



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

F 094818

102.20
3.76
21

I certify that the Document
is Assented to Registration the
Signature Sheet and the Endr-
sements attached and the
Documents are the Part of the
Document.

A. D. S. Dasgupta
Burdwan

26 FEB 2020

****DEVELOPMENT AGREEMENT****

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

Mouza- Tetikhola (টেটিকোলা), J.L. No.96 (now 111),

R.S. Plot No.16, L.R. Plot No.148,

Area of land - 4.125 Decimal more or less 2.5 Katha.

Under The Area of Jemua Gram Panchayat

Handwritten signature/initials

This Development Agreement is made on this the 26th day of February, 2020.

BETWEEN

SRI PRATAP SANKAR GHOSH [PAN No.AONPG8912N] s/o Late Shailendra Mohan Ghosh, by faith-Hindu, by occupation-Business, Indian Citizen, Indian Citizen, resident of-Zonal Market Colony, Bidhannagar, P.O.-ABL, P.S.-New Township, Dist.-Paschim Barddhaman, W. B., Pin-713206.

Hereinafter referred to & called as the "**Landowner**" (which the terms & expressions shall unless excluded by or repugnant to the context be deemed to mean & include his/her/their legal heirs, successors, executors, legal representatives and assigns) on the First Part.

AND

MONDAL CONSTRUCTION, a proprietorship concern, carrying on business at RN 12, S.S.E. Sarani, Bidhannagar, P.O.-Bidhannagar, P.S.-NTPS, Dist.-Paschim Barddhaman, W.B., Pin-713212, being represented by its' proprietor, **Sri Shibu Mondal** [PAN No. AIKPM2950P], son of Late Prafulla Mondal, by faith-Hindu, by occupation-Business, Indian Citizen, residing at A4/1, Vill.-Arrah Kalinagar, P.O.-Arrah, Durgapur-12, P.S.- Kanksa, Dist.-Paschim Barddhaman, W.B., Pin-713212.

Hereinafter referred to & called as "**DEVELOPER**" (which the terms & expressions shall unless excluded by or repugnant to the context be deemed to mean and include his/its' successors-in-office, legal representatives, legal heirs, administrators, executors, and assigns) on the Second Part.

WHEREAS the Landowner is seized, owned and possessed of and/or/otherwise well and sufficient entitled to ALL THAT piece and parcel of land measuring an area of land 4.125(Four point One Two Five) Decimal more or less 2.5(Two point Five)Katha, in the Dist.-Paschim Barddhaman, under P.S.-New Township, within Mouza-Tetikhola, J.L. No.96(now 111), R.S. Khatian No.14(Fourteen), L.R. Khatian No. 1358(Thirteen Hundred Fifty Eight), R.S, Plot No.16(Sixteen), L.R. Plot No.148(One Hundred Forty Eight), by virtue of Regd. Sale Deed vide No.1-1456/1992 of A.D.S.R. Durgapur, which is hereinafter more fully mentioned in the "First Schedule", and hereinafter called as "said property".

AND WHEREAS the "First Schedule" mentioned property is the purchased property of the Landowner herein, by virtue of Regd. Sale Deed vide No. 1-1456/1992 before the A.D.S.R. Durgapur, and his name has duly been recorded in the L.R.R.O.R. vide Khatian No.1358 of Mouza-Tetikhola.

AND WHEREAS the Landowner desires to develop the "Said Property", by construction of multi-storied building/s up to G+8 or further limit of floor/s, consisting of as many as flats, units, garages etc., subject to approval & permission of the Jemua Gram Panchayat, and/or any other concern Authority/ Authorities, and due to his paucity of funds and lack of sufficient time & experience, and as he is not able to take necessary steps in everywhere for the said development construction works, as such the Landowner has approached the developer herein, to do the said development construction work at the developers' cost & expenses, with the permissions & approvals of the Jemua Gram Panchayat, and/or any other concerned Authority/ Authorities, and Developer herein after

prolonged discussion with the Landowner, has agreed to do the development construction work, over the schedule mentioned property, and to avoid any future disputes & litigation, both the parties AGREED to prepare and execute this written agreement on terms & conditions having been settled by & between the parties after mutual discussion.

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

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

2) GENERAL MEANING OF THE TERMS:-

i) BUILDING: shall mean the proposed multistoried building/s up to G+8 and/or further limit of floors consisting of as many as flats/units, garages etc., to be construct by the Developer herein, according to the permissions & approvals of the Jemua Gram Panchayat and/or any other concern Authority/Authorities, on the 'said property' more-fully and specifically described in the "First Schedule" written hereunder, and the said multistoried building is hereinafter referred to as the "SAID BUILDING".

ii) PREMISES as well as SAID PROPERTY: shall mean ALL THAT piece and parcel of land measuring an area of land 4.125(Four point One Two Five) Decimal more or less 2.5(Two point Five)Katha, in the Dist.-Paschim Barddhaman, under P.S.-New Township, within Mouza-Tetikhola, J.L. No.96(now 111), R.S. Khatian No.14(Fourteen), L.R. Khatian No.1358(Thirteen Hundred Fifty Eight), R.S. Plot No.16(Sixteen), L.R. Plot No.148(One Hundred Forty Eight), more-fully and particularly mentioned, described, explained, enumerated and provided in the 'First Schedule' hereunder written and/or given, and

the premises hereinafter referred to as the "SAID PREMISES as well as SAID PROPERTY".

iii) PLAN: shall mean the Approved Building Plan for construction of the 'said building' on the 'said premises, which will approve and/or permit by the Jemua Gram Panchayat &/or by the concerned Authorities, and shall also include variations/modifications, alterations therein, that may be made by the Developer herein, if any, as well as all revisions, renewals and extension thereof, made or caused by the Developer and/or the Landowner with mutual consent.

iv) DEVELOPMENT AGREEMENT: shall mean this Agreement Between the Landowner and the Developer herein relating to the development, promotion, construction, erection of building/s at and upon the 'said premises', and shall also include all amendments, modifications, alterations, and changes, if any, made therein and all extensions, if any, thereof from time to time.

v) THE UNIT/FLAT: shall mean any Unit/Flat/apartment or any other covered space in the said Building/s, which is capable of being exclusively owned, used and/or enjoyed, and the Unit/Flat in the said Building/s lying/erected at and upon the said premises, and the right of common use of the common portion to the concerned Unit/Flat, and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

vi) PARKING SPACE: shall mean the covered space at the Ground Floor of the said Building/s and also surrounding the said proposed multistoried Building/s, if any that may be earmarked by the Developer herein.

- vii) ARCHITECT(S): shall mean such Architect(s), whom the Developer may from time to time, appoint for execution of the development of the schedule mentioned land.
- viii) PROJECT: shall mean the proposed multistoried building/s up to maximum limit of floors, consisting of as many as flats/units/garages etc. i.e. the construction work of development, undertake and to be done by the Developer herein, over the "said premises" in pursuance of the Development Agreement and/or any modification or extension thereof, till the completion of such development, erect, promotion, construction of the multistoried building/s at and upon the said premises.
- ix) LANDOWNER:- shall mean **SRI PRATAP SANKAR GHOSH** s/o Late Shailendrad Mohan Ghosh and his legal heirs, successors, executors, legal representatives and assigns.
- x) DEVELOPER: shall mean **MONDAL CONSTRUCTION**, a proprietorship concern (Represented by its' proprietor; **SRI SHIBU MONDAL** S/o Late Prafulla Mondal, & its' successors-in-office, legal representatives, legal heirs, administrators, executors, and assigns).
- xi) FORCE MAJEURE: shall mean & include natural calamities, act of god, fire, civil commotion, riot, war, strike, lockout, notice or prohibitory order from any authority, shortage of essential commodities, Labour unrest, Local problem and/or local disturbance, and/or any other act or commission or circumstance beyond the control of the Developer.
- xii) EFFECTIVENESS:- This agreement shall become effective from the date of execution of this agreement.

xiii) COMMENCEMENT OF CONSTRUCTION WORK: shall mean the "DATE" on which the Developer will start excavation of earth at the "said premises" to do the development construction work/construction of the said Building/s, after receive approved building plan & all the permissions & approvals for the same, from the concerned authority/authorities. Be it mentioned the Developer herein shall intimate the "Date" by writing to the Landowner herein.

xiv) WORDS COMMONLY USED TO REFER THE MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa.

xv) SINGULAR NUMBER: Shall include the plural and vice-versa unless the context states otherwise.

3) LANDOWNER'S & DEVELOPER'S ALLOCATION

That it has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be construct by the Developer herein on the 'First Schedule' below property, will be in this way:-

- i) That the Landowner, namely; Sri Pratap Sankar Ghosh, will get **1(One) self-contained 2BHK Flat/Apartment**, at the said proposed Multistoried Building / Project, as per his choice, in accordance with the sanctioned building plan, which will be duly approved & permitted by the Jemua Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.
- ii) That the Landowner, namely; Sri Pratap Sankar Ghosh, in addition to the above mentioned Flat/Apartment, will also get the amount of **Rs.18,00,000/- (Eighteen Lakh) only** from the Developer herein, part by part, as mentioned & described in the "Second

Schedule" hereunder. And if the Developer delay to pay or became defaulter to pay the amount, in accordance with time period as mentioned in the "Second Schedule" herein, then the Developer shall liable to pay interest over the due amount, as per Banking interest rate.

iii) That the Developer herein will get the remaining units / flats/parking spaces/constructed area, on the actual coverage / usage of the land, as per sanctioned building plan duly approved & permitted by the Jemua Gram Panchayat, and/or by the concerned authority, subject to allotment & payment of money as mentioned above.

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

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

ii) That the Landowner in pursuance of this agreement, will hand-over the peaceful physical vacant possession of the 'said premises' as

mentioned in the "First Schedule" hereunder, to the Developer herein, for the proposed development project/construction of multistoried building/s, simultaneously within 7(seven) days from the execution of this agreement, or within 7(seven) days from the demand of the Developer for vacant possession of the same, and the same shall remain under the possession of the Developer, till the completion of the said proposed development project/construction of building/s, and till handover of the possession of all flats/units/apartments thereof, with registered deed of conveyance(s)/sale by each of unique intended owner/s thereof.

iii) That the Landowner shall pay all taxes, fees, outgoings and etc. including arrears of the Government/Jemua Gram Panchayat and/or any other authority/authorities before the concerned authority/authorities in respect of said premises, till the date of signing of these presents.

iv) That if any dispute arises regarding the title and ownership & possession in respect of the said premises of the Landowner herein, from any person/s or any other, then the Landowner at his own costs and expenses shall clear the "said property" having establishing of right and marketable title in his name, free from all encumbrance, though the Landowner admits that no suits and /or proceedings and /or litigations are filed/pending before any court of law in connection with the said property or any part thereof, and if any dispute arise in future in respect of the said property & against the development works thereon, & for which if the Developer became unable to continue the said project thereon, then the Landowner shall always be present to assist the developer to solve the dispute/problem in respect of the "First Schedule" hereunder, and the time, which will

be/may be lapsed to settle the dispute/problem, that time, shall be added/extended to the total time period for the completion of construction work, in accordance with this agreement.

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

purchaser/s, subject to the terms & conditions & time limit of these presents.

ix) That the Landowner shall handover to the Developer the original title Deeds, Parcha/land records of rights / Tax Receipts & other relevant documents/papers, what he possess in respect of the First Schedule hereunder, simultaneously with the signing of these presents.

x) That Landowner; Pratap Sankar Ghosh shall not liable to pay registration cost, amenities charges, or any other charges, in respect of his allotted flat, herein.

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

i) That the Developer by these presents, shall have every right and power to start all kinds of development works of the proposed project on and from the date of signing of this agreement, including obtaining plan & permission from the Jemua Gram Panchayat and/or by the concerned authority, including the proper plan for development of the said property described in the "First Schedule" hereunder written, and to submit the same to the Jemua Gram Panchayat and/or by the concerned authority for obtaining approval to the same, and to enter upon the said property, either as on or along with others, to look after and to control all the affairs of the proposed development works, and to erect new building and structure by virtue of the sanctioned building plan, and to supervise the development work in respect of the new construction through contractors, sub-contractors, architects and surveyor's as may be required by the said developer for construction of the proposed building/s and structures of the said

property in accordance with the plan and specifications sanctioned by the Jemua Gram Panchayat and/or by the concerned authority.

- ii) That the Developer by these presents, shall have every right and power to collect and receive earnest money and/or advance or part payment of full consideration from any prospective buyer/s or purchaser for booking and sell/transfer of such flat/s, and parking space/s, and also to receive and collect or demand the consideration amount for the same, and for that act/s or purpose/s to make sign and execute and/or give proper and lawful discharge for the same, in respect of allocation of the Developer.
- iii) That the Developer by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit/s or flat/s, and parking space at the said proposed multistoried building/s or project at the said premises, in respect of Developer's allocated portion, on ownership basis towards any intending purchaser/s or buyer/s, and/or in any other manner as may be deem fit and proper, and accept final consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project at the "First Schedule" herein, as deem fit & proper, after receive Regd. Development Power of Attorney from the Landowner herein.
- iv) That the Developer by these presents, shall have every right and power, to execute from time to time, agreements or agreement for sale, of such flat/s or apartment/s or garage/s, and to transfer the same, on ownership basis by conveyance in respect of the multistoried building/s, which will be constructed on the said property, and also to execute and sign conveyance, transfer and

surrender in respect of the said property, or any part thereof, and present document/s for registration, and to admit the execution of any such document/s before the appropriate registering authority, in respect of the allocation of the Developer, after receive Regd. Development Power of Attorney from the Landowner herein.

v) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, which will be needed by the Developer for the proposed development project, shall be prepared by the developer at its' own costs and expenses in the name of the Landowner &/or his name, without reimbursement the same by the Landowner, and the Landowner shall sign on the plan application, papers, documents etc., when the developer asked for the same without demanding any remuneration and/or money for the same.

vi) That by virtue of these presents, the Developer is hereby empowered to raise the construction of the proposed new multistoried building/s of maximum limit of floors consisting of as many as flats, garages etc. on the above mentioned property as well as on the property more-fully mentioned in the "First Schedule" hereunder by investing his own finance, and, the Developer may take Construction Loan/Project Loan or take loan/borrowed money from any financial institutions or any Nationalized, Private or Public Sector Banks for the proposed construction of the project at the "First Schedule" hereunder, and the Landowner shall not be liable in any course of incident for the same.

vii) That the Developer shall be authorized in the name of the Landowner, if necessary to apply for temporary and/or permanent; connection for electricity, sewerage, drainage, water and/or other

facilities, if needed, for the construction of the building as well as completion of the projects, at the costs of the Developer.

viii) That the Developer shall complete the construction of the "Said Building/s" and/or 'Project' at its costs and expenses in pursuance of the sanctioned Building Plan & Permissions within **36(Thirty Six) months** with further additional period of **6(Six) months**, if needed, and the time shall be computed on and from the date of "Commencement of Construction Work", subject to the circumstances of Force Majeure.

ix) That the stipulated time for construction as stated above shall be extended, if the Developer is prevented to continue the Development Works of the project by any unforeseen reasons beyond the control of the Developer and/or force majeure, and in that case, the time so to be elapsed should be extended further beyond the aforesaid contractual period without raising any objection from the part of the Landowner, however the fact of such extension shall be intimated to them by the Developer in advance.

x) That after the execution of these presents, all the taxes, rates, fees, outgoings etc. in respect of the "said premises" shall be borne the Developer till the date of hand-over the allocation to the respective unit/flat owner/s.

xi) That the Developer shall continue the development construction works of the "said Building" at the "said Premises" under the name & style, as the Developer shall choice/ fix and that will be final.

xii) That the Developer shall have exclusive right to amalgamate the "Said Property" to any other adjacent plot of land/lands situated around the said property without taking any prior permission from

the Landowner in the manner whatsoever the developer may deem fit and proper. The Landowner shall sign and execute all necessary Agreement/s, documents, deed of amalgamation and other paper/s in whatsoever manner and/or nature to the Developer, without raising any objection and demanding any amount in respect thereof, but the Landowner allocation will remain same, as written in these presents.

put
one
on

xiii) The Developer hereby undertakes to keep the Landowner indemnified against any third party, claim, suits, costs, proceedings and claims for any third party including and /or statutory authorities and /or adjacent neighbors, which may arise out of the Developer's actions with regard to the development and/or construction of the building on the "said premises".

xiv) That the Developer by virtue of these presents, shall have right &/or authority to deal with any person/persons, &/or enter into any contract, &/or agreement, to borrow money &/or to take advance against any unit/flat/portion along with acquired right under this agreement, from any Nationalized, Private or Public Sector Bank &/or financial institution.

xv) That the Developer shall be responsible for any acts, deeds, or things done towards any fund collection from one or more prospective buyer of the proposed flats/apartment.

xvi) That the Developer shall be liable/responsible for receipt of any booking amount/advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units in respect of the proposed project at the first schedule hereunder.

6) Mutual consent of the Parties :-

- i) That all the terms & conditions of this agreement shall be bound to obey by all the parties of these presents.
- ii) The Landowner and the Developer have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership between the Landowner and the Developer in any manner, nor shall the parties here to be constituted as Association of persons.
- iii) That any terms & conditions & clauses of these presents, if required to amend/alter in future, then both the parties by mutual understanding can amend/alter the same by preparing a Registered Instrument/Document in continuation of these presents.
- iv) The court under which jurisdiction of the land is situated shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

FIRST SCHEDULE as referred herein above

(Description of Land / Premises)

ALL THAT piece & parcel of land in the Dist.-Burdwan(now Paschim Barddhaman), P.S.-New Township, within the area of Jemua Gram Panchayat, at **Mouza - Tetikhola**(টেটিকোলা), J.L. No.96 (now 111), **R.S. Khatian No.14**(Fourteen), **and L.R. Khatian No.1358**(Thirteen Hundred Fifty Eight),

R.S. Plot No.16(Sixteen), **L.R. Plot No.148**(One Hundred Forty Eight), measuring an Area of Land- **4.125**(Four point One Two Five) **Decimal** and/or **2.5**(Two point Five) **Katha**, under Jemua Gram Panchayat, B.L.&L.R.O. Faridpur-Durgapur, and the Land is recorded as Baid, & proposed to be use as Bastu for Residential Purpose.

Butted and Bounded as follows:-

- North : 8' feet wide Pucca Road & R.S. Plot No.16(P).
 South : Land of Amala Ghosh.
 East : Land of Suresh Ruidas.
 West : 12' feet wide Pucca Road.

SECOND SCHEDULE as referred herein above

Description of Allocation of the Landowner & Developer)

- a) That the Landowner namely; **Sri Pratap Sankar Ghosh** will get **1(One) self-contained 2BHK Flat/Apartment**, at the said proposed Multistoried Building/Project, as per his choice, in accordance with the sanctioned building plan, which will be duly approved & permitted by the Jemua Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.
- b) That the Landowner, namely; **Sri Pratap Sankar Ghosh**, in addition to the above mentioned Flat/Apartment, will also get the amount of **Rs.18,00,000/- (Eighteen Lakh) only**, from the Developer herein, part by part, as mentioned below:-

- i) The Landowner, namely; **Sri Pratap Shankar Ghosh** have entered into this agreement, after received 1st part payment of Rs.5,00,000/- (Five Lakh) only, from the Developer herein, on 25/02/2020, through RTGS, out of the entire amount.
- ii) The Developer shall pay the 2nd part payment of Rs.3,00,000/- (Three Lakhs) only, to the Landowner, within 3(three) months from the date of execution of this Agreement.
- iii) The Developer shall liable to pay the amount of Rs.1,65,000/- (One Lakh Sixty Five Thousand) only, each, for 3rd, 4th, 5th, 6th & 7th part payment, and the amount of Rs.1,75,000/- (One Lakh Seventy Five Thousand) only for 8th part payment, periodically, after laps of every 6(six) months from the date of "Commencement of Construction Work", to the Landowner herein.

Provided that in the event of causing defaulter for more than one month for part payment, after execution of this agreement from the end of Developer, and in such case the Developer will pay Banking rate of interest to the Landowner on principal due amount, and pay the said part payment plus interest of said payment.

- c) That the Developer will get all the units/flats/apartments/parking space/portions/constructed area, as per sanction building plan duly approved & permitted by the Jemua Gram Panchayat, and/or by the concerned authority, after excluding the Landowner' allotted flat/apartment.
- d) That the Landowner hereinafter, shall have no right to claim or demand any further unit/flat or any further sum of money, except the mentioned above.

General Specification of "said building"

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

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

IN WITNESS WHEREOF both the parties of these presents do hereby put their respective signattres, in the free, fair state of mind, after gone through all the terms & conditions & expressions of these presents on this the 26th day of February, 2020 at Durgapur.

WITNESSES:-

1. Rahul Bauri
S/O NEPAL Bauri
Sankarpur Durgapur-12

Rajat Sanjay Ghosh

SIGNATURE OF LANDOWNER

2. Anamala Ghosh
w/o Jiban Kishore Ghosh

KALWA Pat Jile Dase
Anadi bhar Bagan.
East Bardhaman

MONDAL CONSTRUCTION

Rajat Sanjay Ghosh
Proprietor

SIGNATURE OF DEVELOPER

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

Debabrata Biswas

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

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

Left Hand



Right Hand

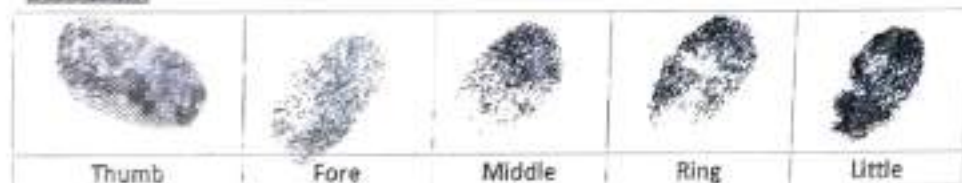


Signature:-

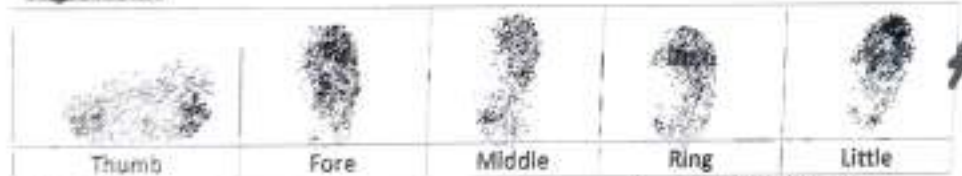
Pratap Samiksha Ghosh

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

Left Hand



Right Hand



Signature:-

Sri V Mohan

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

Left Hand



Right Hand



Signature:-

भारत-सर्वकार
Government of India
Rahul Bauri
DOB 05/04/1997
MALE



2201 4158 4242

मेरा आधार. मेरी पहचान

आर्य समाज
आर्य समाज विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O- Nepal Bauri, Shankardip,
new township, Arri,
Bardhaman,
West Bengal - 713217

2201 4158 4242

भारत सरकार
Ministry of Information and Public Relations
www.aa.gov.in



Rahul Bauri

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200195439831

GRN Date: 26/02/2020 00:39:29

BRN: 1035511375

Payment Mode Online Payment

Bank: HDFC Bank

BRN Date: 26/02/2020 00:41:18

DEPOSITOR'S DETAILS

Id No. : 02060000211706/3/2020
(Query No./Query Year)

Name : Shibu Mondal

Contact No. :

Mobile No. : +91 9476230460

E-mail :

Address : Arrah KALINAGAR Durgapur12

Applicant Name : Mr DEBABRATA BISWAS

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000211706/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	11 ✓
2	02060000211706/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	18014 ✓
Total				18025

In Words : Rupees Eighteen Thousand Twenty Five only



Pratap Sankar Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SHIBU MONDAL

PRAFULLA MONDAL

20/02/2018

Particulars of Income

AKPM2950P

Shibu Mondal



Shibu Mondal

Major Information of the Deed



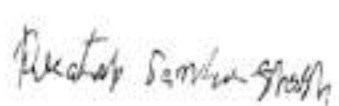
Deed No. :	I-0206-01207/2020	Date of Registration	26/02/2020
Query No / Year	0206-0000211706/2020	Office where deed is registered	A.D.S.R. DURGAPUR, District: Burdwan
Query Date	05/02/2020 2:41:37 PM		
Applicant Name, Address & Other Details	DEBABRATA BISWAS DURGAPUR COURT, CITY CENTRE, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9476230460, Status : Advocate		
Transaction	[0110] Sale, Development Agreement or Construction agreement	Additional Transaction	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 18,00,000/-]
Set Forth value	Rs. 1/-	Market Value	Rs. 14,23,125/-
Stamp duty Paid(SD)	Rs. 5,011/- (Article:4B(g))	Registration Fee Paid	Rs. 18,014/- (Article:E, E, B)
Remarks			

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-148 (RS :16)	LR-1358, (RS:-14/0)	Bastu	Bald	4.125 Dec	1/-	14,23,125/-	Width of Approach Road: 20 Ft. Adjacent to Metal Road.
Grand Total :					4.125Dec	1 /-	14,23,125 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr PRATAP SANKAR GHOSH (Presentant) Son of Late SHAILENDRA MOHAN GHOSH Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Office			
		26/02/2020	L1 26/02/2020	26/02/2020
ZONAL MARKET COLONY, BIDHANNAGAR, P.O:- ABL, P.S:- New Township, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AONPG8912N, Aadhaar No: 52xxxxxxx5542, Status :Individual, Executed by: Self, Date of Execution: 26/02/2020 , Admitted by: Self, Date of Admission: 26/02/2020 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MONDAL CONSTRUCTION RN 12, S.S.B. SARANI, BIDHANNAGAR, P.O. - BIDHANNAGAR, P.S. - New Township, Durgapur, District- Burdwan, West Bengal, India. PIN - 713212. PAN No. : AIKPM2950P. Aadhaar No: 72xxxxxxxx0688. Status Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SHIBU MONDAL Son of Late PRAFULLA MONDAL Date of Execution - 26/02/2020. Admitted by: Self, Date of Admission: 26/02/2020, Place of Admission of Execution: Office			
	Feb 26 2020 12:52PM	L1 26/02/2020		26/02/2020
A4/1, ARRAH KALINAGAR, P.O.- ARRAH, P.S.- Kanksa, Durgapur, District-Burdwan, West Bengal, India. PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India. PAN No.: AIKPM2950P. Aadhaar No: 72xxxxxxxx0688 Status : Representative, Representative of : MONDAL CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL BAURI Son of Mr NEPAL BAURI SHANKARPUR, P.O.- ARRAH, P.S. - New Township, Durgapur, District-Burdwan, West Bengal, India. PIN - 713212			
	26/02/2020	26/02/2020	26/02/2020
Identifier Of Mr PRATAP SANKAR GHOSH, Mr SHIBU MONDAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRATAP SANKAR GHOSH	MONDAL CONSTRUCTION-4 125 Dec

Land Details as per Land Record

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, JI No: 111, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 148, LR Khatian No - 1358	Owner: প্রতাপ শংকর ঘোষ, Gurdian: শৈলেন্দ্রমোহ ঘো, Address: বিধাননগর , দুর্গাপুর , Classification: বাইদ, Area: 0.04000000 Acre,	Mr PRATAP SANKAR GHOSH

Certificate of Registration under section 60 and Rule 69.

Endorsement For Deed Number : I - 020601207 / 2020

On 08-02-2020

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 14,23,125/-

Partha Bairagya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A. D. S. R. DURGAPUR
Burdwan, West Bengal

On 26-02-2020

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

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

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

Presented for registration at 12:40 hrs on 26-02-2020, at the Office of the A. D. S. R. DURGAPUR by Mr PRATAP SANKAR GHOSH, Executant.

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

Execution is admitted on 26/02/2020 by Mr PRATAP SANKAR GHOSH, Son of Late SHAILENDRA MOHAN GHOSH, ZONAL MARKET COLONY, BIDHANNAGAR, P.O: ABL, Thana: New Township, City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Identified by Mr RAHUL BAURI, . . Son of Mr NEPAL BAURI, SHANKARPUR, P.O: ARRAH, Thana: New Township, City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 26-02-2020 by Mr SHIBU MONDAL, PROPRIETOR, MONDAL CONSTRUCTION (Sole Proprietorship), RN 12, S.S.B. SARANI, BIDHANNAGAR, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr RAHUL BAURI, . . Son of Mr NEPAL BAURI, SHANKARPUR, P.O: ARRAH, Thana: New Township, City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,014/- (B = Rs 18,000/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 26/02/2020 12:41AM with Govt. Ref. No: 192019200195439831 on 26-02-2020, Amount Rs. 18,014/-
Bank: HDFC Bank (HDFC0000014), Ref. No: 1035511375 on 26-02-2020, Head of Account 0030-03-104-001-16

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2020, Page from 33087 to 33118
being No 020601207 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.03.16 16:44:50 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/03/16 04:44:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)