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Q 020602947/18



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

17AB 919614

M.V - 1,91,25,000
 R - 145569
 31/5/2018

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT MADE ON THIS 31st DAY OF MAY 2018.

Adv
 [Signature]

Verified that the Document
 is Admitted to Register and the
 Signatures are genuine and the
 contents are true and correct and
 the Document is the Part of the
 Document.

Contd. Page-02

[Signature]
 Registrar

31 MAY 2018

BETWEEN

[1] **Mr. Jogindar Prasad** [Pan No-CQKPP9811L] son of Baban Prasad, by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at BP/30 Arraha Bidhan Park, Vill+P.O-Arraha, P.S-Kanksa, District-Paschim Barddhaman, West Bengal, Pin-713212.

[2] **Mrs. Sumitra Debi @ Mrs. Sumitra Prasad** [Pan No-DRCPP8652P] wife of Praban Prasad @ Baban Prasad @ Bhuban Prasad daughter of Harinandan Ram, by Nationality: Indian, by faith: Hindu, by occupation: Housewife, residing at Vill+P.O-Arraha, P.S-Kanksa, District-Paschim Barddhaman, West Bengal, Pin-713212.

[3] **Mrs. Tanima Biswas** [Pan No-ADHBP8600R] wife of Pradyut Kumar Biswas, by Nationality: Indian, by faith: Hindu, by occupation: Housewife, residing at 1/10 Tansen Road, P.O-Durgapur-05, B-Zone, P.S-Durgapur, District-Paschim Barddhaman, West Bengal.

[Hereinafter referred to and called as "LANDOWNERS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, representatives and assigns) of the ONE PART.

AND

ZENITH CONSTRUCTION [Pan No-AACFZ0254F] Having its place of business at Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Burdwan, West Bengal represented by its partner **Mr. ANUPAM ROY** [Pan No-BURPR3437C] son of Bidyut Baran Roy by Nationality: Indian, by faith: Hindu, by occupation: Business, residing at C3/6B, Vivekananda Park, Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Burdwan, West Bengal.

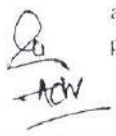
[Hereinafter Called the DEVELOPER] (Which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the OTHER PART.

Whereas the schedule below landed property as in schedule originally belonged to Sumitra Debi which she acquired by way of regd deed of sale being no-3220 of 1999 and thereafter she transferred an area of 2.15 katha by way of regd deed of gift in favour of Joginder Prasad.

And whereas Tanima Biswas acquired a piece of Land measuring an area of 5 katha by way of regd deed of sale being no-4134 of 1992.

AND WHEREAS the land owners desires to develop the "A" Schedule Property" by constructing a multi storied building or as per sanction of Panchyat or Zilla Parishad up to maximum limit of floor as per sanction plan of the Malandighi Gram Panchyat and/or any other concerned Authority / Authorities but due to paucity of fund and lack of sufficient times the Land owners could not be able to take any steps for the said development and as such the Land owners are searching a Developer for the said development works.

AND WHEREAS the land owners herein approached to the Developer herein to develop the "Said Property" by construction of a multi-storied building at Developer's costs and expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of so many flats, garages, shops etc. as per sanction plan of Malandighi Gram Panchayat and/or any other concerned authority / authorities from time to time on taking full and final consideration as fully stated in the SECOND SCHEDULE written herein below in the said proposed new building and the Developer accepted and agreed to the above proposal of the Land owner subject to condition that the Developer herein shall realize all the above costs of building including all other miscellaneous costs, expenses and benefits by selling the allocation of the Developer as fully described in the THIRD SCHEDULE hereinafter and all moneys accrued therein shall be the sole property of the Developer without any claim on the part of the Land owner and as such both the parties herein to avoid any future dispute to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion.



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

I-DEFINITION:

LANDOWNERS:- Shall mean **Mr. Jogindar Prasad, Sumitra Debi & Mrs. Tanima Biswas.**

DEVELOPER: Shall mean **ZENITH CONSTRUCTION [Pan No-AACFZ0254F]** Having its place of business at Vill+P.O-Bamunara, Durgapur-12, P.S-Kanksa, Dist-Burdwan, West Bengal.

LAND:- Shall mean **BASTU LAND** measuring area of **9.3 Katha** comprising in Plot no-RS-1654, Plot no-LR-2354/3330, Khatian No-LR-4454 within the Mouja of Arraha, J.L No-91, under P.S-Kanksa, Dist-Paschim Barddhaman, West Bengal.

BUILDING:- Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE.**

ARCHITECT (S):- Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

PANCHAYAT:- Shall mean the Malandighi Gram Panchayat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

PLAN: Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any

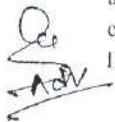
CONSIDERATION: which is specifically mentioned in Schedule.

DEVELOPER'S AREA: Shall mean remaining flats of the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions.

UNIT/FLAT: Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

PROJECT: Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/ Flat/ s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

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.



PURCHASER/S shall mean and include:

If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;

If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns.

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 is Trustees for the time being and their successor(s)-in-interest and assigns.

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

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

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

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

IV: - DURATION: - This agreement is made for a period of **42 months** from the date of sanction of Plan and approval of all the necessary permission from any concerned authority with a grace period of **6 months** and the period may be extended for any reason as described in FORCE MAJEURE.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram Panchayat & Burdwan Zilla Parishad over and above the First Schedule Land.

VI: - OWNER DUTY & LIABILITY:-

The owner will delivered the "A" schedule land measuring an area of **9.17 Katha** for development and construction of a housing complex consisting of flats / apartments & parking spaces.

That owner hereby declare that the Schedule mentioned land is free from all encumbrances and any question regarding land, the owner is answerable for the same and if any dispute found in future that shall be meet up by the Owner the cost of the same shall be bear by the Developer but same shall be deducted from the Owners Allocation.

That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party and also shall supply all original sale deed, chain deed, LR Parcha Conversion Certificate.

2The Owners hereby declared that :-

- a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
- b) There is no agreement between the Owners and any other party except **ZENITH CONSTRUCTION** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.

That the Owners have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owners.


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VII- LANDOWNERS Allocations:-

LANDOWNERS Allocations is specifically mentioned in the schedule below but in no case the **LANDOWNERS** will not claim any other consideration in whatsoever manner.

VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

The developer **ZENITH CONSTRUCTION** are fully acquainted with, aware of the process/formalities related to similar project in Panchayat area.

The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owner do not have any liability and or responsibility to finance and execute the project or part thereof.

The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/ alteration/ modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and second party shall take all the necessary step to save the property from any kind of encroachment by the adjacent land owners.

That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.

That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement.

That The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.

That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses in pursuance of the sanctioned plan within **42 months** from the date of starting of plinth area construction

That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers.

IX-Developer's Allocation:-

Shall mean all the remaining flats after giving allocation to the landowners of the building/s together with the undivided importable proportionate share and/or interest in the said land and the common portions.

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X-Cancellation

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

XI-Miscellaneous :-

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

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

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

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

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

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

g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement.

h) 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 for a guarantee period of next six months after handing over of physical possession of the flats.

i) 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 by the Developer and all the expenses incurred towards preparation of documents will be adjusted with landowners allocation at the time of handover of the possession.



- j) The owners shall have no right, title, interest; claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
- k) The LANDOWNERS and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) 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.

m. DEVELOPERS' ADVOCATE: Shall mean Mr. J. N. Sinha, Advocate Of Durgapur Court, City Centre, Durgapur-16, District-Burdwan, West Bengal, who have prepared these presents and who shall prepare all legal documentations regarding the development, construction, building, promotion & erection & sale, transfer, grant, conveyance, demised, devise & provide of the premises, its parts & parcels and the Building/s & the Unit/s/Flat/s therein, including the Deed of Conveyance/s thereof.

**FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF TOTAL LAND /PROJECT AREA)**

A Piece of BASTU LAND measuring area of 9.3 Katha comprising in Plot no-RS-1654, Plot no-LR-2354/3329, 2354/3330 under Khatian No-LR-4454,3067 within the Mouja of Arraha, J.L No-91, under P.S-Kanksa, Dist-Paschim Barddhaman, West Bengal and which Butted & Bounded as follows:

North: Plot No-RS-1654.

South: 16 ft wide road.

West: Plot No-RS-1654.

East: 20 ft wide road.

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS ALLOCATION)**

Landowner	Floor	Flat Area
Mr. Jogindar Prasad	One no of Flat on the 1 st Floor out of 30 % of the total Construction area in respect of his land with a ground floor Parking Space	Not applicable
Mrs. Sumitra Debi @ Mrs. Sumitra Prasad	Which will be allotted after approval of Sanction plan	30 % of the total Construction area out of her land area
Mrs. Tanima Biswas	Which will be allotted after approval of Sanction plan	30 % of the total Construction area out of her land area

That in no case the LANDOWNERS will not claim any other consideration towards the land value or Flat over construction area.

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**THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)**

DEVELOPER'S ALLOCATION shall mean all entire building including common facilities common parties and common facilities of the building along with undivided proportionate share of the "said property / premises" absolutely shall be the property of the Developer after providing the LANDOWNERS' allocation as aforesaid and together with the conveyance/ conveyances and taking all sale price partly and/or fully from intending purchase/purchasers in any manner what the Developer thinks fit and proper as the absolute owner thereof along with absolute power of handing over any possession thereof with and/or without registration to any intending purchaser/purchasers.

**FOURTH SCHEDULE ABOVE REFERRED TO
(GENERAL SPECIFICATION)**

FOUNDATION: R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.

WALL: 8" thick brickwork for outside wall and 3" thick Brick work all inside walls.

PLASTERING: Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.

DOORS: on standard size fitting with handle and one household, one ring and one bolt for each of the inside flash door. The PVC frame with Pella will be fitted with each kitchen and toilet.

WINDOWS: Iron glass Panel including Glass of 3mm thick and M.S. Grill.

KITCHEN: Black stone over platform with a Black stone sink fitted with one Babcock point and 2'-0" height over oven platform also with white local glaze tiles finishing.

TOILET: Tiles on Floor and Dado up to door height finished with glaze tiles. One Indian Type water close white local pan for single toilet and one Extra English type commode only W.C., If provided, including P.V.C. Lowdown white cistern, one C.P. Babcock point one c.p. Shower point shall be provided in each toilet.

FLOORING: All floor of the Flat units rooms shall be IPS flooring, there will not be such Floor finishing for the Garage units and other units etc.

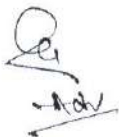
DINNING/DRAWING: One white local washbasin.

PLUMBING SANITATION: Blue P.V.C. pipe to be used for outer and inner water connection as concealed works and P.V.C. Hedonist sanitary pipes and Fittings will be provided.

ELECTRIC: All wiring will be concealed up to and two lights, one fan and one 5 amp plug points in each bed room and one light and one exhaust fan points in each kitchen and two lights, one fan, one 5 amp plug in each Drawing-cum-dining room and one light point in each Toilet will be provided.

PAINTING: Plaster of Paris will be provided on Inner sidewalls & ceiling of flats and to the outer walls of the Building will be finished with snow Sem.

WATER SUPPLY: water supply will be provided by deep tube well with pumps through overhead reservoir.



COMMON FACILITIES: Septic Tank, Water Supply Arrangements, Path ways, Boundary wall, Roof, meter space and other as stated hereinabove.

ELECTRIC METER: Charges of procurement of Main Electric Meter will be provided on separately by the individual flat owners and the landowners. In case of installation of Transformer, the costs of the same are also to be borne by all flat owners and all the charges for the same will be paid proportionately.

EXTRA WORK: Any extra work viz. difference costs of site Tiles and enable, 3/4th part of balcony grill, costs of collapsible gate and other works then our standard specification given, hereinabove shall be treated as extra work and such amount will be paid by the landowner and/or all flat owners before the execution of the work. The rates of extra work will be at per prevailing market price to be decided by the Developer. No outside will be allowed for doing the said extra work (s).

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

In the witness whereof the Landowners & Developers of the above named put their respective signatures and execute this present in the manner aforesaid on the day month and year as mentioned above.

WITNESS:

1. Dulal Sen
970 Late Manindra Nath Sen
Durgapur Cons
DGP-46

2. Raju Rajan Prasad
4/T. Balaan Prasad
DGP-12



Sumitran Deb (A)
Sumitran Prasad
by the son of Dulal Sen

Sumitran Prasad

Tarima Biswas
SIGNATURE OF THE LANDOWNERS

ZENITH CONSTRUCTION

Anupam Roy
Partner

SIGNATURE OF DEVELOPER

Drafted, prepared & typed by

Prasanta Bandyopadhyay
ADVOCATE


EN NO - F - 413 / 399 of 2011


FINGER PRINT & PHOTOCOPY

Left hand						
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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me  Sumitra Debori Prasad
by the force of Debori Prasad

Signature & Photograph is duly attested by me


 Sumitra Debori Prasad
by the force of Debori Prasad

Left hand						
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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me Tanima Borswan

Signature & Photograph is duly attested by me

Tanima Borswan

Left hand						
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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me जो अनंद प्रसाद

Signature & Photograph is duly attested by me

जो अनंद प्रसाद

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Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me Anupam Roy

Signature & Photograph is duly attested by me

Anupam Roy

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

GRN: 19-201819-024348808-1

GRN Date: 30/05/2018 12:02:06

BRN : CKG0345207

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 30/05/2018 12:03:11

DEPOSITOR'S DETAILS

Name : SSD
Contact No. :
E-mail :
Address : DD
Applicant Name : Mr J N Sinha
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks :

Id No. : 02061000145569/4/2018
[Query No./Query Year]

Mobile No. : +91 8637094918

Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl No	Identification No	Head of A/C Description	Head of A/C	Amount [₹]
1	02061000145569/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	40010
2	02061000145569/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	14

In Words : Rupees Forty Thousand Twenty Four only

Total

40024

Major Information of the Deed



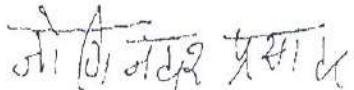
Deed No :	I-0206-02947/2018	Date of Registration	31/05/2018
Query No / Year	0206-1000145569/2018	Office where deed is registered	
Query Date	29/05/2018 12:04:42 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	J N Sinha Durgapur Court,Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9679266792, 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. 2/-	Rs. 1,91,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,020/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :



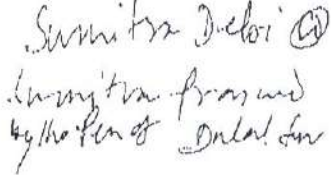


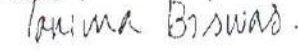
District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2354/3330	LR-4454	Other Commercial Usage	Danga	7 Dec	1/-	89,25,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L2	LR-2354/3329	LR-3067	Other Commercial Usage	Danga	8 Dec	1/-	1,02,00,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
		TOTAL :			15Dec	2 /-	191,25,000 /-	
		Grand Total :			15Dec	2 /-	191,25,000 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Jogindar Prasad (Presentant) Son of Baban Prasad Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office	 <small>31/05/2018</small>	 <small>LTI 31/05/2018</small>	 <small>31/05/2018</small>
BP/30, Arrah Bidhan Park, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CQKPP9811L, Status :Individual, Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office				



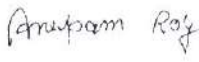
Major Information of the Deed :- I-0206-02947/2018-31/05/2018

2	Name	Photo	Fingerprint	Signature
	Mrs Sumitra Prasad, (Alias: Mrs Sumitra Debi) Daughter of Harinandan Ram Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office	 31/05/2018	 LTI 31/05/2018	 31/05/2018
Arrah, P.O:- Arrah, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DRCP8652P, Status :Individual, Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Mrs Tanima Biswas Wife of Mr Pradyut Kumar Biswas Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office	 31/05/2018	 LTI 31/05/2018	 31/05/2018
1/10, Tansen Road, B- Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADHP8600R, Status :Individual, Executed by: Self, Date of Execution: 31/05/2018 , Admitted by: Self, Date of Admission: 31/05/2018 ,Place : Office				

Developer Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	Zenith Construction Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AACFZ0254F, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Anupam Roy Son of Bidyut Baran Roy Date of Execution - 31/05/2018, , Admitted by: Self, Date of Admission: 31/05/2018, Place of Admission of Execution: Office	 May 31 2018 12:23PM	 LTI 31/05/2018	 31/05/2018
C-3/6 B, Vivekananda Park, Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BURPR3437C Status : Representative, Representative of : Zenith Construction (as partner)				

Major Information of the Deed :- I-0206-02947/2018-31/05/2018

Identifier Details :

Name & address	
Mr Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Jogindar Prasad, Mrs Sumitra Prasad, Mrs Tanima Biswas, Mr Anupam Roy	
	31/05/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Jogindar Prasad	Zenith Construction-3.5 Dec
2	Mrs Sumitra Prasad	Zenith Construction-3.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Tanima Biswas	Zenith Construction-8 Dec

Endorsement For Deed Number : I - 020602947 / 2018

On 29-05-2018

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 1,91,25,000/-



Abhijit Chatterjee
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

On 31-05-2018

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 : 4 (g) of Indian Stamp Act 1899.

Major Information of the Deed :- I-0206-02947/2018-31/05/2018

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

Presented for registration at 12:07 hrs on 31-05-2018, at the Office of the A.D.S.R. DURGAPUR by Mr Jogindar Prasad , one of the Executants.

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

Execution is admitted on 31/05/2018 by 1. Mr Jogindar Prasad, Son of Baban Prasad, BP/30, Arrah Bidhan Parla Arrah, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business Mrs Sumitra Prasad, Alias Mrs Sumitra Debi, Daughter of Harinandan Ram, Arrah, P.O: Arrah, Thana: Kanksa, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 3. Mrs Tanima Biswas Wife of Mr Pradyut Kumar Biswas, 1/10, Tansen Road, B- Zone, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession House wife

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, P.O: Durgapur, Thana: Durgapur, Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

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

Execution is admitted on 31-05-2018 by Mr Anupam Roy, partner, Zenith Construction, Bamunara, P.O:- Bamunara P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, P.O: Durgapur, Thana: Durgapur, Burdwan, WEST BENGAL, India, PIN - 713216, 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 Fee paid by Cash Rs 0/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 30/05/2018 12:03PM with Govt. Ref. No: 192018190243488081 on 30-05-2018, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKG0345207 on 30-05-2018, Head of Account 0030-03-104-001-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,010/- and Stamp Duty paid by Stamp Rs 40,010/- online = Rs 40,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3155, Amount: Rs.10/-, Date of Purchase: 21/05/2018, Vendor name: Jiten Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal Online on 30/05/2018 12:03PM with Govt. Ref. No: 192018190243488081 on 30-05-2018, Amount Rs: 40,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKG0345207 on 30-05-2018, Head of Account 0030-02-103-02



Abhijit Chatterjee

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Burdwan, West Bengal

Major Information of the Deed :- I-0206-02947/2018-31/05/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 54235 to 54252

being No 020602947 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE

Date: 2018.06.04 15:58:21 +05:30

Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 04-06-2018 15:57:00
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)