

6610

I-6381/19.



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

E 580863

21.10.19.
13.57.
BT

Verified that the Document
is Admitted to Register with the
Signatures Sheet and the Encar-
sements Attached with the
Documents are the Part of the
Document.

A.D.S.R. Durgapur
Burdwan

21 OCT 2019

****DEVELOPMENT AGREEMENT****

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

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

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

Area of land - 6(Six) Decimal more or less 3.64 Katha,

Under The Area of **Jemua Gram Panchayat**

This Development Agreement is made on this the 21st day of October, 2019.

B E T W E E N

1) SUKLA BHOWMICK [PAN No.EQZPB5325Q] w/o Late Balaram Bhowmick, by faith -Hindu, by occupation-Housewife, Indian Citizen, resident of- 2A/7, Tetikhola Vivekananda Park, P.O.-Arrah, P.S.-New Township, Dist.-Paschim Barddhaman, W.B., Pin-713212

2) SMT. MOUSUMI DAS [ALIAS MAUSUMI DAS] [PAN No.BYLPD5830R] w/o Sri Tarun Das, D/o Late Balaram Bhowmick, by faith -Hindu, by occupation-Housewife, Indian Citizen, resident of- SP -7/11, Saptarshi Park, P.O.-ABL, P.S.-New Township, Dist.-Paschim Barddhaman, W.B., Pin-713212

3) SRI DEBRAJ BHOWMICK [PAN No.BWMPB8624E] s/o Late Balaram Bhowmick, by faith -Hindu, by occupation-Business, Indian Citizen, resident of- 2A/7, Tetikhola Vivekananda Park, P.O.-Arrah, P.S.-New Township, Dist.-Paschim Barddhaman, W.B., Pin-713212,

Hereinafter referred to & called as the "**Landowners**" (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.

A N D

MONDAL CONSTRUCTION, a proprietorship concern, carrying on business at RN 12, S.S.B. 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 Landowners is seize, owned and possess of and/or/otherwise well and sufficiently entitled to ALL THAT piece and parcel of land, measuring an area 6(Six) Decimal more or less 3.64(Three point Six Four)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.2033(Two Thousand Thirty Three), 2034(Two Thousand Thirty Four) & 2035(Two Thousand Thirty Five), R.S. Plot No.16(Sixteen), L.R. Plot No.148(One Hundred Forty Eight), by virtue of inheritance and on the basis of Regd. Sale Deed vide No.1-1455/1992 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 predecessor of the Landowners herein; namely; Balaram Bhowmick. That said Balaram Bhowmick during his lifetime had purchased the property by virtue of Regd. Sale Deed vide No.1-1455 of 1992, which was registered before the A.D.S.R. Durgapur, and to that effect, the predecessor of the Landowners herein became the owner & possessor in respect of the "First Schedule" mentioned property. That

said Balaram Bhowmick expired on 27/01/2017, and after his demise, the Landowners herein became the owners and possessor of the property by virtue of inheritance, and their names have duly been recorded in the L.R.R.O.R. vide Khatian Nos.2033, 2034 & 2035 of Mouza-Tetikhola.

AND WHEREAS the Landowners desires to develop the "Said Property", by construction of multi-storied building/s up to maximum limit of floor, consisting of as many as flats, units, garages etc., with the permissions of the Jemua Gram Panchayat, and/or Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, and due to their paucity of funds and lack of sufficient time & experience, and as they are not able to take necessary steps everywhere for the said development construction works, as such the Landowners 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 Asansol Durgapur Development Authority and/or any other concerned Authority/Authorities, and Developer herein after prolonged discussion with the Landowners, 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 maximum 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 Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, on the 'said property' more-fully and specifically describe in the "First Schedule" written hereunder, and the said multistoried building 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 6(Six) Decimal more or less 3.64(Three point Six Four)Katha, in the Dist.-Paschim Barddhaman, under P.S.-New Township, within Mouza-Tetilchola, J.L. No.96 (now 111), R.S. Khatian No.14(Fourteen), L.R. Khatian No.2033(Two Thousand Thirty Three), 2034(Two Thousand Thirty Four) & 2035(Two Thousand Thirty Five), 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 Landowners with mutual consent.

iv) DEVELOPMENT AGREEMENT: shall mean this Agreement Between the Landowners 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) LANDOWNERS:- shall mean **SUKLA BHOWMICK** w/o Late Balaram Bhowmick, **MOUSUMI DAS** D/o Late Balaram Bhowmick, & **DEBRAJ BHOWMICK** s/o Late Balaram Bhowmick.

x) DEVELOPER: shall mean **MONDAL CONSTRUCTION**, a proprietorship concern, (Represented by its' Proprietor; **SRI SHIBU MONDAL** S/o Late Prafulla Mondal, & his / 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.

by
Shibum → 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 Landowners 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) LANDOWNERS' & DEVELOPER'S ALLOCATION

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

- i) that the Landowners will get **3(Three) self-contained 2BHK Flat/Apartment, at the said proposed multistoried building/project**, (1st flat on the First Floor, & 2nd flat on the Third Floor & 3rd flat on the Top Floor, shall be allotted, as per mutual understanding between the parties), 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 Developer 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, after excluding the Landowners allotted flats/apartments, as mentioned & described in the "Second Schedule" hereunder.

3

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

- i) That the Landowners are 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 Landowners shall be fully responsible and shall be solve the same at their own costs and expenses as early as possible from the date of raising out of the said dispute.
- ii) That the Landowners 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 multi-storied building/s, simultaneously within 7(seven) days from the execution of this agreement, 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 Landowners 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 Landowners herein, from any person/s or any other, then the Landowners at their own costs and expenses shall clear the "said property" having establishing of right and marketable title in their names, free from all encumbrance, though the Landowners 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 Landowners 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 stipulated period for the completion of construction work, in accordance with this agreement.
- v)** That the Landowners shall not claim in 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 Landowners 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 Landowners 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 Landowners 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 Landowners 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 Landowners 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 Landowners 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 Landowners shall be liable to pay the proportionate share of cost in connection with D.G. setup, Expenses for Electricity Connection, & all other amenities attach to the proposed project/building/s at the "said property", in connection with his/their respective allotted flat/unit/apartment/parking space, towards the Developer 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 Landowners 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 Landowners 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 Landowners &/or his name, without reimbursement the same by the Landowners, and the Landowners 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 Landowners shall not be liable in any course of incident for the same.
- vii) That the Developer shall be authorized in the name of the Landowners, 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 **48(Forty Eight) 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 Landowners, 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 Landowners in the manner whatsoever the developer may deem fit and proper. The Landowners 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 Landowners allocation will remain same, as written in these presents.
- xiii) The Developer hereby undertakes to keep the Landowners 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 term & conditions of this agreement shall be bound to obey by all the parties of these presents.
- ii) The Landowners 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 Landowners 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) That if any dispute & difference arise out of these presents, shall be referred to an Advocate as to be decided by the Developer herein for arbitration, who shall act, as Arbitrator having power of summary procedure & may keep any record of Arbitration proceedings and shall be governed by the provisions of Indian Arbitration & Conciliation Act 1996, with all modification for the time being in force & whose decision shall be final & binding upon all the parties herein.
- v) 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.2033**(Two Thousand Thirty Three), **2034**(Two Thousand Thirty Four) & **2035**(Two Thousand Thirty Five),

R.S. Plot No.16(Sixteen), **L.R. Plot No.148**(One Hundred Forty Eight), measuring an area of land - **6**(six) **Decimal** and/or **3.64**(Three point Six Four) **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 : Vacant Land.

South : 12' feet wide Pucca Road.

East : Vacant Land.

West : Land of Manna Babu.

SECOND SCHEDULE as referred herein above

(Description of Allocation of the Landowners & Developer)

- a) That it has been agreed between the parties that the Landowners will get **3(Three) self-contained 2BHK Flat/Apartment, at the said proposed multistoried building/project**, (1st flat on the First Floor, & 2nd flat on the Third Floor & 3rd flat on the Top Floor, shall be allotted, as per mutual understanding between the parties, in accordance with the sanctioned building plan, duly approved & permitted by the Jemua Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.
- b) 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 Landowners' allotted flat/apartment.
- c) That the Landowners 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 Landowners & 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 signatures, in the free, fair state of mind, after gone through all the terms & conditions & expressions of these presents on this the 21st day of October, 2019 at Durgapur.

WITNESSES:-

1. Parvtha Ruidal
s/o Sanjit Ruidal
of- Anandapur canal par
P.O. - Nadiha, P.S. - eka oven
Dist. - Paschim Bardhaman

Sukla Bhosmick.

Mousumi Das @
Manuani Das

Debtaj Bhosmick

SIGNATURE OF LANDOWNERS

2. Swetha Ruidal
s/o Sri Sanatan Ruidal.
12A/1 Tetikholā,
Durgapur - 12

MONDAL CONSTRUCTION

Shiv Mohan
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:-

Signature

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

Left Hand



Right Hand



Signature:-

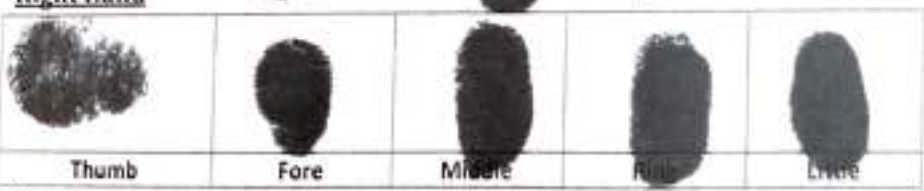
Sukla Bhowmik

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

Left Hand



Right Hand

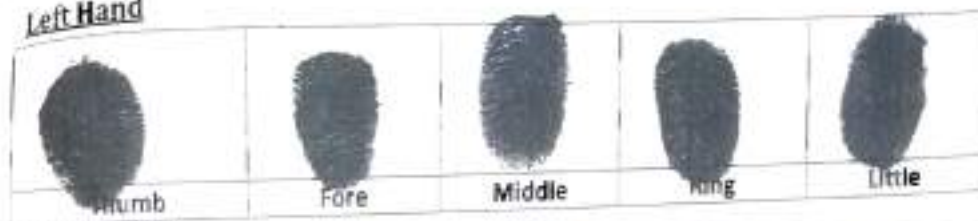


Signature:-

Mousami Das @ Mansum Das

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

Left Hand



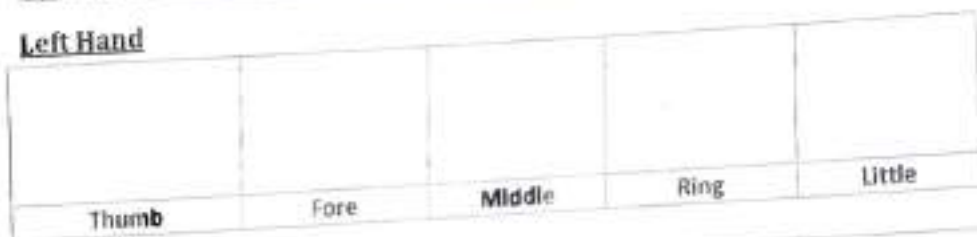
Right Hand



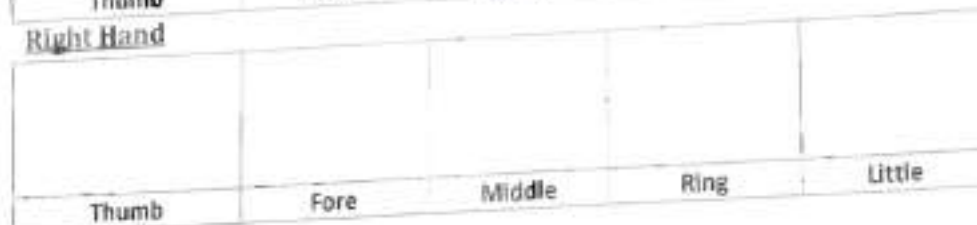
Signature:- *Debraj Bhowmik*

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

Left Hand



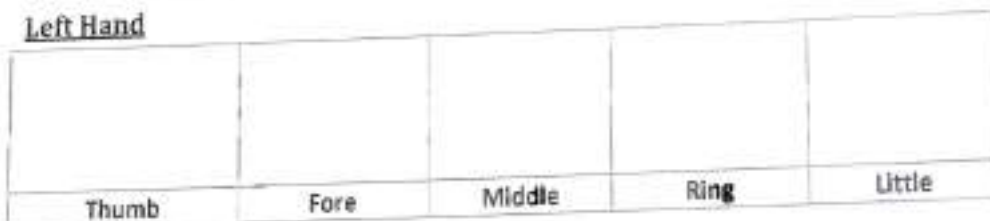
Right Hand



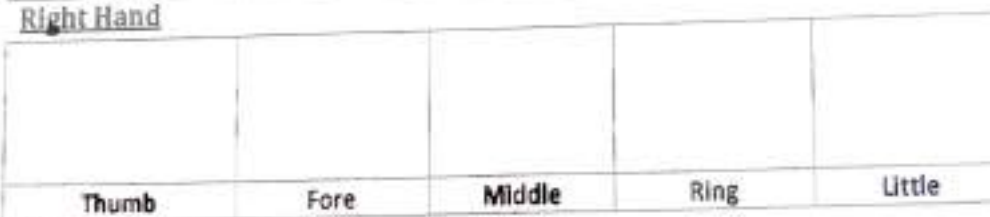
Signature:-

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

Left Hand



Right Hand



Signature:-

भारत सरकार
GOVERNMENT OF INDIA

Partha Ruidas
DOB: 25/09/1998
Male / MALE



6282 3616 3004

Aadhaar-Aam Aadmi ka Adhikar

Partha Ruidas

Partha Ruidas



एनएनडीएन-विशेषित पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
ANANDAPUR CANAL PARI,
NADIHA, Durgapur (In Corp.),
Bardhaman,
West Bengal - 713201

6282 3616 3004

Aadhaar-Aam Aadmi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MAUSUM DAS

DALAHAM BHOWMICK

PRC/1974

Registration Number

BYLPD5830R

Non-Member

Supervisor



Mousumi Das
Mausumi Das

For more details, contact the call / faxed, kindly inform / refer to
Income Tax PAN Services Unit, 111151
Plot No. 3, Sector 11, CBD, Gurgaon,
Near Munchal - 122 002

इसका अधिकारिता के लिए कृपया सूचना दें/संदर्भ :
आयकर सेवा एकाईट, 111151
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. गुरुगढ़,
नज्द मुन्चल - 122 002

आयकर विभाग
 INCOME TAX DEPARTMENT
 DEBRAJ BHOWMICK
 BALARAM BHOWMICK
 07/02/1984
 Permanent Account Number
 BWMPB8624E
 Signature

भारत सरकार
 GOVT. OF INDIA




In case this card is lost / found, kindly inform / return to
 Income Tax PAN Services Unit, UTISEC,
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 इस कार्ड के खोने/प्राप्त होने पर कृपया सूचित करें/सीजन।
 आयकर सेवा इकाई, UTISEC,
 प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,
 नवी मुंबई-400 614

Debraj Bhowmick

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



आयकर पहचान कार्ड
PAN Number Card
EOZPBK3250

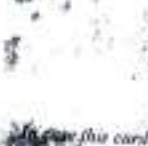
नाम
SUKLA SHOWMICK

पिता का नाम
BHUPENDRA CHANDRA

01/01/1952

01/01/1952

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



आयकर पहचान कार्ड
PAN Number Card
EOZPBK3250

नाम
SUKLA SHOWMICK

पिता का नाम
BHUPENDRA CHANDRA

01/01/1952

01/01/1952

यदि इस कार्ड को खोया/चुराया/हानि/चोरी/व्यय/वापस करने में
आयकर सेवा केंद्रों पर सूचना देनी चाहिए।
PAN सेवा केंद्र, सी.बी.डी. बंगलौर
नया मुंबई - 400 614
आयकर सेवा केंद्रों पर सूचना देनी चाहिए।
आयकर सेवा केंद्र, सी.बी.डी. बंगलौर
नया मुंबई - 400 614

आयकर संपर्क केंद्र
For Income Tax Related
Queries call Toll Free No.
18001201001

Sukla Showmick



शिव मण्डल

Bengal
 State of Registration & Stamp Revenue
 e-Challan

GRN: 19-201920-008492292-1
 GRN Date: 21/10/2019 12:44:31
 BRN: 928221697

Payment Mode: Online Payment
 Bank: HDFC Bank
 BRN Date: 21/10/2019 12:45:42

DEPOSITOR'S DETAILS

Name: MONDAL DEVELOPERS PVT LTD
 Contact No.:
 E-mail:
 Address: ARRAH KALINAGAR
 Applicant Name: Mr DEBABRATA BISWAS
 Office Name:
 Office Address:
 Status of Depositor: Buyer/Claimants
 Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement

Id No. : 02060001626205/2/2019
(Query No. / Query Year)

Mobile No. : +91 9476230460

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	02060001626205/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	10
2	02060001626205/2/2019	Property Registration- Registration Fees	0030-02-104-001-16	14
			Total	24

In Words : Rupees Twenty Four only



Major Information of the Deed



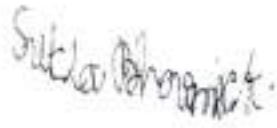
Deed No :	I-0206-06381/2019	Date of Registration	21/10/2019
Query No / Year	0206-0001626205/2019	Office where deed is registered	
Query Date	21/10/2019 12:35:39 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	DEBABRATA BISWAS DURGAPUR COURT, CITY CENTRE, District : Burdwan, WEST BENGAL, PIN - 713216. Mobile No. : 9476230460, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 20,70,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 14/- (Article: E, E)		
Remarks			



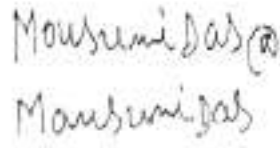



Land Details :

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	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-16	RS-14	Bastu	Baid	6 Dec	1/-	20,70,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
Grand Total :					6Dec	1 /-	20,70,000 /-	

Land Lord Details :



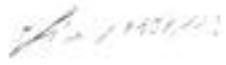


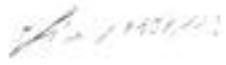


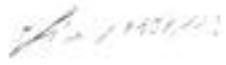
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SUKLA BHOWMICK (Presentant) Wife of Late BALARAM BHOWMICK Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office			
		21/10/2019	LT1 21/10/2019	21/10/2019
2A/7, TETIKHOLA, VIVEKANENDA PARK, P.O:- ARRAH, P.S:- New Township, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EQZPB5325Q, Aadhaar No: 93xxxxxxxx2633, Status :Individual Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office				

	Name	Photo	Finger Print	Signature
2	Mrs MAUSUMI DAS, (Alias: Mrs MOUSUMI DAS) Wife of Mr TARUN DAS Daughter Of Late Balaram Bhowmick Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office	 21/10/2019	 LTI 21/10/2019	 21/10/2019
SP-7/11, SAPTARSHI PARK, P.O:- ABL, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BYLPD5830R, Aadhaar No: 73xxxxxxxx3106, Status :Individual, Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr DEBRAJ BHOWMICK Son of Late BALARAM BHOWMICK Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office	 21/10/2019	 LTI 21/10/2019	 21/10/2019
2A/7, TETIKHOLA, VIVEKANANDA PARK, P.O:- ARRAH, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWMPB8624E, Aadhaar No: 20xxxxxxxx1303, Status :Individual, Executed by: Self, Date of Execution: 21/10/2019 , Admitted by: Self, Date of Admission: 21/10/2019 ,Place : Office				

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MONDAL CONSTRUCTION RN-12, SSB 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								
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 SHIBU MONDAL Son of Late PRAFULLA MONDAL Date of Execution : 21/10/2019, Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office </td> <td>  Oct 21 2019 4:36PM </td> <td>  L1 21/10/2019 </td> <td>  21/10/2019 </td> </tr> </tbody> </table> <p>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)</p>	Name	Photo	Finger Print	Signature	Mr SHIBU MONDAL Son of Late PRAFULLA MONDAL Date of Execution : 21/10/2019, Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office	 Oct 21 2019 4:36PM	 L1 21/10/2019	 21/10/2019
Name	Photo	Finger Print	Signature						
Mr SHIBU MONDAL Son of Late PRAFULLA MONDAL Date of Execution : 21/10/2019, Admitted by: Self, Date of Admission: 21/10/2019, Place of Admission of Execution: Office	 Oct 21 2019 4:36PM	 L1 21/10/2019	 21/10/2019						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA RUIDAS Son of Mr SANTI RUIDAS ANANDAPUR CANEL PAR, P.O.- NADIHA, P.S - Coke Oven, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713218	 21/10/2019	 21/10/2019	 21/10/2019

Identifier Of Mrs SUKLA BHOWMICK, Mrs MAUSUMI DAS, Mr DEBRAJ BHOWMICK, Mr SHIBU MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SUKLA BHOWMICK	MONDAL CONSTRUCTION-2 Dec
2	Mrs MAUSUMI DAS	MONDAL CONSTRUCTION-2 Dec
3	Mr DEBRAJ BHOWMICK	MONDAL CONSTRUCTION-2 Dec

Endorsement For Deed Number : I - 020606381 / 2019

On 21-10-2019

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 13:59 hrs on 21-10-2019, at the Office of the A.D.S.R. DURGAPUR by Mrs SUKLA BHOWMICK, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,70,000/-

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

Execution is admitted on 21/10/2019 by 1. Mrs SUKLA BHOWMICK, Wife of Late BALARAM BHOWMICK, 2A/7, TETIKHOLA, VIVEKANANDA PARK, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 2. Mrs MAUSUMI DAS, Alias Mrs MOUSUMI DAS, Wife of Mr TARUN DAS Daughter Of Late Balam Bhowmick, SP-7/11, SAPTARSHI PARK, P.O: ABL, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 3. Mr DEBRAJ BHOWMICK, Son of Late BALARAM BHOWMICK, 2A/7, TETIKHOLA, VIVEKANANDA PARK, P.O: ARRAH, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr PARTHA RUIDAS, , Son of Mr SANTI RUIDAS, ANANDAPUR CANEL PAR, P.O: NADIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713218, by caste Hindu, by profession Others

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

Execution is admitted on 21-10-2019 by Mr SHIBU MONDAL, PROPRIETOR, MONDAL CONSTRUCTION (Sole Proprietorship), RN-12, SSB SARANI, BIDHANNAGAR, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr PARTHA RUIDAS, , Son of Mr SANTI RUIDAS, ANANDAPUR CANEL PAR, P.O: NADIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713218, by caste Hindu, by profession Others

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/10/2019 12:45PM with Govt. Ref. No: 192019200084922921 on 21-10-2019, Amount Rs: 14/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 928221697 on 21-10-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 871, Amount: Rs.5,000/-, Date of Purchase: 21/10/2019, Vendor name: Somnath Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/10/2019 12:45PM with Govt. Ref. No: 192019200084922921 on 21-10-2019, Amount Rs: 10/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 928221697 on 21-10-2019, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0206-2019, Page from 144472 to 144506
being No 020606381 for the year 2019.**



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.11.01 11:02:05 +05:30
Reason: Digital Signing of Deed.

**(Partha Bairaggya) 01-11-2019 11:00:39
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.**

(This document is digitally signed.)