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D-2874/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Certified that the Document
 is Admitted to Registration the
 Signature Sheet and the End-
 rosements Attached with this
 Documents are the Part of this
 Document.

A.D.S.R. Durgapur
 Sardar

07 APR 2021

DEVELOPMENT AGREEMENT

This Development Agreement made on the day, month and year as written
 below.

০৭ এপ্রিল ২০২১
 ডিউপুর্গ পশ্চিমবঙ্গ

Contd. Page-02

০৭
 Adv

23 MAR 2021

SI No. 16009 Date.....
Sold to..... Rudra Construction.
Address..... Dgr-10
Value of Stamp..... 500/-
Date of Purchase of the stamp
Paper from Treasury.....
Name of the Treasury from
Durgapur

22 MAR 2021

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



4
Add. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

07 APR 2021

BETWEEN

[1] **BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED (Pan No- AAFCB6551P** | having its office at House No-23, 11C, Pampa Extension, Opp R R Apartment, Kempapura, Bangalore, Pin-560024. **represented by its Manager PRAMOD PRASAD (Pan No- AOQPP9728N, Aadhaar No-678097201777** | son of Rajo Lal by faith: Hindu, by occupation: Service, by nationality: Indian, resident of near madhusudan nagar sardar colony, Matkuria, Dhandad, Pin-826001, Nirsa, Chirkunda, Jharkhand, **vide resolution [2] Mr. TUSAR KANTI SINGHA | Pan No-BCKPS7978A , Aadhaar No-585925503488** | son of Sudhangsu Sekhar Singha by faith: Hindu, by occupation: Business, by nationality: Indian, resident of Shibtala, Dhandabag, P.O-Amrai, Durgapur -03, P.S- Durgapur, Dist-Paschim Bardhaman, West Bengal. [3] **Mr. RAJESH PRASAD | Pan No-AIYPP2008F, Aadhaar No-248101205762** | son of Dineshwar Prasad by faith: Hindu, by occupation: Business, by nationality: Indian, resident of H/9A, Natunpally, Benachity, P.O-Durgapur-13, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal. { Hereinafter refereed to and called as "LANDOWNER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the ONE PART.

AND

"**RUDRA CONSTRUCTION**" | **Pan No- ABCFR4431M** | being a Partnership Firm, having its registered office at J.P Avenue, Muchipara, Vill+P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal **represented by its Partner vide resolution**

[1] **Mr. BISWAJIT GOSWAMI (Pan No-ALZPG6872G , Aadhaar No-488100443342)** son of Biswanath Goswami, by faith: Hindu, by occupation: Business, by nationality: Indian, residing at Goswami Para, Vill+P.O-Bamunara, Durgapur-12, P.S- Kanksa, District- Paschim Bardhaman, West Bengal.

[2] **Mr. SHUBHADIP MONDAL | Pan No-BENPM3753C , Aadhaar No-857083249146** |son of Naresh Mondal, by faith-Hindu, By Occupation-Business, by nationality-Indian residing at Vill+P.O-Gopalpur, Durgapur-12, P.S-Kanksa, Dist-Paschim Barddhaman, West Bengal, Pin-713212.

[Hereinafter referred to and called as "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office, legal representatives, administrators, executors and assigns) of the SECOND PART.

AND WHEREAS the Schedule below property as described in schedule originally belonged to Bholanath Dutta whose name duly recorded in LR Records Of Right .

And thereafter he transferred the schedule below plot by way of regd deed of sale being no-4962 of 1967 and 3284 of 1969 in favour of Nandita Das and thereafter Nandita Das transferred an area of 18 decimal by way of regd deed of sale being no-1940 of 1992 in favour of Kartick Chandra Dutta.

And whereas Nandita Das further transferred an area of 9 decimal by way of regd deed of sale being no-4773 of 1992 in favour of Utpal Chatterjee and Nandita Das further transferred an area of 9 decimal by way of regd deed of sale being no-4774 of 1992 in favour of Papiya Chatterjee and thereafter Papiya Chatterjee transferred an area of 9 decimal by way of regd deed of sale being no-4768 of 2005 in favour of Amitava Banerjee and thereafter Utpal Chatterjee transferred an area of 9 decimal by way of regd deed of sale being no-4941 of 2005 in favour of Amitava Banerjee and Amitava Banerjee transferred an area of 18 decimal by way of regd deed of sale being no-1442 of 2010 in favour of Axes Multi developers Pvt. Ltd.

And whereas a part of the property originally belongs to Narayan Modak @ Narayan Chandra Dutta and Bholanath Modak.

And after demise of Narayan Modak @ Narayan Chandra Dutta his share of property devolves upon his legal heirs namely Uday Chand Dutta @ Modak and Goutam Dutta @ Modak, Shubhankari Dutta @ Modak.

And after demise of Bholanath Dutta his share of property devolves upon his legal heirs namely Kartick Chandra Dutta @ Modak, Ganesh Dutta @ Modak, Asit Dutta @ Modak, Srikanta Dutta @ Modak, Biswajit Dutta @ Modak.

And thereafter Kartick Chandra Dutta @ Modak, Ganesh Dutta @ Modak, Asit Dutta @ Modak, Srikanta Dutta @ Modak, Biswajit Dutta @ Modak, Uday Chand Dutta @ Modak and Goutam Dutta @ Modak, Shubhankari Dutta @ Modak transferred an area of 71 decimal by way of regd deed of sale being no-1329 of 2010 in favour of Axes Multi developers Pvt. Ltd.

And thereafter Axes Multi developers Pvt. Ltd. transferred an area of 10 Katha by way of regd deed of sale being no-020605059 of 2016 in favour of Block Buster United Services Private Limited.

And thereafter Axes Multi developers Pvt. Ltd. transferred an area of 6 Cottha by way of regd deed of sale being no-020603538 of 2016 in favour of Tusar Kanti Singha & Rajesh Prasad duly recorded in the role of BL & LRO under khatian no- LR-1181,1182 and land revenue taxes of BL & LRO upto 1420 B.S.

AND WHEREAS the land Owner desires to develop the "First Schedule Property" by construction of multistoried building or as per sanction of Durgapur Municipal Corporation up to maximum limit of floor as per sanction plan of the Durgapur Municipal Corporation and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Land Owner could not be able to take any steps for the said development and as such the Land Owner are searching a Developer for the said development works.


NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY DECLARED AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:

I-DEFINITION

1. **OWNER/LANDLORDS:-** Shall mean [1] **BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED** (Pan No- AAFCB6551P] having its office at House No-23, 11C, Pampa Extension, Opp R R Apartment, Kempapura, Bangalore, Pin-560024. [2] **Mr. TUSAR KANTI SINGHA** [Pan No-BCKPS7978A , Aadhaar No-585925503488] son of Sudhangsu Sekhar Singha by faith: Hindu, by occupation: Business, by nationality: Indian, resident of Shibtala, Dhandabag, P.O-Amrai, Durgapur -03, P.S- Durgapur, Dist-Paschim Bardhaman, West Bengal. [3] **Mr. RAJESH PRASAD** [Pan No-AIYPP2008F, Aadhaar No-248101205762] son of Dineshwar Prasad by faith: Hindu, by occupation: Business, by nationality: Indian, resident of H/9A, Natunpally, Benachity, P.O-Durgapur-13, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.
2. **DEVELOPER:-** Shall mean “**RUDRA CONSTRUCTION**” [Pan No-ABCFR4431M] being a Partnership Firm, having its registered office at J.P Avenue, Muchipara, Vill-P.O-Bamunara, Durgapur-713212, P.S-Kanksa, Dist: Paschim Bardhaman, West Bengal.
3. **LAND:-** Shall mean **Kanali Land** measuring an area of 16 Katha comprising in Plot No-RS-200 corresponding to LR Plot No-129 under LR Khatian No-1221,1181,1182 under Mouza-Khatpukur, J.L No-59, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal which is butted and bounded as follows: North : Land of Samir Dutta, South : 16 ft wide road, East : Plot No-RS-200, West : Shibpur Road.
4. **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
5. **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.
6. **Municipal Corporation:-** Shall mean the Durgapur Municipal Corporation and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
7. **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Durgapur Municipal Corporation and shall also include variations/modifications, alterations therein that may be made by the Owner herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
8. **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

A handwritten signature and the initials 'ATV' are present in the bottom left corner of the page.

9. **PROJECT:** Shall mean the work of development undertake and to be done by the Owner herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
10. **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockdown, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

a. **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

1. **Masculine gender:** Shall include the feminine and neuter gender and vice versa.

2. **Singular number:** Shall include the plural and vice-versa.

II- **COMENCMET:-** This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.

III- **EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV: - **DURATION:** - This agreement is made for a period of **36 months** which starts from the date of getting approved sanction plan of Durgapur Municipal Corporation with a grace period of **6 month**.

V:- **SCOPE OF WORK:-** The Developer shall construct a multistoried building according to sanctioned plan of Durgapur Municipal Corporation over and above the Land as described in First Schedule.

VI: - OWNER DUTY & LIABILITY:-

1. The owner will delivered the First Schedule land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That owner hereby declare that the Schedule mentioned land is free from all encumbrances and if any question regarding ownership of the land is arises on that score the owner is answerable for the same and if any land related dispute is found in future that also shall be meet up by the landowner at his own cost and if the Developer agrees to bear the cost or expenses for the same on that score that will be deducted from the landowner's Allocation.
3. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the first Schedule property in the hands of the developer and also shall supply all the original land related documents which includes LR Parcha, RS Parcha, Khazna.
4. **The Owner hereby declared that :-**
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owner and any other party except "RUDRA CONSTRUCTION" either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
 - c) Sec-202 of Indian contract Act will be taken into consideration in case of death of the landowner.
 - d) That land related dispute shall be resolved by the Land owner.
 - e) That GST, stamp duty and registration fees in relation to the landowner's allocation Flat shall be borne by the Landowner himself.
5. That the Owner also agreed that they will execute a power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the Owner and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Durgapur Municipal Corporation, such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money.
6. That in no case ownership is transferred in favour of the developer by force of this development agreement.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "RUDRA CONSTRUCTION" is fully acquainted with, aware of the process/formalities related to similar project in this area.
2. The developer confirms and assures the Owner that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the Owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the Owner and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the Owner and Developers.
4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent land Owner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.
7. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan.
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

X-Cancellation :

1. The Owner has no right to cancel and/or rescind this agreement after getting all the statutory permission by the Developer.

2. XI-Miscellaneous :-

a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.

b) **Confidentiality & non-disclosure-** Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.

c) **Dispute-** That all disputes and differences arising out of this agreement shall be referred to Arbitrator for arbitration who shall act, as Arbitrator having Power of summary procedure and may or may not keep any record of arbitration proceedings and shall be governed by the provisions of Indian Arbitration and conciliation Act, 1996 with all modification for the time being in force and whose decision shall be final and binding upon all the parties herein.

d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the Owner time to time.

e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.

f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.

g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or also allocate flats under this agreement and within the framework of Power of attorney .

h) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.



- i) The LANDOWNER and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- j) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.
- k) That it is agreed by both the landowners and developer that the landowner will refund all the advance before 30 days of handover of possession and the developer will inform the landowners at least a period of 3 months .
- l) That it is agreed by the landowners that in case of failure to make payment of the advance amount the developer will charge @ Rs. 1200/- per Square feet in respect of their allocation.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

A Piece and Parcel of **Kanali Land** measuring an area of **16 Katha or 27 decimal** under Mouza- Khatpukur, J.L. No-59, P.S-Kanksa, under Durgapur Municipal Corporation Dist-Paschim Bardhaman, West Bengal comprising in Plot No & Khatian No as follows :

Plot No-LR	Plot No-RS	Khatian No	Area
Plot No-LR-129	Plot No-RS-200	Khatian No-LR-1221	17 decimal
Plot No-LR-129	Plot No-RS-200	Khatian No-LR-1181	5 decimal
Plot No-LR-129	Plot No-RS-200	Khatian No-LR-1182	5 decimal

Total land area **16 Katha or 27 decimal** which is butted and bounded as follows:

North : Land of Samir Dutta

South : 16 ft wide road.

East : Plot No-RS-200

West : Shibpur Road.

SECOND SCHEDULE ABOVE REFERRED TO

(LANDOWNER ALLOCATION)

It is agreed that all the landowners will get 35 % over saleable area in respect of their own share of land and the allocation of 35 % will be calculated upon the total construction area as per sanction plan from the sanctioning authority upto the construction of G+4 building **and the developer will provide 32 % over saleable area if the sanctioning authority allows construction over and above the G+4 building** together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

That the developer already paid an amount of **Rs. 50,000/- [Rupees Fifty Thousand]** only in the hands of BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED .

That the developer already paid an amount of **Rs. 25,000/- [Rupees Twenty Five Thousand]** only each in the hands of TUSAR KANTI SINGHA & RAJESH PRASAD .

That the developer will pay a sum of **Rs. 4,50,000/- [Rupees Four Lakh & Fifty Thousand]** only by way of cheque in the hands of BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED on the day of registration of Development POA.

That the developer will pay a sum of **Rs. 2,25,000/- [Rupees Two Lakh & Twenty Five Thousand]** only each by way of cheque in the hands of TUSAR KANTI SINGHA & RAJESH PRASAD on the day of registration of Development POA .

That the developer will pay a sum of **Rs. 5,00,000/- [Rupees Five Lakh]** only by way of cheque in the hands of BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED after completion of construction of basement .

That the developer will pay a sum of **Rs. 2,50,000/- [Rupees Two Lakh & Fifty Thousand]** only each by way of cheque in the hands of TUSAR KANTI SINGHA & RAJESH PRASAD after completion of construction of basement .

That the Landowner's allocation will be allotted per choice and decision of the developer.

But in no case the Landowner shall have any right to claim any other consideration in any manner whatsoever except above.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer **except Landowner allocation**.

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

IN WITNESS WHEREOF the parties hereto have executed these presents on this 7th day of April 2021 before the office of the ADSR Durgapur.

WITNESSES: -

1.

Bhakti Pal.

2/6 - Baidyambal Pal.

Durgapur Court-16

2. Joydeb Mondal

S.O. - NARESH, Mondal

Address - Durgapur - Utopadpur

Bhramar Prasad



Tusar Kanti Singha

Rajesh Basal

Signature of Landowner

RUDRA CONSTRUCTION

Bhramar Goswami

Partner

RUDRA CONSTRUCTION

Shubhadip Mondal

Partner

Signature of the Developer

Drafted and typed by me

Chasanta Bandyopadhyay,
Advocate, Durgapur Court

En No-WB-733 of 2011

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Armel Prasad

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature... *Armel Prasad*



হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Tusan Kanti Singh

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature... *Tusan Kanti Singh*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Rajesh Prasad

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature... *Rajesh Prasad*

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



Biswajit Ghosh

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature... *Biswajit Ghosh*

RUDRA CONSTRUCTION

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....

RUDRA CONSTRUCTION

Shubhadip Mondal
Partner

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

ফটো
PHOTO

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

ফটো
PHOTO

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

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

ফটো
PHOTO

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature.....

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AQPP9728N

नाम / Name
PRAMOD PRASAD

पिता का नाम / Father's Name
RAJO LAL

जन्म की तारीख / Date of Birth
14/01/1972

Pramol Prasad
हस्ताक्षर / Signature



Pramol Prasad



आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
TUSAR KANTI SINGHA	
SUDHANGSU SHEKHAR SINGHA	
31/03/1978	
Permanent Account Number	
BCKPS7978A	
Signature	

Tusar Kanti Singha



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJESH PRASAD

DINESHWAR PRASAD

02/01/1973

Permanent Account Number

AIYPP2008F

Rajesh Prasad

Signature



Rajesh Prasad

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABCFR4431M



नाम / Name
RUDRA CONSTRUCTION

15012021

निगमन / गठन की तारीख
Date of Incorporation / Formation
30/12/2020




RUDRA CONSTRUCTION
Shubhadij Mondal
Partner

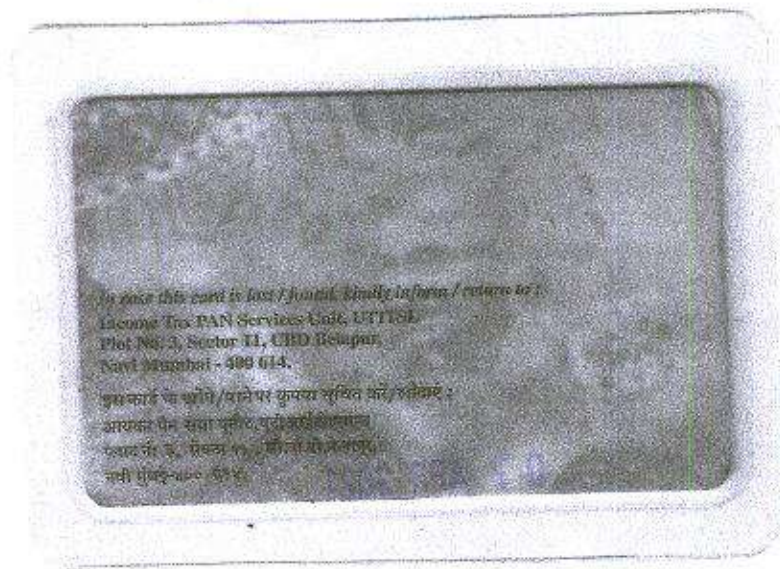
इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:
आयकर पैन सेवा इकाई, एन एस डी यूए
चौथी मंजिल, मन्त्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मंडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDI
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Mandli Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unit@nsdi.co.in





Shubhadip Mondal

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

BRN Details

BRN: 192020210251121861 **Payment Mode:** Online Payment
BRN Date: 30/03/2021 03:45:29 **Bank/Gateway:** State Bank of India
BRN: CKQ0718458 **BRN Date:** 30/03/2021 03:03:39
Payment Status: Successful **Payment Ref. No:** 2000605755/7/2021
[Query No./Query Year]

Depositor Details

Depositor's Name: RUDRA CONSTRUCTION
Address: JP AVENUE, MUCHIPARA DURGAPUR 713212
Mobile: 9476229899
Contact No: 09476229899
Depositor Status: Others
Query No: 2000605755
Applicant's Name: Mr Prasanta Bandyopadhyay
Authentication No: 2000605755/7/2021
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	2000605755/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	2000605755/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	20014
Total				22025

WORDS: TWENTY TWO THOUSAND TWENTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-2306-02874/2021	Date of Registration	07/04/2021
Query No / Year	2306-2000605755/2021	Office where deed is registered	
Query Date	18/03/2021 8:58:18 AM	2306-2000605755/2021	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9476229899, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 20,00,000/-]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 51,54,543/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 20,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



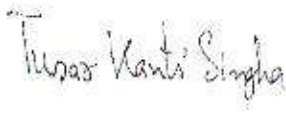



Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur),
Mouza: Khatpukur, JI No: 59, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-129 (RS :-200)	LR-1221	Vastu	Kanali	17 Dec	1/-	32,45,453/-	Width of Approach Road: 16 Ft.,
L2	LR-129 (RS :-200)	LR-1181	Vastu	Kanali	5 Dec	1/-	9,54,545/-	Width of Approach Road: 16 Ft.,
L3	LR-129 (RS :-)	LR-1182	Bastu	Kanali	5 Dec	1/-	9,54,545/-	Width of Approach Road: 16 Ft.,
		TOTAL :			27Dec	3 /-	51,54,543 /-	
	Grand Total :				27Dec	3 /-	51,54,543 /-	

Land Lord Details :



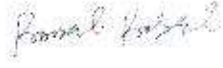


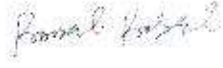


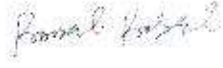
SI No	Name,Address,Photo,Finger print and Signature
1	BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED House No 23, 11C, Pampa Extension, Opp R R Apartme, City:- , P.O:- Kempapura, P.S:-KEMPAPURA AGRAHARA, District:-Bangalore, Karnataka, India, PIN:- 560024 , PAN No.:: AAxxxxx1P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

2	Name	Photo	Finger Print	Signature
	Mr Tusar Kanti Singha Son of Mr Sudhangsu Sekhar Singha Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office			
	07/04/2021	LTI 07/04/2021	07/04/2021	
Shibtala, Dhandabag, City:- , P.O:- Amrai, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr Rajesh Prasad (Presentant) Son of Mr Dineshwar Prasad Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office			
	07/04/2021	LTI 07/04/2021	07/04/2021	
H/9A, Natunpally, Benachity, City:- , P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/04/2021 , Admitted by: Self, Date of Admission: 07/04/2021 ,Place : Office				



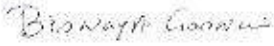


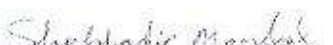
Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rudra Construction J.P Avenue, Muchipara, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl 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 Pramod Prasad Son of Rajo Lal Date of Execution - 07/04/2021, , Admitted by: Self, Date of Admission: 07/04/2021, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 7 2021 3:36PM</td> <td>LTI 07/04/2021</td> <td>07/04/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Pramod Prasad Son of Rajo Lal Date of Execution - 07/04/2021, , Admitted by: Self, Date of Admission: 07/04/2021, Place of Admission of Execution: Office				Apr 7 2021 3:36PM	LTI 07/04/2021	07/04/2021	
Name	Photo	Finger Print	Signature										
Mr Pramod Prasad Son of Rajo Lal Date of Execution - 07/04/2021, , Admitted by: Self, Date of Admission: 07/04/2021, Place of Admission of Execution: Office													
Apr 7 2021 3:36PM	LTI 07/04/2021	07/04/2021											

Near Madhusudan Nagar Sardar Colony, Matkuria, Dhandad, City:- , P.O:- Nirsa, P.S:-NIRSHA, District:-Dhanbad, Jharkhand, India, PIN:- 826001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AOxxxxx8N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED (as Manager)

2	Name	Photo	Finger Print	Signature
	Mr Biswajit Goswami Son of Biswanath Goswami Date of Execution - 07/04/2021, , Admitted by: Self, Date of Admission: 07/04/2021, Place of Admission of Execution: Office	 <small>Apr 7 2021 3:38PM</small>	 <small>LTI 07/04/2021</small>	 <small>07/04/2021</small>
Goswami Para, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx2G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Rudra Construction (as partner)				
3	Name	Photo	Finger Print	Signature
	Mr Shubhadip Mondal Son of Naresh Mondal Date of Execution - 07/04/2021, , Admitted by: Self, Date of Admission: 07/04/2021, Place of Admission of Execution: Office	 <small>Apr 7 2021 3:38PM</small>	 <small>LTI 07/04/2021</small>	 <small>07/04/2021</small>
Vill Gopalpur, City:- , P.O:- Gopalpur, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxx3C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Rudra Construction (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baicyanath Pal Durgapur Court, City Centre, City:- , P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216	 <small>07/04/2021</small>	 <small>07/04/2021</small>	 <small>07/04/2021</small>
Identifier Of Mr Tusar Kanti Singha, Mr Rajesh Prasad, Mr Pramod Prasad, Mr Biswajit Goswami, Mr Shubhadip Mondal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED	Rudra Construction-17 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Tusar Kanti Singha	Rudra Construction-5 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Prasad	Rudra Construction-5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur),
Mouza: Khatpukur, JI No: 59, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 129, LR Khatian No:- 1221	Owner:BLOCK BUSTER UNITED SERVICES PRIVATE LTD., Gurdian:Manager Pramod Prasad, Address:23, 11c pampa Extention Bangalore 560024 , Classification:কালনী, Area:0.17000000 Acre,	BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED
L2	LR Plot No:- 129, LR Khatian No:- 1181	Owner:Tusar Kanti Singha, Gurdian:Sudhangsu sekhar, Address:নিজ , Classification:কালনী, Area:0.05000000 Acre,	Mr Tusar Kanti Singha
L3	LR Plot No:- 129, LR Khatian No:- 1182	Owner:Rajesh Prasad, Gurdian:Dineshwar , Address:নিজ , Classification:কালনী, Area:0.05000000 Acre,	Mr Rajesh Prasad

On 26-03-2021

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 51,54,543/-



Partha Bairagya

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

On 07-04-2021

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

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

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

Presented for registration at 13:30 hrs on 07-04-2021, at the Office of the A.D.S.R. DURGAPUR by Mr Rajesh Prasad, one of the Executants.

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

Execution is admitted on 07/04/2021 by 1. Mr Tusar Kanti Singha, Son of Mr Sudhangsu Sekhar Singha, Shibtala, Dhandabag, P.O: Amrai, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business, 2. Mr Rajesh Prasad, Son of Mr Dineshwar Prasad, H/9A, Natunpally, Benachity, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-04-2021 by Mr Pramod Prasad, Manager, BLOCK BUSTER UNITED SERVICES PRIVATE LIMITED, House No 23, 11C, Pampa Extension, Opp R R Apartme, City:- , P.O:- Kempapura, P.S:- KEMPAPURA AGRAHARA, District:-Bangalore, Karnataka, India, PIN:- 560024

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-04-2021 by Mr Biswajit Goswami, partner, Rudra Construction, J.P Avenue, Muchipara, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-04-2021 by Mr Shubhadip Mondal, partner, Rudra Construction, J.P Avenue, Muchipara, Vill Bamunara, City:- , P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, , Son of Mr Baidyanath Pal, Durgapur Court, City Centre, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,014/- (B = Rs 20,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 20,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2021 3:47AM with Govt. Ref. No: 192020210251121861 on 30-03-2021, Amount Rs: 20,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ0718458 on 30-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 16009, Amount: Rs.5,000/-, Date of Purchase: 23/03/2021, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/03/2021 3:47AM with Govt. Ref. No: 192020210251121861 on 30-03-2021, Amount Rs: 2,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKQ0718458 on 30-03-2021, Head of Account 0030-02-103-003-02



Partha Bairaggya

ADDITIONAL DISTRICT SUB-REGISTRAR

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

Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2021, Page from 86648 to 86676

being No 230602874 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.07.07 13:38:38 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/07/07 01:38:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)