



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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17:01
25/09/19

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this documents
are part of the Document,

E 580456

[Handwritten Signature]

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

30 SEP 2019

QUERY No. : 0204-0001493934 / 2019.

GRN No. : 19-201920-007808087-1. (BRN - 16079559).

DEVELOPMENT AGREEMENT

Dist. : Paschim Bardhaman.
Mouza+ P.S. : Andal.
Area of Land : 9 Decimal.

[Handwritten Signature]

Sl No. 9548 Date 24/09/2019
Sole R. Aanya Developers
Address DGP-12
Value of Stamp 5000
Date of Purchase of the stamp
Paper from Treasury
Name of the Treasury from Durgapur

13 SEP 2019

Ranajit Mondal

Chatterjee
Somnath Chatterjee
Stamp Vendor
A.D.S.R. Office, Durgapur-18
Licence No.-1/2016-17



574

Tapan Kumar Jindal



[Handwritten signature]

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

25 SEP 2019

Asish Das.

10 Subodh ch. Das.
Boirampur, Andal
Paschim Bardhaman
713321

ENTERED INTO BETWEEN

Mr Tapan Kumar Kundu (PAN No. ANVPK2165Q) [Aadhaar No.: 3585 0880 2495] Son of Late Kaliram Kundu, By Caste: Hindu, Occupation: Retired, and being the Resident of Station Road, P.O:- Andal, P.S:-Andal, District:- Paschim Bardhaman, West Bengal, India, PIN – 713321, India hereinafter referred to as the **LAND OWNER(s) / VENDOR(s)** (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PARTY**.

IN FAVOUR OF:

M/s. AARYA DEVELOPERS [PAN: ABJFA1973C] a Partnership Firm having its registered office at S-34 Shramik Mangal Co-op, P.O.: Bidhannagar, P.S.: New-township, Durgapur, Pin.: 713212, Dist.: Paschim Bardhaman, West Bengal, India; represented by one of its Partner(s), viz., **MR RANAJIT MONDAL [PAN: ASGPM2072G] [Aadhaar No.: 9889 8922 0393]** S/o Late Narayan Chandra Mondal, by occupation: Business, by faith: Hindu, resident of 16/18 Tansen Road, B-Zone, Durgapur – 713205, Dist.: Paschim Bardhaman, West Bengal, India; hereinafter referred to as the **DEVELOPER(s) / SECOND PARTY(s)** (unless repugnant to the context shall mean and include their representatives, heirs, successors, executors, administrators, trustees, legal representatives and assigns).

WHEREAS the Landed property as described in schedule 'A' hereunder firstly belonged to The National Exchequer of India Ltd. and while in possession and ownership of the stated land transferred and area admeasuring as schedule thereto to Mrs Mira Samanta W/o Gopika Banjan Samanta vide Deed of Sale being No.: I-604 for the Year 1959 registered before the ADSR Office at Raniganj and recorded in Vol. No.: 5 from Pages 238 to 240. Furthermore, being in lawful possession over the said schedule property the one Mrs Mira Samanta W/o Gopika Banjan Samanta transferred an area admeasuring as schedule thereto in RS/LR Plot No.: 3060, 3061 to Sri Nanda Dulal Kundu, Sri Shibram Kundu and Sri Tapan Kumar Kundu all being the S/o Kaliram Kundu vide Deed of Sale being No.: I-2204 for the Year 1976 registered before the Registrar of Assurances at Calcutta and recorded in Vol. No.: 69 from Pages 213 to 216.

WHEREAS being in lawful possession over the said schedule property the one Nanda Dulal Kundu S/o Late Kaliram Kundu died intestate living behind his surviving legal heirs as per Law of Succession, and; while in ownership and possession of the said share unto the said landed property the legal heirs of the one Nanda Dulal Kundu S/o Late Kaliram Kundu being Mr Ajoy Kumar Kundu S/o Late Nanda Dulal Kundu, Smt Anita Mondal W/o Sri Swapan Mondal, Smt Sunita Layek W/o Sri Prodyut Layek, Smt Ranita Kundu W/o Sri Madan Mohan Kundu and Smt Nimai Rani Kundu W/o Late Nanda Dulal Kundu transferred an area admeasuring 2.66 Decimal to the present Vendor, i.e., Sri Tapan Kumar Kundu alias Tapan Kundu vide Deed of Sale being No.: I-6128 for the Year 2014 registered before the ADSR Office at Raniganj and recorded in CD Vol. No.: 20 from Pages 2323 to 2335; and since then the recent aforesaid Vendor(s) are being in lawful possession and ownership having indefeasible right, title and interests, possession and enjoyment over the said property and paying taxes and levies thereon & is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable right, title and interest therein as he / they become the owner(s) of the land and forming part of the R.S. / L.R. Plot No.: 3060 and 3061 more-fully described in the schedule hereto.

AND WHEREAS the First Party(s) as aforementioned is/are now the absolute and lawful owner of the immovable property having right, title and interests in the schedule below and since then he / they is / are in absolute, lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the R.O.R; of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corner and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto.

AND WHEREAS the first party(s) is desired to get the aforesaid landed property developed into a Multi-storied residential Building complex constructed thereon through any Sincere, Responsible and Reputed Builder and the Second Party after having come to know of such intentions of the First party; approached the First Party and therefore the First party(s) agreed to the proposal of the Second Party with regard to the development & construction of the proposed Multi-storied residential Building complex upon the said below schedule landed property.

NOW THEREFORE the desire to develop the First schedule property by construction of a multi-storied residential Building complex(s) up to the maximum limit of floor consisting of so many flats, unit(s), complex(s), and parking space(s), space(s), etc. as per plan approved by Andal Gram Panchayat / Zila Parishad / P&RD, and/or other competent authority(s) but the owners / vendors, of not having sufficient funds for the development and construction work and for the said reason the First Party(s) is in search of a Developer for the said development and construction work and as such & after prolong discussion between the party(s) assign and appoint the second party(s) as Developer(s) to develop and construct the said property forming into a residential complex(s).

NOW THIS INDENTURE WITNESSETH AND IS AGREED AMONG THE PARTIES AND THEREFORE REDUCED IN WRITING AS HERETO:

I - OWNER(S) / VENDOR(S) / LANDLORD(S) & DEVELOPER(S): - Shall mean names and details as envisaged above as First and Second Party thereto.

II - LAND:- Shall mean the area admeasuring 9 decimals (as per LR.R.O.R.) be the same a little more or less at Mouza: Andal, J.L. No.: 52, R.S./L.R. Plot No.: 3060, 3061 comprised in the undersigned L.R. Khatian No under the jurisdiction of Andal Gram Panchayat, District - Paschim Bardhaman, in the State of West Bengal, more-fully described in the Schedule below, being conveyed by the First Party/Owner in favour of Second Party, for its Development into a Multi-storied residential complex, more-fully described in Schedule below, is the subject matter of this Development Agreement.

- 1.1 **BUILDING:** - Building shall mean the building to be constructed at the said premises with the maximum Floor Area Ratio (F.A.R.) available or permissible under the rules and regulations of the Andal Gram Panchayat / Zila Parishad / P&RD and/or other concerned authorities for the time being in force as per the plan(s) to be sanctioned by the Andal Gram Panchayat / Zila Parishad / P&RD and/or by the competent authorities.
- 1.2 **ARCHITECT(S) AND STRUCTURAL ENGINEERS:** - Shall mean such Architect(s) and structural engineers whom the Developer(s) may from time-to-time, appoint as the Architect(s) and/or Structural Engineer(s) or such other competent person(s) of the said Building.
- 1.3 **STATUTORY BODY:** - Shall mean Andal Gram Panchayat / Zila Parishad / P&RD, ADDA and shall also include other concerned, competent and appropriate authority(s) either State, public body(s) and/or Central Govt. that may recommend, comment upon, approve, sanction, modify and/or revise such Plans.
- 1.4 **PLAN:** - Shall mean the sanctioned and approved Plan of the said building(s) sanctioned by the Andal Gram Panchayat / Zila Parishad / P&RD and/or such other competent authority(s) 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 extensions thereof, if any.
- 1.5 **OWNER CONSIDERATION PLUS AREA:** - In consideration of the Vendor(s) having appointed the Second Party(s) as Developers of the said property and the Vendor(s) agreeing to allow the Developers to appropriate themselves the profits arising from the said development as is hereinafter provided. As acknowledged by the Vendor(s), the Developers agrees to pay to the Vendors a sum of **Rs. 2, 00, 000/- (Rupees Ten Lacs) only** lump sum being the full and final consideration in terms of money which shall therefore be refundable and/or accountable as per the then market value of the said understated share in the following manner:

(a) **Rs. 2, 00, 000/- (Rupees Two Lakhs) only** being the part / advance consideration and/or earnest money being the final and ultimate payment that has already been paid in the name of the stated Vendor vide Cheque Being No.: 057002 Dt. 12/09/2019 of UBI Bank, Bidhannagar Branch as earnest money paid by the Developers (the payment and receipt whereof the Vendor(s) doth hereby admit, acknowledge, acquit, release and discharge the Developers forever). On execution of these presents the Vendors shall handover the vacant and peaceful possession of the said property to the Developers for the purpose of development.

(b) **35% (thirty five) percent** of the Saleable Area of the building together with undivided, impartible and proportionate interest over the said landed property. Needless to mention that the above-stated payment shall therefore be made refundable and as such calculated and/or accounted as per the then market value of each flat which shall be evaluated when taking possession over the aforesaid percent of share.

- 1.6 **DEVELOPER'S AREA:** Shall mean the entire proposed multi-storied building except the said aforesaid owner's part with such maximum floors as may be sanctioned and approved by the competent authority(s) together with undivided, impartible and proportionate interest unto the said land.
- 1.7 **UNIT:** Shall mean any Unit(s) / Flat(s) / Garage(s) / spaces/spaces, etc. in the Building(s) lying erected at and upon the premises and the right to common use of the common portions appurtenant thereto & the concerned Unit(s) and wherever and whenever the context so intends or permits, shall include the undivided, proportionate share and/or portion attributable to such Unit/Flat and such other areas.
- 1.8 **PROJECT:** Shall mean the work of development or construction, undertake and to be done solely by the aforesaid Developer(s) herein with utmost assistance and assurance from the Owner(s) / Vendor(s) in terms of anything and everything whatsoever in respect of the said premises in pursuance of the Development Agreement and/or any modification / alteration or extension thereof till such development, erection, promotion, construction and building of building(s) at and upon the said premises till completion and handover of the same.
- 1.9 **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, lockout, 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(s).
- 1.10 **PURCHASER(S):** shall mean and include:
- If he / she / they be an individual then his / her / their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
 - If it be a Hindu Undivided Family (HUF) then its members for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
 - If it be a Company then its successor or successors-in-interests and/or permitted assigns;
 - 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;
 - If it be a Trust then its Trustees / members for the time being in force and their successor(s)-in-interest and assigns.

III - COMMENCEMENT AND EFFECTIVENESS: - This indenture has commenced and shall be effective on and from and with effect from the date of execution of this indenture.

IV - DURATION: - That the Developer(s) shall develop and/or construct the said schedule below landed property in its own name and account and at its own expenses, expertise in its own right, interest and shall alone be liable and responsible for the development of the said property; as and when required then demolishing the existing structures (if any) over the said landed property

thereon. The new multi-storied Building Complex comprising of Ground plus such Maximum floors as may be approved by the local concerned authorities consisting of Flats / apartments / units / garages / commercial spaces and works-men room, spaces, etc. shall be erected by the Developer unto the Schedule below property of the First Party(s) / Owner(s) / Vendor(s), by 40 Months with a grace period of 06 Months and that shall be calculated from the date of approval and sanction of plan for such development works unto the said property by the Developer(s) and submission and updation of all such necessary original papers in relation to the said schedule property. However, the said period may get extended by reasons of proven causes beyond the control and authority of the Developer(s) viz. unusual price hike or non-availability of the materials / labours, riot, flood, earth quake, political instability / disturbances, Act of God, etc.

V:- SCOPE OF WORK:- The Developer(s) shall construct / erect the multi-storied residential building comprising of Ground plus such Maximum floors and shall be according to the sanctioned plan from Panchayat followed by such other requisites from the Asansol Durgapur Development Authority (ADDA) and/or other competent authority(s) over the First Schedule Land.

VI: - OWENER DUTY, OBLIGATION & LIABILITY:-

1. That the owner has offered the total area of land thereon measuring **09 decimals** for development and construction of a multi-storied residential building consisting of flats / apartments, parking spaces and such spaces, etc. Provided wherein, that as and when required, then amalgamating the adjacent schedule plot of land with RS /LR Plot No.: 3060, 3061 followed by other owners hereof.
2. That the Owner / Vendor hereby declares and acknowledges that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no such indenture / legal document among the Owners / Vendors and/or any other party(s) / person(s) except **M/s. AARYA DEVELOPERS** either for Sale and otherwise or for development and construction of multi-storied residential building and the said land is free from all such encumbrances. And, also confirms vide this indenture that after execution of this deed, if the owner executes or registers any agreement / deeds / documents in favour of any person(s) then he / she / they shall be prosecuted as per the prevailing laws for the time being in force and in that event the owners shall be liable for any such costs and consequences thereof.
3. That the Owner has agreed that either she shall be in-person present before the Registering Authority and/or to such other authority(s) to sign all the agreement for sale and all deeds and agreements of conveyance for selling the Flats to the prospective buyer(s) as Land Owners maintaining all terms & conditions or whatsoever or shall execute a Development Power of Attorney in favour of the Developers for execution of such documents followed by such other works. The Owner / Vendor hereby acknowledge not to interfere on the developer(s) portion / share as mentioned above and as such shall not intrude / anything whatsoever with the amount so received from the prospective buyer(s).
4. That the Vendors shall make out a clear and marketable title to the said property, hereditaments and premises agreed to be developed and ultimately to be conveyed free from all reasonable doubts and all such encumbrances and shall at their own costs and expenses get in all outstanding estates and clear all defects in the title and all encumbrances and claims on or to the said property including all claims by way of sale, exchange, mortgage, gifts, trust, hereditaments, possession or otherwise.
5. That the First party(s) hereby assures the Second party(s) that neither he / she / they nor any of the legal heirs and successors shall, due to any reason and/or cause whatsoever; ever cause any interferences or unwanted disturbances in the smooth progress of the intended project.
6. That on and from the time of execution of these presents, the vendors shall deliver or cause to be delivered all such title deeds, parcha, other requisite documentations / papers, plans, approvals, etc. in relation to the said landed property which is hereby agreed to be developed by the Builder / Developer. The Owners / Vendors further assures to extend maximum co-

operation for obtaining N.O.C. and for giving declarations, affidavits, other requisite documentations / papers, approvals, etc. whatsoever required.

7. That the Vendors hereby declare that no notice from Government or any other body or authority or under the Panchayat Act or Land Acquisition Act or The Defence of India Act or under any other legislative enactments, Government Ordinances, Order or Notification (including any notice for acquisition or requisition of plots or any part thereof) has been received by or served upon them or any other person/s interested therein nor is the said plot or any part thereof included in any intended or publishes scheme of improvement of the Municipal, Government body or Public Body or authority.
8. That the Owners / Vendors agrees and acknowledges that she gives her full authority & power to Second Party to do & execute all lawful acts, deed, things for the owners and on his / their behalf in respect of all activities related to developing and construction of the multi-storied residential building cum complex(s) on the said land i.e., to receive the sanctioned plan and other documents from Panchayat, and such other statutory authority / authorities or public body(s).
9. That immediately on the execution of these presents, the Vendor herein has decided to execute a Development Power of Attorney in favour of the Developers or their Nominee(s) as the case may be for the purpose of signing and/or executing all the applications, indenture(s), agreement to sale and deed of sale to such intending purchaser(s), proceedings, plans, other requisite documentations / papers, execute and verify all application and/or objection to appropriate authorities for all and any license permission, NOC or consent etc.; to obtain necessary approval(s) from various authorities in connection with the development and such papers to be submitted by the Developers on behalf of the Vendors to the Competent Authority, Urban Land Ceiling, Panchayat, ADDA, or any other Government or Semi-Government authority in connection with the development to facilitate the development of the property hereby agreed to be developed by the Developers on behalf of the Vendors. If any such delay is caused in developing the said property hereby agreed to be developed or such other whereabouts, the consequences arising thereof shall be at the costs & consequences on the part of the Vendor alone.
10. That the Vendor hereby authorize the Developers to sign banking documentations regarding bank finance and other requisite formalities and execute applications, writings, undertakings for amalgamation, layout, sub-division, building plans and other assurances and submit the same to the Municipal / Panchayat and Public authorities and to obtain commencement certificate, etc. for obtaining different types of applications and other proformas. It is also agreed that all the costs, charges and expenses to be incurred in pursuance of this clause save and except as provided otherwise in this Agreement shall be borne and paid by the Developers. The Second Party shall be entitled to mortgage the subject noted landed property to avail bank finance and First Party hereby admits that she shall have no-objection in this regard in any manner.
11. That the Vendor declares that the property in question is the recorded property in the LR.R.O.R at the concerned BL&LRO Dept. However, there is no minor interested in the said property and hence the question of obtaining the sanction from the competent Court / authority(s) relating to minor's interest along and with the said property does not even arise.
12. To execute necessary documents and present the same before the appropriate authority for formation of Association under the provisions of West Bengal Apartment Ownership Act, 1972, Real Estate (Regulation and Development) Act, 2016 and WBHIRA.
13. That the Developers can take and initiate legal proceedings which are required to be taken in connection with the work of development and construction on behalf of the owners. Furthermore, if any legal action is taken against land owner(s) in connection with the same and said project; to prosecute and defend such legal proceedings, affidavit, application, etc. and to engage Ld. Advocate and to do all such act, deed and things required to be done on behalf and as such on sale of flats / apartments / etc. to the prospective buyers save and except owner's

allocation and accept booking money, advance and consideration money. Wherefore, it is also noted hitherto that the Attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners and the owners shall agree to ratify all acts and things la fully done by the developer.

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. That the Developer confirms and assures the owners that they're fully acquainted with and aware of the process / formalities related to similar project in Corporation / Panchayat Area or at the Sub-Div. and was satisfied with the papers / documentations related to ownership, measurement of the said land, possessory right, title, interest and suitability of the site and viability of such proposed project thereto.
2. That the developer confirms and assures the owners that they have financial sources and other resources to meet and comply with financial and other obligations required for execution of the project within such time-frame and the owners do not have any liability and/or responsibility of any such financing and execute the project or part thereof except such consideration for each flats as detailed under.
3. That the developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision and security of reputed Architect / Planner, Advocate(s), and such other professionals authorized and licensed by appropriate authority(s). The building plan should comply with the standard norms of the multi-storied building/s including structural design and approval from local sanctioning authority / Corporation / Govt. agencies. Any variation / alteration / modification from the original approved drawing / plan need approval from the owner or her attorney and the architect before submission to the Corporation / Panchayat / 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 owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden / water / drainage will remain intact unless agreed by both the parties.
4. That the Developer shall be asking for help / assistance from the owners / such other person(s) to do all the necessary paper work, etc. for getting necessary approvals in relation to the sanctioning of plan followed by such other legalities or such documents and the owner(s) have acknowledge to deliver their maximum co-operation towards the same.
5. That the Developers shall be at liberty to allot the dwelling units of flats / such other spaces in the said buildings to be constructed on the said property or to enter into any package deal agreement for allotment of completed units / building or buildings to be constructed on the said land with such party or parties and at such price and on such terms and conditions as the Developers may deem fit and proper. All such allotments and arrangements shall, however, be made by the Developers at their own costs and expenses and at their own risk, the intention being that the Developers shall alone be liable and responsible to such party or parties, provided, however, that the price and the terms and conditions at or on which the said building or buildings or part thereof are to be allotted shall not in any manner be inconsistent with or in contravention of any law, norms, rules and conditions imposed in N.O.C.
6. That the Developer(s) shall not have any rights of delegation of such right created in its favour by virtue of this Development Agreement and the First party / owner(s) nor shall any person claiming through her / them have any right, authority or interest in the development of the said property except in relation to the owner's share. Only the Developer(s) above-named shall be entitled to develop the said property by constructing thereon the multi-storied building consisting of dwelling units / flats / apartment, parking space(s) / space(s), etc. and other structures at the sweet will and discretion of the developer(s).
7. The Developers shall be entitled to enter into usual Agreement within the Developers share and allocation for sale of units / flats / apartment, parking space(s) / space(s), etc. with various

intending buyers, on what is known as ownership basis, on such terms and conditions and at such price as the Developers thinks fit and proper.

8. 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.
9. 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 subsistence of this Agreement. The Owner shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building.
10. That it is agreed that the Vendors and all other necessary parties claiming through her / them shall execute Deed of Conveyance / Sale document and/or all other writings in favour of such person(s) as the Developers may direct and in the event of Conveyance/s it can also be given in favour of the Nominee/s of the Developers or a proposed Co-op Housing Society. The Developers shall also join as a Confirming Party to the said Conveyance.
11. That the Developer shall complete the Development / Construction work of building/flat at its own cost and expenses in pursuance of the sanctioned plan by 40 Months as stated-above and after getting all such relevant papers / documentation with further additional grace period of 06 months.
12. That the Developer shall not make the 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 and in such cases the Developer shall be the entire responsibility; needless to mention that the Owner(s) shall in every way assist the Developer.
13. That Developer agrees to indemnify the land owner and vice-versa from the obligation and/or such other liabilities of paying Income Tax, GST or any other duties / levies either by the State Government or Central Government or statutory local authorities forming part which are required to pay for the profits which are derived after selling the flats to the prospective buyer(s) / investor(s) / purchaser(s).
14. That in any event, the owner without prejudice to the foregoing declarations, irrevocably and unconditionally agrees and undertakes to remove all the obstacles and clear all outstanding, doubts and/or defects, if any, save as herein-above provided, at its/his own cost so as to ultimately vest the said property unto the Developer or his nominees free from all encumbrances and defects.

VIII- CANCELLATION: -

The Owner(s) / Vendor(s) has every right to cancel and/or rescind this indenture after 36 (thirty-six) months from the date of ground breaking ceremony and submission of all such necessary papers / documentations and/or approvals to the developer(s) by the owner(s) / vendor(s); if the developer fails / neglects to construct such initial stage of work over the said property. Furthermore, it is expressly mentioned and broached that the Developer(s) has every right to cancel and/or rescind this agreement if the Landowners / First Party fails or neglect to resolve the land related problem and other problem(s) whatsoever in relation to the said below schedule property.

IX- MISCELLANEOUS: -

- a) Indian Law: This agreement / indenture shall be subject to lex-loci and lex-fori to such prevailing laws of the State and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & Non-disclosure: Both parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled / required by Law.

- c) Disputes: Differences in opinion in relation to or arising out during execution of the multi-storied residential building complex(s) under this agreement shall be intimated by a registered Letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one Arbitrator who shall be an Advocate or person(s) from legal fraternity, to be nominated by either the parties or their legal advisors.
- d) Photo copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, installation of four passenger lift or connection of water, fire & electricity, sewerage disposal etc. with due approval and or any other clearances from competent authority are to be supplied by the developers to the owners time to time and vice-versa.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with site supervisor but shall not disturb the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and its architect / advocate for discussion and necessary corrective action.
- f) In case the Building Plan under G+VI standard is not approved by the Panchayat and/or competent authority, in that context the consideration/value/portion has to be reduced proportionately on the basis of total area and storied approved by the Panchayat and/or the competent authority under the approved standard which is hereby agreed & acknowledged by the Vendor(s).
- g) 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 to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- h) 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 agreement and/or borrow money and/or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney. Also it is noted that in future if there arises any circumstances in relation to the roof right on the said building or building(s); then the same shall be allocated / divided as per the ratio as stated above with all such rights.
- i) A successful project completion certificate from the Architect or any competent technical body with specific observations / comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense after handing over of physical possession of the flats.
- j) 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.
- k) The owners shall have no right, title, interest; claim whatsoever in the consideration received by the developers or its nominees out of the developers' allocation.
- l) The landowners and the developers have entered into the agreement purely 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.
- m) 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.

THE SCHEDULE – I ABOVE REFERRED
DESCRIPTION OF THE LAND

ALL THAT Piece and Parcel of the Plot of Land measuring a total of 9 Decimal under the nature and character as 'Danga' situated under the jurisdiction of Andal Gram Panchayat under Andal Police Station within Mouza: Andal, J.L No.: 52, within A.D.S.R. Office and Sub-division at Raniganj, District: Burdwan (Now Paschim Bardhaman), West Bengal, India expounded under heads as hereto:

1. R.S. / L.R. Plot No.: 3060 in LR Khatian No.: 2654 admeasuring an area Being 4 Decimal;
2. R.S. / L.R. Plot No.: 3061 in LR Khatian No.: 2654 admeasuring an area Being 5 Decimal;

That the total land measuring as aforementioned to be used as 'residential purpose' is hereby delivered to the aforesated Developers for construction of multi-storied building complex(s) by the Vendor(s) which is **Butted and Bounded as hereto:-**

On the North	Plot No.: 3060, 3061.
On the South	22" wide Metal Road.
On the East	22" wide Metal Road.
On the West	Plot No.: 3061.

(TENTATIVE SCHEDULE MENTIONING TYPE OF CONSTRUCTION AND SPECIFICATION)

- | | | |
|----|-------------------------|--|
| 1 | Foundation | : Reinforced cement concrete |
| 2 | Super Structure | : Reinforced cement concrete covert
Columns, beams and slabs |
| 3 | Plinth | : Brick Work with sand and cement |
| 4 | Walls | : External Wall 200 mm, thick brick work,
internal partition wall 75/125 mm, thick
brick work with cement mortar |
| 5 | Finishing walls | : Finishing internally all walls and ceiling
shall plaster cover which shall be finished
with plaster of parish. |
| 6 | Flooring | : Marble/Ceramic floor tiles flooring in 3 inch
skirting at the bed room, drawing cum
dining, balcony, toilet and kitchen. |
| 7 | Toilet | : 4 ft." height glazed tiles on the wall |
| 8 | Kitchen | : 2 ft., height glazed tiles on the wall over
the kitchen slab. Kitchen slab will be made
by Black stone, Steel sink will be provided. |
| 9 | Doors | : All Door frames will be made of Sal wood
and all door panels are made by got press
commercial ply 37.5 mm thick. |
| 10 | Window | : Aluminium window with glass fittings |
| 11 | Painting | : All doors and window shall be finished
with painting |
| 12 | Electrical Installation | : I.S.I. standard concealed wiring up to
points but without light and fan fittings |
| | a. Bed room | : Two light points, one fan point, one plug
point (5 amp) |
| | b. Dining | : One light point, one fan point, one 15 amp
and one 5 amp plug point |
| | c. Toilet | : One light point, one exhaust fan point and
one 15 amp plug point. |
| | d. Kitchen | : One light point, one exhaust fan point and
one 15 amp plug point. |

- | | | | |
|----|---------------|---|---|
| 13 | Water Supply | : | Water will be supplied from Municipal or Panchayat authority and/or within the premises through underground and overhead water reservoir. |
| 14 | Plumbing Work | : | Commode with L.D.P.V.C. cistern, one basin, and all fittings will be standard made white in colour. |
| 15 | Roof | : | Roof of the building to be finished with net cement or otherwise. |

[The above specification(s) may change / alter as per the then requirement and as per reliability of such specification(s) as specified; demand and improved / updated quality (better than today) of such materials / substance(s).]

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of Owner(s) / Vendor(s) and Developers are attested in the additional pages in this the Development Agreement being No. 1 (a) and therefore these shall be treated as part of this Legal Document.

IN WITNESS WHEREOF the Owner / Vendor and Developers hereto have set their hands on being aware of such legal terminology on this the **25th Day of September, 2019** in presence of the undersigned witness and as such explained this indenture in mother-tongue before all parties and thereafter have affix and formulated their respective signatures after satisfaction with full of mental and physical competencies.

SIGNED, SEALED & DELIVERED
IN PRESENCE OF: -

WITNESS:

1. *Asish Das.*
s/o- *Subodh ch. Das.*
Srirampur, Andal
Paschim Bardhaman
713321
2. *Sinlu Sen Dal.*
Andal More.
PO + PS- Andal.

[Handwritten Signature]

SIGNATURE OF FIRST PARTY
OWNER / VENDOR

AARYA DEVELOPERS

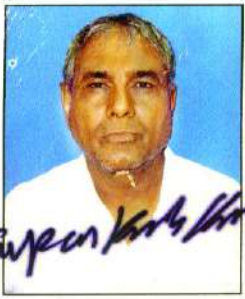





















[Handwritten Signature]
Partner

SIGNATURE(S) OF SECOND PARTY
DEVELOPERS

Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Vendor(s) and Developer(s); Read-over, Made-over, Explained and Interpreted to each one of the party(s) in Mother-tongue until unmitigated contentment to this Document:

[Handwritten Signature]
RAKESH CHAKRABORTY
ADVOCATE
E. NO.- 22/06 of 2013
Member at Bar Association (Durgapur)
Durgapur Court

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Tapan Kishor</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Tapan Kishor</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Ranajit Mondal</i>					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Ranajit Mondal</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
	Signature:-				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
	Signature:-				

AARYA DEVELOPERS

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TAPAN KUMAR KUNDU
KALIRAM KUNDU

25/01/1961
Permanent Account Number

ANVPK2165Q



Signature

Tapan Kumar Kundu

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UHISE,
Plot No. 3, Sector 11, CRD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा यूनिट, UHISE,
प्लॉट नं. 3, सेक्टर 11, सी.आर.डी. बेलपुर,
नवी मुंबई-400 614.



ভারত সরকার
Government of India



তপন কুমার কুন্দু
Tapan Kumar Kundu
জন্মতারিখ/DOB 25/01,1961
পুরুষ/ MALE



3585 0880 2495

VID 9163 2347 7618 2209

আমার আধার, আমার পরিচয়

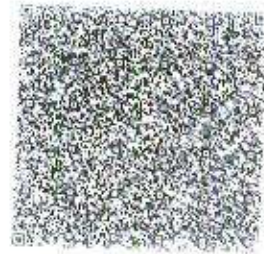
Tapan Kumar Kundu



ভারতীয় বিশিষ্ট পরিচয় কার্ড
Unique Identification Authority of India

ঠিকানা:
স্টেশন রোড, বর্ডহাম, উড়িষ্যা, ভারত
পিন কোড - 713321

Address:
STATION ROAD, ANDAL, Bardhaman,
West Bengal - 713321



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3585 0880 2495

VID 9163 2347 7618 2209

www.aadhaar.gov.in

www.aadhaar.gov.in



ভারত সরকার

Government of India



নাম / Name

Ranajit Mondal

পিতা : নারায়ণ চন্দ্র মন্ডল

Father : NARAYAN CHANDRA MONDAL

চমকোথ/DOB: 31/01/1982

সঙ্গ / Male



9889 8922 0393

প্রাধিকার - সাধারণ মানুষের অধিকার

Ranajit Mondal



ভারতীয় বিশিষ্ট দপ্তর

Unique Identification Authority of India

Address: 16/18, TANSEN

ROAD, DURGAPUR,

Durgapur (In Corp.)

Bardhaman, West Bengal,

713205.

Address: 16/18, TANSEN

ROAD, DURGAPUR,

Durgapur (In Corp.)

Durgapur Steel Town East,

Bardhaman, West Bengal,

713205.

9889 8922 0393



Ranajit Mondal



Ranajit Mondal.



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/19944/01709

To
অশেষ দাস
ASHESH DAS
ANDAL
Shrirampur
Andal
Bardhaman
West Bengal 713321
317085936
317085936
MA170859363FT



Ashesh Das.

আপনার আধার সংখ্যা / Your Aadhaar No. :

6426 3256 6297

আধার - সাধারণ মানুষের অধিকার

S/o- Subodh ch. Das.
Shrirampur, Andal
Paschim Bardhaman
713321

ভারত সরকার
Government of India

অশেষ দাস
ASHESH DAS
পিতা : সুবোধ চন্দ্র দাস
Father : SUBODH CHANDRA DAS
জন্মতারিখ / DOB : 12/04/1987
পুরুষ / Male

6426 3256 6297

আধার - সাধারণ মানুষের অধিকার



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

GRN: 19-201920-007808087-1 Payment Mode Online Payment
GRN Date: 24/09/2019 22:30:19 Bank : United Bank
BRN : 16079559 BRN Date: 24/09/2019 22:28:28

DEPOSITOR'S DETAILS

Id No. : 02040001493934/3/2019

[Query No./Query Year]

Name : Chakrabortys and co Advocates and
Contact No. : Consultants Mobile No. : +91 9474777815
E-mail :
Address : Durgapur Court
Applicant Name : Mr Rakesh Chakraborty
Office Name :
Office Address :
Status of Depositor : Solicitor firm
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02040001493934/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	11
2	02040001493934/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	2014

Total

2025

In Words : Rupees Two Thousand Twenty Five only

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

स्थायी खाता संख्या कार्ड
Permanent Account Number Card
ABJFA1973C

नाम
AARYA DEVELOPERS

निगमन / गठन की तारीख
Date of Incorporation/Formation
25/06/2017



Ramajet Model.







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. RANIGANJ, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02040001493934/2019

I. Signature of the Person(s) at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Tapan Kumar Kundu Station Road, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321	Land Lord	 <i>Tapan Kumar Kundu</i>		<i>Tapan Kumar Kundu</i>
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ashesh Das Son of Mr Subodh Chandra Das Andal, Shrirampur, P.O:- Andal, P.S:- Andal, District:- Burdwan, West Bengal, India, PIN - 713321	Mr Tapan Kumar Kundu, Mr Ranajit Mondal			<i>Ashesh Das</i>

(AVIJIT SIKDAR)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
RANIGANJ
Burdwan, West Bengal



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. RANIGANJ, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02040001493934/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Tapan Kumar Kundu Station Road, P.O:- Andal, P.S:- Andol, District:-Burdwan, West Bengal, India, PIN - 713321	Land Lord			
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Ashesh Das Son of Mr. Subodh Chandra Das Andal, Shrirampur, P.O:- Andol, P.S:- Andal, District:- Burdwan, West Bengal, India, PIN - 713321	Mr Tapan Kumar Kundu, Mr Ranjit Mondal			

(AVIJIT SIKDAR)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
RANIGANJ
Burdwan, West Bengal

Major Information of the Deed

Deed No :	I-0204-05222/2019	Date of Registration	30/09/2019
Query No / Year	0204-0001493934/2019	Office where deed is registered	
Query Date	15/09/2019 10:38:51 PM	A.D.S.R. RANIGANJ, District: Burdwan	
Applicant Name, Address & Other Details	Rakesh Chakraborty Durgapur Court,Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9474777815, 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 14,90,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 2,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Burdwan, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal, JI No: 52, Pin Code : 713321

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-3060 (RS :-3060)	LR-2654	Vastu	Danga	4 Dec	1/-	6,62,400/-	Width of Approach Road: 44 Ft., Adjacent to Metal Road,
L2	LR-3061 (RS :-3061)	LR-2654	Vastu	Danga	5 Dec	1/-	8,28,000/-	Width of Approach Road: 44 Ft., Adjacent to Metal Road,
		TOTAL :			9Dec	2 /-	14,90,400 /-	
	Grand Total :				9Dec	2 /-	14,90,400 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Tapan Kumar Kundu Son of Late Kaliram Kundu Station Road, P.O:- Andal, P.S:- Andal, District:-Burdwan, West Bengal, India, PIN - 713321 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ANVPK2165Q, Aadhaar No: 35xxxxxxx2495, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Pvt. Residence



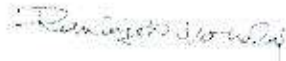
07/11/2019 Query No:-02040001493934 / 2019 Deed No :I - 020405222 / 2019, Document is digitally signed.

D. S. S. S.

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	AARYA DEVELOPERS S-34 Shramik Mangal Co-op, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ABJFA1973C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ranajit Mondal (Presentant) Son of Late Narayan Chandra Mondal Date of Execution - 25/09/2019, , Admitted by: Self, Date of Admission: 25/09/2019, Place of Admission of Execution: Office			
		Sep 25 2019 6:13PM	L11 25/09/2019	25/09/2019
	16/18 Tansen Road, P.O:- Bzone, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASGPM2072G, Aadhaar No: 98xxxxxxxx0393 Status : Representative, Representative of : AARYA DEVELOPERS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ashesh Das Son of Mr -Subodh Chandra Das Andal, Shrirampur, P.O:- Andal, P.S:- Andal, District-Burdwan, West Bengal, India, PIN - 713321			
	25/09/2019	25/09/2019	25/09/2019

Identifier Of Mr Tapan Kumar Kundu, Mr Ranajit Mondal

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Kundu	AARYA DEVELOPERS-4 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Tapan Kumar Kundu	AARYA DEVELOPERS-5 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal, JI No: 52, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3060, LR Khatian No:- 2654	Owner:তপন কুণ্ড, Gurdian:কালিরাম , Address:ভাদুর , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Mr Tapan Kumar Kundu
L2	LR Plot No:- 3061, LR Khatian No:- 2654	Owner:তপন কুণ্ড, Gurdian:কালিরাম , Address:ভাদুর , Classification:ডাঙ্গা, Area:0.05000000 Acre,	Mr Tapan Kumar Kundu

Endorsement For Deed Number : I - 020405222 / 2019

On 25-09-2019

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

Presented for registration at 17:01 hrs on 25-09-2019, at the Office of the A.D.S.R. RANIGANJ by Mr Ranajit Mondal

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 14,90,400/-

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

Execution is admitted on 25-09-2019 by Mr Ranajit Mondal, Partner, AARYA DEVELOPERS (Partnership Firm), S-34 Shramik Mangal Co-op, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Identified by Mr Ashesh Das, , Son of Mr Subodh Chandra Das, Andal, Shrirampur, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Business

Endorsement for issuing commission Case No:- 000352 of 2019

A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Manatosh Maji (2006001782), Upper Division Clerk for the purpose of enquiring whether this document has been executed by Mr Tapan Kumar Kundu, , Son of Late Kaliram Kundu, Station Road, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others by whom it purports to have been executed

Endorsement by Commissioner after execution of Visit Commission Case No:-000352 of 2019

Having visited the residence of Mr Tapan Kumar Kundu, , Son of Late Kaliram Kundu, Station Road, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others I have this day examined the said Mr Tapan Kumar Kundu who has been identified to my satisfaction by Mr Ashesh Das, , Son of Mr Subodh Chandra Das, Andal, Shrirampur, P.O: Andal, Thana: Andal, , Burdwan, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Business AND the said Mr Tapan Kumar Kundu has admitted the execution of this document



Mr Manatosh Maji (2006001782)
Upper Division Clerk
A.D.S.R. RANIGANJ
Burdwan, West Bengal

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,014/- (B = Rs 2,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2019 10:28PM with Govt. Ref. No: 192019200078080871 on 24-09-2019, Amount Rs: 2,014/-, Bank: United Bank (UTBI00CH175), Ref. No. 16079559 on 24-09-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9548, Amount: Rs.5,000/-, Date of Purchase: 24/09/2019, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/09/2019 10:28PM with Govt. Ref. No: 192019200078080871 on 24-09-2019, Amount Rs: 11/-, Bank: United Bank (UTBI00CH175), Ref. No. 16079559 on 24-09-2019, Head of Account 0030-02-103-003-02



AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

On 27-09-2019

Endorsement by a Registering Officer ON receipt of Commissioner' s report Case No:- 000352 of 2019

From the above report I am satisfied that this document has been executed by the said Mr Tapan Kumar Kundu AND I accordingly admit it to registration



AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

On 30-09-2019

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.



AVIJIT SIKDAR
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0204-2019, Page from 122703 to 122728

being No 020405222 for the year 2019.



Digitally signed by AVIJIT SIKDAR
Date: 2019.11.07 12:45:21 +05:30
Reason: Digital Signing of Deed.

Avijit SIKDAR

(AVIJIT SIKDAR) 11/7/2019 12:44:53 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.

(This document is digitally signed.)

07/11/2019 Query No:-02040001493934 / 2019 Deed No :I - 020405222 / 2019, Document is digitally signed.

5 00 000