach, act, omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Developer and/or any employees/agents/representatives thereof.

15. Obligations of Owner

a) Co-operation with Developer: The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.

b) Marketing of Owner's Allocation: The Owner shall be responsible for marketing of the Owner's Allocation. - on behalf of the owner, liaise with prospective buyers / rentees / lessees and the Owner for sale / rent / lease of the Owner's portion.

16. Indemnity

a) By Developer: The Developer hereby undertakes to indemnify and agrees to keep the Owner saved harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the Project and/or to the development and/or to the construction of the Said Complex and/or defect therein and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

b) By Owner: The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of, from and against any and all actions, suits, costs, proceedings and claims that the Developer may suffer due to any defect in title of the Owner to the Said Property and/or any encumbrance or liability whatsoever thereon.

17. Limitation of Liability

a) No Indirect Loss: Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect loss suffered or incurred.

18. Miscellaneous

a) Further Acts: The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

19. Termination

No Termination: any of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered toward specific performance or cancellation of this Agreement and additionally also to award damages and other such reliefs.

20. Force Majeure

a) Meaning of Force Majeure: The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots

b) Saving Due to Force Majeure: If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly..

21. Amendment/Modification

a) Express Documentation: No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

22. Arbitration

Disputes and Pre-referral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement between the Owner and the Developer (collectively Disputes), by way of negotiation. To this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

a) Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

b) Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators:

c) Appointment by Owner: 1 (one) Arbitrator to be appointed by the Owner.

d) Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.

e) Conduct of Arbitration Proceeding: The Parties irrevocably agree that:

i) Place: The place of arbitration shall be Durgapur.

ii) Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and

Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

iii) Binding Nature: The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

FIRST SCHEDULE

(Said Property)

All that piece and parcel of "Bastu" Land measuring 2.51 Acre (more or less) situated, lying at and being Mouza-Junbedia , J.L.No-229 , L.R. Plot No. 232 area measuring 0.27 Acre and L.R. Plot No. 233 area measuring 2.24 Acre, L.R. Khatian No-1796 District - Bankura , A.D.S.R. - Bankura, at Junbedia Gram Panchayat under Bankura Zilla Parishad.

Entire land is butted and bounded as follows:-

In the East:- River Gandeswari In the South:- 23 ft wide Road
In the North:- Plot No 226 & 230 In the West:- Plot No 234

SECOND SCHEDULE

(Specifications)

WATER SUPPLY	Ground Water
STRUCTURE	RCC framed construction with infill brick walls
WALLS	ACE Blocks with Internal and outer Walls Cement plastering
WALL FINISH	Interior - Wall putty. Exterior - Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining, In Kitchen and Balcony anti skid ceramic Tiles ,
KITCHEN	Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sink
TOILET	Anti skid ceramic Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 5 feet. ISI/ISO branded sanitary and CP fittings (as per supply), Concealed plumbing and pipe work.
DOORS	Door with tough timber frames and solid-core flush shutters, and

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(18/04)

WINDOWS	Aluminum frames with fully glazed shutters and quality fittings
WIRING	Standard concealed wiring for electricity. Average 20(Twenty) Points for 1 BHK, 25(Twenty Five) Points for 2 BHK and 30(Thirty) Points for 3 BHK.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for inside Flats, 24 hours electric supply, 24 hours Security, Mondir, community Hall common areas, services. Lift provided for every floor in the building.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of this deed.

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

SIGNED AND DELIVERED by the OWNERS /FIRST PART at BANKURA in the presence of:

Mansarani Sen Gupta

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

For
NIRMAAN BUILDERS PVT. LTD
Mansarani Sen Gupta
Director

WITNESSES:

- 1) Sital Bank s/ osadab Bank
Banshi Bank, Dakoujuri, and
Bankura, 722144.
- 2) Bhanu Kumar Sen
S/o Sri Sri Kumar Sen
Paleshwar Bankura

Drafted by
Soumen Ghoshal (Advocate)
Dist. Judge's Court, Bankura
Enrollment No. F-684/2009
Soumen Ghoshal
Advocate
Dist. Judge's Court, Bankura

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



(LEFT HAND)

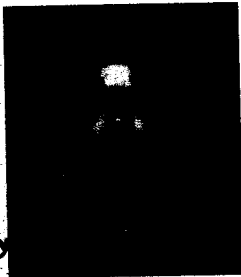
Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:- *Shankari Singh*

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:- *Shankari Singh*

Signature of the Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:-

Signature of the Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:-



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

GRN Details

GRN: 192021220135261481 Payment Mode: Online Payment
GRN Date: 14/12/2021 11:45:01 Bank/Gateway: State Bank of India
BRN : CKS2330656 BRN Date: 14/12/2021 11:12:17
Payment Status: Successful Payment Ref. No: 2002609906/1/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Chandrani Sengupta
Address: Bankura --
Mobile: 8670171306
Depositor Status: Buyer/Claimants
Query No: 2002609906
Applicant's Name: Mr Sital Chandra Mukhopadhyay
Identification No: 2002609906/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002609906/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	35001
2	2002609906/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	57
			Total	35058

IN WORDS: THIRTY FIVE THOUSAND FIFTY EIGHT ONLY.



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

GRN Details

GRN: 192021220135699241 Payment Mode: Online Payment
GRN Date: 14/12/2021 17:55:17 Bank/Gateway: State Bank of India
BRN : CKS2421845 BRN Date: 14/12/2021 17:12:23
Payment Status: Successful Payment Ref. No: 2002609906/7/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Chandrani Sengupta
Address: Bankura
Mobile: 8670171306
Depositor Status: Buyer/Claimants
Query No: 2002609906
Applicant's Name: Mr Sital Chandra Mukhopadhyay
Address: A.D.S.R. BANKURA
Office Name: A.D.S.R. BANKURA
Identification No: 2002609906/7/2021
Remarks: Sale, Development Agreement or Construction agreement Payment No 7

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002609906/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	35000
Total				35000

IN WORDS: THIRTY FIVE THOUSAND ONLY.

Major Information of the Deed





Date	I-0102-04668/2021	Date of Registration
Deed No.	0102-2002609906/2021	Office where deed is registered
Date	13/12/2021 11:35:15 PM	0102-2002609906/2021
Applicant Name, Address & Other Details	Sital Chandra Mukhopadhyay Purandarpur, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 8670171306, Status : Deed Writer	
[0110] Sale, Development Agreement or Construction agreement	[4311] Other than Immovable Property, Receipt [Rs : 0/-]	
Set Off Value	Market Value	
	Rs. 6,77,70,000/-	
Registration	Registration	
Rs. 75,001/- (Article:48(g))	Rs. 57/- (Article:E, B)	
Remarks		

Land Details :

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, JI No: 229, Pin Code : 722155

Sl. No.	Survey No.	Area (Acres)	Use	Area of Land	Set Off Value (In Rs)	Remarks	
L1	LR-232 (RS :-)	LR-1796	Commercial	Baide	0.27 Acre	72,90,000/- Width of Approach Road: 23 Ft., Adjacent to Metal Road,	
L2	LR-233 (RS :-)	LR-1796	Commercial	Baide	2.24 Acre	6,04,80,000/- Width of Approach Road: 23 Ft., Adjacent to Metal Road,	
TOTAL :					251Dec	0 /-	677,70,000 /-
Grand Total :					251Dec	0 /-	677,70,000 /-

Land Lord Details :



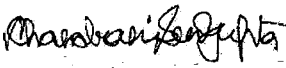
Signature			
Sl. No.	Name	Photo	Signature
1	Smt Chandrani Sengupta (Presentant) Wife of Mr. Sourav Sengupta Executed by: Self, Date of Execution: 14/12/2021 , Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office		 14/12/2021
			LTI 14/12/2021
			 14/12/2021

Arabindanagar, By-Pass More Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:- Bankura, West Bengal, India, PIN:- 722101 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx0H, Aadhaar No: 48xxxxxxxx0119, Status :Individual, Executed by: Self, Date of Execution: 14/12/2021, Admitted by: Self, Date of Admission: 14/12/2021 ,Place : Office



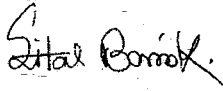
Developer Details :

Name, Address, Photo, Finger Print and Signature	
1	Nirmayak Builders Private Limited Block/Sector: Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: AAxxxxx1P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger Print and Signature				
	Photo	Finger Print	Signature	
1	Smt Chandrani Sengupta Wife of Mr Sourav Sengupta Date of Execution - 14/12/2021, , Admitted by: Self, Date of Admission: 14/12/2021, Place of Admission of Execution: Office	 <small>Dec 14 2021 5:12PM</small>	 <small>LTI 14/12/2021</small>	 <small>14/12/2021</small>
Arabindanagar,By-Pass More Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx0H, Aadhaar No: 48xxxxxxxx0119 Status : Representative, Representative of : Nirmayak Builders Private Limited (as DIRECTOR)				

Identifier Details :

	Photo	Finger Print	Signature
Mr Sital Barik Son of Shri Sudeb Barik Village:- Baruibandh, P.O:- Nakajuri, P.S:-Onda, District:-Bankura, West Bengal, India, PIN:- 722144	 <small>14/12/2021</small>	 <small>14/12/2021</small>	 <small>14/12/2021</small>
Identifier Of Smt Chandrani Sengupta, Smt Chandrani Sengupta			

Sl.No	From	To. with area (Name-Area)
1	Smt Chandrani Sengupta	Nirmayak Builders Private Limited-27 Dec
Sl.No	From	To. with area (Name-Area)
1	Smt Chandrani Sengupta	Nirmayak Builders Private Limited-224 Dec

and Details as per Land Record

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, - JI No: 229, Pin Code : 722155

S.No		Details of Land	Owner Name
L1	LR Plot No:- 232, LR Khatian No:- 1796	Owner:চন্দ্রাণী সেনগুপ্ত, Gurdian:সৌরভ , Address:অরবিন্দ নগর বাইপাশ রোড (উত্তর) বাঁকুড়া, Classification:বাইদ, Area:0.27000000 Acre,	Smt Chandrani Sengupta
L2	LR Plot No:- 233, LR Khatian No:- 1796	Owner:চন্দ্রাণী সেনগুপ্ত, Gurdian:সৌরভ , Address:অরবিন্দ নগর বাইপাশ রোড (উত্তর) বাঁকুড়া, Classification:বাইদ, Area:2.24000000 Acre,	Smt Chandrani Sengupta

Certificate of Admissibility under Section 21 of West Bengal Registration Rules, 1962

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 43 (g) of Indian Stamp Act 1899.

Certificate of Admissibility under Section 22A of West Bengal Registration Rules, 1962

Presented for registration at 13:14 hrs on 14-12-2021, at the Office of the A.D.S.R. BANKURA by Smt Chandrani Sengupta, Executant.

Certificate of Market Value under Section 58 of West Bengal Registration Rules, 1962

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,77,70,000/-

Certificate of Admissibility under Section 58 of West Bengal Registration Rules, 1962

Execution is admitted on 14/12/2021 by Smt Chandrani Sengupta, Wife of Mr Sourav Sengupta, Arabindanagar, By-Pass More Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business

Identified by Mr Sital Barik, , Son of Shri Sudeb Barik, P.O: Nakaijuri, Thana: Onda, , Bankura, WEST BENGAL, India, PIN - 722144, by caste Hindu, by profession Private Service

Certificate of Admissibility under Section 58 of West Bengal Registration Rules, 1962

Execution is admitted on 14-12-2021 by Smt Chandrani Sengupta, DIRECTOR, Nirmayak Builders Private Limited, Block/Sector: Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Identified by Mr Sital Barik, , Son of Shri Sudeb Barik, P.O: Nakaijuri, Thana: Onda, , Bankura, WEST BENGAL, India, PIN - 722144, by caste Hindu, by profession Private Service

Certificate of Admissibility under Section 58 of West Bengal Registration Rules, 1962

Certified that required Registration Fees payable for this document is Rs 57/- (B = Rs 50/- , E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 57/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2021 11:46AM with Govt. Ref. No: 192021220135261481 on 14-12-2021, Amount Rs: 57/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS2330656 on 14-12-2021, Head of Account 0030-03-104-001-16 Online on 14/12/2021 5:56PM with Govt. Ref. No: 192021220135699241 on 14-12-2021, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS2421845 on 14-12-2021, Head of Account

Certificate of Admissibility under Section 58 of West Bengal Registration Rules, 1962

Certified that required Stamp Duty payable for this document is Rs. 75,001/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,001/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 2953, Amount: Rs.5,000/-, Date of Purchase: 14/12/2021, Vendor name: Debdas Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2021 11:46AM with Govt. Ref. No: 192021220135261481 on 14-12-2021, Amount Rs: 35,001/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS2330656 on 14-12-2021, Head of Account 0030-02-103-003-02

Online on 14/12/2021 5:56PM with Govt. Ref. No: 192021220135699241 on 14-12-2021, Amount Rs: 35,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKS2421845 on 14-12-2021, Head of Account 0030-02-103-003-02

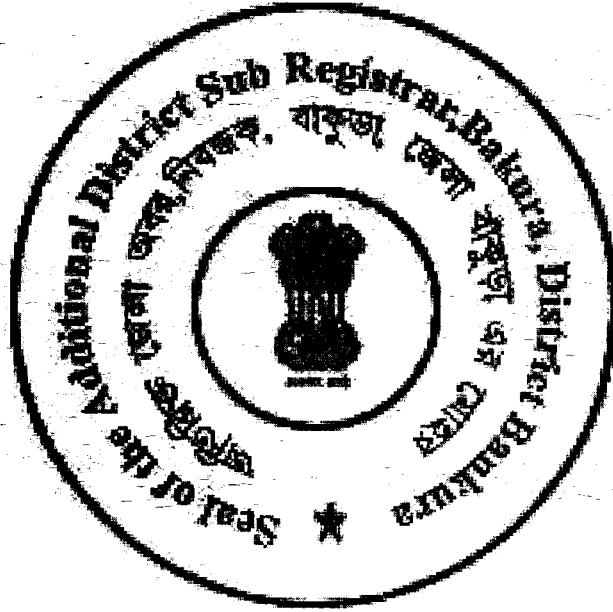
Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BANKURA
Bankura, West Bengal

icate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 0102-2021, Page from 116460 to 116484

being No 010204668 for the year 2021.



Digitally signed by Sankha
Bandyopadhyay
Date: 2021.12.21 15:34:14 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2021/12/21 03:34:14 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BANKURA

West Bengal.

(This document is digitally signed.)