

WH28

4478



পশ্চিমবঙ্গ পশ্চিম বেংগাল WEST BENGAL

S 248212

Certified that the Document is  
 admitted to registration. The  
 endorsement sheet attached  
 with this document are the Part  
 of this document.

*[Signature]*  
 Addl. District Sub-Registrar  
 Asansol, Dist. - Paschim Bardhaman

GRN : 19-202021-003416852-1. 24 AUG 2020

e-Query No. 2000786388/2020.

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS DEED OF AGREEMENT made on this <sup>24<sup>th</sup></sup> day of August, 2020.

BETWEEN

SMT. PIU CHATTERJEE, (P.A.N. AERPC5905K), Wife of Sri Tapas Chatterjee,  
 by Faith Hindu, by occupation Business, Citizenship Indian, resident of Gopalpur,  
 P.O. Asansol-4, P.S. Asansol (South), A.D.S.R. Office Asansol, District Paschim  
 Bardhaman, hereinafter called the 'FIRST PARTY / LANDOWNER' (which  
 expression shall unless excluded by or repugnant to the context mean and include  
 all her heirs, legal representatives, assignees and successors) of the **FIRST PART**.

Contd.....P/2.

*[Handwritten signature]*

1/22

*[Handwritten signature]*  
(Adv)

:2:

AND

"CHATTERJEE CONSTRUCTION", (P.A.N. AAPFC4013J), a Partnership Firm, having its Office at : Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, represented by its Partners :- (1) SRI TAPAS CHATTERJEE, (P.A.N. ADAPC1130G), Son of Late Asit Chatterjee, and (2) SRI RANADEEP CHATTERJEE, (P.A.N. BWMPC1938C), Son of Sri Tapas Chatterjee, both are by faith Hindu, by occupation Business, Citizenship Indian, resident of Gopalpur, P.O. Asansol-4, P.S. Asansol (South), District Paschim Bardhaman, hereinafter called the '**SECOND PARTY / DEVELOPER**' (which expression shall unless excluded by or repugnant to the context include all its successors-in-office, legal representatives, executors, administrators and assigns) of the **SECOND PART**.

**WHEREAS**, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/953 under R.S. Khatian No. 699, 701, 611, 700 & 702, corresponding L.R. Plot No. 944 under L.R. Khatian No. 1074, measuring 07½ Decimal (as detailed in Schedule-I of the Deed of Sale mentioned hereinafter) was purchased by the First Party / Landowner herein, by virtue of a Deed of Sale dated 14/10/2009 duly registered in Book No. I, CD Volume No. 23, Pages 6028 to 6055, being No. 08321 for the year 2009 of A.D.S.R Office, Asansol from its previous owners Sri Sukhamay Chatterjee, Son of Late Kartick Chatterjee and 12 others of Gopalpur for the consideration price mentioned in the said Deed of Sale.

**AND WHEREAS**, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S.

Contd.....P/3.

*Imap*  
(Adv)

:3:

Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/952 under R.S. Khatian No. 331, corresponding L.R. Plot No. 945 under L.R. Khatian No. 1074, measuring 04½ Decimal was acquired by the First Party / Landowner herein, by virtue of a Deed of Gift dated 06/06/2016 duly registered in Book I, Volume Number 0205-2016, Page from 93718 to 93733, being No. 020504700 for the year 2016 of A.D.S.R Office, Asansol from her mother-in-law Smt. Sabitri Chatterjee, Wife of Asit Chatterjee of Gopalpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/952 under R.S. Khatian No. 331, corresponding L.R. Plot No. 945 under L.R. Khatian No. 1074, measuring 01.20 Decimal was acquired by the First Party / Landowner herein, by virtue of a Deed of Gift dated 12/07/2018 duly registered in Book I, Volume Number 0205-2018, Page from 99901 to 99916, being No. 020505630 for the year 2018 of A.D.S.R Office, Asansol from her husband Sri Tapas Chatterjee, Son of Late Asit Chatterjee, of Gopalpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 667/941 under R.S. Khatian No. 609, corresponding L.R. Plot No. 955 under L.R. Khatian No. 1074, measuring 09 Decimal (as detailed in Schedule-II of the Deed of Sale mentioned hereinafter) was purchased by the First Party / Landowner herein, by virtue of a Deed of Sale dated 14/10/2009 duly registered in Book No. I, CD Volume No. 23, Pages 6028 to 6055, being No. 08321 for the year 2009 of A.D.S.R

Contd.....P/4.

*Imaj*  
(Adh)

:4:

Office, Asansol from its previous owner 'Purna Disha Projects Limited', a Regd. Company, having its office at Md. Hazi Ali Lane, Apar Gardens, Asansol-4 and represented by its Directors Sri Jitendra Nath Chatterjee, Son of Late Amrit Lal Chatterjee and others for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 666/942 under R.S. Khatian No. 380, corresponding L.R. Plot No. 954 under L.R. Khatian No. 1074, measuring 01 Katha 08 Chhatak was purchased by the First Party / Landowner herein, by virtue of a Deed of Sale dated 23/02/2007 duly registered in Book No. I, CD Volume No. 32, Page from 5546 to 5565, being No. 11426 for the year 2010 of A.D.S.R Office, Asansol from its previous owner Smt. Munni Debi Pandey, Wife of Sri Balmiki Pandey of Gopalpur for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S. Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 666/942 under R.S. Khatian No. 380, corresponding L.R. Plot No. 954 under L.R. Khatian No. 1074, measuring 02 Katha 08 Chhatak was purchased by the First Party / Landowner herein, by virtue of a Deed of Sale dated 07/09/2007 duly registered in Book No. I, CD Volume No. 16, Page from 1868 to 1878, being No. 05536 for the year 2009 of A.D.S.R Office, Asansol from its previous owner Sri Tinku Bouri, Son of Sri Narad Bouri of Gopalpur for the consideration price mentioned in the said Deed of Sale.

AND WHEREAS, out of the total schedule mentioned Bastu land, the land situated in the District of Burdwan (presently Paschim Bardhaman), P.S.

Contd.....P/5.

*Imap  
Adh*

:5:

Asansol, Mouza Gopalpur, J.L. No. 10, comprised in part of R.S. Plot No. 666/942 under R.S. Khatian No. 380, corresponding L.R. Plot No. 954 under L.R. Khatian No. 1074, measuring 02.50 Decimal was acquired by the First Party / Landowner herein, by virtue of a Deed of Gift dated 12/07/2018 duly registered in Book I, Volume Number 0205-2018, Page from 99901 to 99916, being No. 020505630 for the year 2018 of A.D.S.R Office, Asansol from her husband Sri Tapas Chatterjee, Son of Late Asit Chatterjee of Gopalpur in consideration of the natural love and affection mentioned in the said Deed of Gift.

AND WHEREAS the Landowner since there after duly mutated her name in the L.R. Records of Rights in L.R. Khatian No. 1074 in the Office of the S.D.L. & L.R.O. (E.P.-I), Asansol.

AND WHEREAS the First Party/Landowner under the aforesaid circumstances is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the land more fully mentioned in the Schedule hereunder written by paying the khajna, taxes, cess, etc. as fixed by the competent authorities from time to time.

AND WHEREAS the First Party/Landowner with the intent to develop her said landed properties duly converted her said land into Commercial Bastu and have obtained the Land-use NOC from ADDA vide Memo No. ADDA/ASL/536/V/155/FL/NOC/3599 dated 13/06/2019. The Landowner also obtained the Certificate Clearance for Developers vide Clearance No. 74/CC/D/2018 dated 04/10/2018 from the Divisional Forest Officer, Durgapur Division and obtained the permission from the authorities of West Bengal Fire & Emergency Services vide Memo No. IND/WB/FES/20192020/53951 Dated 18/06/2019 and lastly got sanctioned the Site Plan vide Memo No. 815/SP/AMC/HO/2020 Dated 01/06/2020 and the Building Plan vide Memo No.

Contd.....P/6.

*Imap*  
(Adv)

:6:

816/BP/AMC/HO/2020 Dated 01/06/2020 from the competent authorities of Asansol Municipal Corporation for construction of G+3-storied cottage type double duplex residential building/s in 3 (three) Blocks each consisting of residential units, parking spaces, etc. but owing to unavoidable circumstances and prior engagements and commitments of the First Party/Landowner she abandoned her said intention for development of her said property by herself and she invited the Developer / Second Party herein to undertake the project of developing the schedule mentioned property of the First Party/Landowner.

AND WHEREAS be it mentioned herein that the aforesaid total landed properties lying side by side were clubbed and amalgamated together and the said being situated at the junction of three roads the two corner splayed portion was required to be gifted in favour of the Asansol Municipal Corporation as per rules of the A.M.C. and the Landowner duly gifted the said corner splayed portion measuring 05.60 Sq. Mtr. equivalent to 60.28 Sq. Ft. in R.S. Plot No. 667/953 out of the said total land of the Landowner by virtue of a Deed of Gift dated 27/09/2018 registered in Book No. I, Volume number 0205-2018, Page from 164686 to 164698, being No. 020509198 for the year 2018 of A.D.S.R Office, Asansol.

AND WHEREAS moreover for widening of the approach road in respect of the schedule mentioned landed properties the splayed portion was required to be gifted in-favour of the Asansol Municipal Corporation as per rules of the A.M.C. and the Landowner duly gifted the said splayed portion measuring 99.585 Sq. Mtr. equivalent to 1071.92 Sq. Ft. in R.S. Plot No. 667/953, 666/942 & 667/941 out of the said total land of the Landowner by virtue of a Deed of Gift dated 26/08/2019 registered in Book No. I, Volume number 0205-2019, Page from 132748 to 132760, being No. 020507247 for the year 2019 of A.D.S.R Office, Asansol.

*Imrap*  
*(Adv)*

Contd.....P/7.

:7:

AND WHEREAS the Developer is engaged in the business of developing and promoting and also sponsoring construction of multi-storied building having its own financial resources to carry out any development scheme, including taking up all related responsibility of preparation and sanction of plan for construction and engage engineers, masons and labourers and also put in resources for building materials and supervise the completion of the construction of the proposed building and to procure prospective unit-buyers for the cottage type double-duplex units/flats and other spaces to be built as per the plan sanctioned by the authorities of Asansol Municipal Corporation.

AND WHEREAS with the intent to develop the said property and raise and construct new G+3-storied building thereon at its own costs and expenses, mutual discussions were caused between the parties hereto and in pursuant to such mutual discussions the Landowner and the Developer agreed on the following terms and conditions:-

**NOW THEREFORE IT IS HEREBY AGREED BETWEEN THE PARTIES AS FOLLOWS:-**

1. The Landowner hereby agree to entrust and handover to the Developer the work and right of development of the said land/property on the terms contained herein and the Landowner shall be liable to deliver vacant, peaceful possession of the said land / property to the Developer on the day of execution of this Development Agreement for construction of the proposed new buildings/ blocks according to the sanctioned Site Plan and Building Plan. It is clarified that the Landowner shall be solely responsible for the title and possession of her said property. The Landowner shall also hand over all original land documents like land deed, mother deed, S.D.L. & L.R.O. Mutation Certificate, Parcha, Khajna receipts, Building Plans, ADDA

Contd.....P/8.

*Imap*  
(Adv)

:8:

NOC and other relevant documents in respect of the said property to the Developer on the day of execution of this Development Agreement.

2. The Developer agree to develop or cause to be developed the said property for and on behalf of the Landowner on the terms contained herein and as permitted by the concerned authorities, by constructing a residential multi-storied (G + 3-storied) cottage type double-duplex buildings/blocks thereon to be named as "UMA GARDEN" consisting of several independent and self-contained residential Double duplex cottage type units/flats and such other premises/spaces/structures/two/four wheeler open parking spaces/garages, etc. on the ownership basis as sanctioned by the Asansol Municipal Corporation and other concerned authorities and then to sell the said proportionate land with units/flats to the Developer's own nominees/intending Buyer(s) excepting the Landowner's allotted units/flats and the 4-wheeler & 2-wheeler open parking spaces on the Ground Floor more specifically detailed in the Schedule 'B' hereinafter written. The Developer agree that they will at their own cost and on their own responsibility but in the name of the Landowner and on her behalf acquire and avail whatever other permissions are required from any other authority to develop the said property.
3. That the Landowner apart from receiving the self contained residential units/Flats and the open parking spaces as detailed in the Schedule 'B' herein below, shall also be entitled to easement rights in common with the other occupiers of the said blocks/buildings in respect of the common areas, staircases and other facilities provided therein.
4. That prior to actual construction work taken up in hand by the Developer, the Landowner undertake to make out a good and marketable title to the

Contd.....P/9.

*Imap*  
(Adv)



:9:

schedule mentioned property/premises, free from all encumbrances, charges, claims, demands, liabilities, liens and lis pendens or attachments or whatsoever kind or nature of the said property. Provided furthermore if any dispute regarding title and ownership of the said property arises at any time during the construction period the same shall be settled by the First Party / Landowner at her own expenses and responsibility.

5. That the First Party / Landowner will be handed over her allotted units/flats/properties within 36 (thirty six) months from the date of execution of this Development Agreement and the Landowner shall be handed over the possession of her allotted units/flats and open parking spaces within the said stipulated period.
6. That the time period for the construction of the proposed building shall be subject to availability of building materials and such other Government or Statutory impositions relating to their availability and also subject to Force Majeure conditions, such as, flood, earthquake, water, stream, tempest, civil commotion, strike, riot or war and other acts of God, including Covid-19 like situations, when the obligation of the Developers in regard to period of completion of construction shall remain suspended for the duration of the Force Majeure.
7. That the Landowner hereby agrees that she shall not do anything in regard to the said property whereby the right of the Developer to undertake construction of the proposed building and disposal of their share in the said building is prejudicially affected and/or the construction be delayed or impeded in any manner whatsoever.
8. The Developer shall be at liberty to make necessary applications for the purpose of obtaining requisite permissions for the said work to the authorities concerned at their own costs in the name of the Landowner, and the

Contd.....P/10.

*Imap*  
(Adv)

**:10:**

Landowner shall join in such applications if necessary but the responsibility of obtaining such permission will be on the Developer and at their own cost.

9. The Landowner hereby give exclusive right and licence and permission to the Developer to enter upon the said land/property and the authority to commence, carry on and complete development work thereof (including laying of roads, drainage, sewerage, water pipes and electricity cables) in accordance with the said sanctioned building plan/s and subject to the provisions of these presents.
10. That the Landowner hereby agrees to pay and clear all rates and taxes and khajnas and or other impositions and statutory dues in respect of the said property till the handing over the possession of the said property to the Developer and thereafter the said taxes, etc. shall be payable proportionately by the prospective Buyer(s) of the units/flats in the said buildings/blocks.
11. The Landowner shall at the request of the Developer sign and execute from time to time any amended/modified/rectified/revised plans that may be required for mutual benefit of the Landowner and the co-occupiers of the proposed new blocks/buildings and other applications for construction of any structures on the said land for being sanctioned and approved by any authorities provided that all costs, charges and expenses incurred in this connection shall be borne and paid by the said Developer alone.
12. The Developer shall indemnify and keep the Landowner indemnified and harmless from and against all third party claims or actions arising out of any act or omission on the part of the Developer, their agents men or labourers, and all civil, criminal or administrative proceedings, fines, penalties and all costs charges, expenses, and damages incurred or suffered by the Landowner in the course of such development.

*Imap*  
(Adv)

Contd.....P/11.

:11:

13. The Landowner shall simultaneously execute and register the General Power of Attorney in favour of the Developer as required by the Developer giving it/them all necessary powers for carrying out the work of development in all respect, such as obtaining sanction of plan and all necessary permission and sanction from different authorities including securing loans from financial organizations in connection with the construction of the said multi-storied building and also for sale and transfer concerning the units/flats and open parking spaces falling in Developer's allocation, i.e., except the Landowner's allotted units/flats and the 4-wheeler and 2-wheeler open parking spaces.
14. The Developer shall be at liberty to sell, transfer, lease, mortgage, gift, exchange or allot the units/flats or any other structures or portion thereof in the said blocks/buildings to be constructed on the said land to any parties at such price and such terms and conditions and provisions as the Developer may think fit subject to any terms that may be imposed by any authority, except the Landowner's allocations in the said blocks/buildings which is more fully mentioned in the Schedule 'B' hereunder written. All such allotments shall be made by the Developer at their own risk and they alone shall be responsible to such party/parties in connection with all dealings between them and such buyers or allottees.
15. That the said Developer, i.e., "**CHATTERJEE CONSTRUCTION**" shall be at liberty to sell, transfer, mortgage, lease, gift, exchange, or allot and transfer the units/flats or any other structures or portion thereof in the said proposed cottage type double duplex in the G+3-storied blocks/buildings (excepting the allocations of the Landowner as aforesaid) including proportionate undivided land share / interest in the said land to any person including any Private or Public or Commercial Banks, financial institutions,

Contd.....P/12.

*Imaj*  
*(Adv)*

:12:

organisations, etc. at such price and on such terms and conditions as the Developer may think fit and proper subject to any terms that may be imposed by any authority. Furthermore, the Developer will issue the allotment letter / possession letter in favour of the Landowner at the time of handover of her allotted properties and the Landowner shall have all transferable rights including sale, gift, lease, mortgage, etc. in respect of her said allotted properties to any person/s at any price or terms and considerations at her own free will without requiring any permission from the Developer or the Flat Owners' Association.

16. The Developer shall be entitled to put up and display any hoardings or boards upon the said property advertising that the said building is being developed by it/them.
17. That after the construction of the proposed blocks/buildings are fully completed the Landowner and Developer and/or the other occupiers of the said blocks/buildings shall cause an Association or a Society or a Syndicate to be formed or established by the occupiers and thereafter the Developer shall handover the control and management of the said blocks/buildings to the said committee/society and thereafter all regular/future expenses to maintain the said blocks/buildings shall be borne by the said Association/Body.
18. That the Landowner and the Developer have entered into this agreement purely on a principal to principal basis and nothing contained in these presents shall be construed as a Partnership business or joint venture.

Contd.....P/13.

*Imap*  
*(Adv)*

:13:

**SCHEDULE "A"**

**DESCRIPTION OF THE PROPERTY**

In the District of Paschim Bardhaman, P.S. Asansol (South), A.D.S.R. Office Asansol, **Mouza Gopalpur**, J.L. No. 10, under Asansol Municipal Corporation, Ward No. 31 (old) / 55 (new), all that piece and parcel of Bastu land comprised as follows :

(1) **L.R. Plot No. 944** (nine hundred forty four) under L.R. Khatian No. 1074, corresponding R.S. Plot No. 667/953 under R.S. Khatian No. 699, 701, 611, 700, 702, measuring in total 07 ½ (seven and a half) Decimal, i.e., 3267 Sq. Ft. minus the gifted area to AMC measuring 660.28 Sq. Ft. amounting to the balance area measuring 2606.72 Sq. Ft., i.e., **05.97 (five point nine seven) Decimal.**

(2) **L.R. Plot No. 945** (nine hundred forty five) under L.R. Khatian No. 1074, corresponding R.S. Plot No. 667/952 under R.S. Khatian No. 331, measuring in total **05.70 (five point seven zero) Decimal.**

(3) **L.R. Plot No. 955** (nine hundred fifty five) under L.R. Khatian No. 1074, corresponding R.S. Plot No. 667/941 under R.S. Khatian No. 609, measuring in total 09 (nine) Decimal, i.e., 3920.40 Sq. Ft. minus the gifted area to AMC measuring 171.92 Sq. Ft. amounting to the balance area measuring 3748.48 Sq. Ft., i.e., **08.59 (eight point five nine) Decimal.**

(4) **L.R. Plot No. 954** (nine hundred fifty four) under L.R. Khatian No. 1074, corresponding R.S. Plot No. 666/942 under R.S. Khatian No. 380, measuring in total 09.10 (nine point one zero) Decimal i.e., 3963.96 Sq. Ft. minus the gifted area to AMC measuring 300 Sq. Ft. amounting to the balance area measuring 3663.96 Sq. Ft., i.e., **08.40 (eight point four zero) Decimal.**

Contd.....P/14.

*Imaj*  
(Adv)

:14:

Total land in the aforesaid four plots measuring **28.66 (twenty eight point six six) Decimal** equivalent to more or less 17.37 Katha along with the 40 years old tiled residential structures constructed thereupon having covered area of 100 Sq. Ft. is hereby handed over for development upon the aforesaid terms and conditions.

Butted and bounded by :

- On the North : Land of Kaushal Singh and House of Kanailal Maji.
- On the South : Road.
- On the East : Road.
- On the West : Road.

#### SCHEDULE "B"

##### DESCRIPTION OF THE LANDOWNER'S ALLOCATION

In lieu of the Landowner's 'A' Schedule property, the Developer shall provide / allot the following :

(1) 06 (six) nos. of self contained cottage type double-duplex residential units/flats complete in all respect in **Block-I** of **'UMA GARDEN'** as follows :

- (a) Duplex Unit No. A/101 (marked as A in the Building Plan) measuring carpet area of 420 Sq. Ft. in the Ground Floor and carpet area of 463 Sq. Ft. in the First Floor, i.e., total carpet area of 883 Sq. Ft. (covered area of 1128.47 Sq. Ft. and Super-built up area of 1354.17 Sq. Ft.).
- (b) Duplex Unit No. A/102 (marked as B in the Building Plan) measuring carpet area of 421 Sq. Ft. in the Ground Floor and carpet area of 464 Sq. Ft. in the First Floor, i.e., total carpet area of 885 Sq. Ft. (covered area of 1131.03 Sq. Ft. and Super-built up area of 1357.27 Sq. Ft.).

Contd.....P/15.

*Suraj*  
(Adv)

:15:

- (c) Duplex Unit No. A/103 (marked as C in the Building Plan) measuring carpet area of 421 Sq. Ft. in the Ground Floor and carpet area of 462 Sq. Ft. in the First Floor, i.e., total carpet area of 883 Sq. Ft. (covered area of 1128.47 Sq. Ft. and Super-built up area of 1354.17 Sq. Ft.).
- (d) Duplex Unit No. A/105 (marked as E in the Building Plan) measuring carpet area of 429 Sq. Ft. in the Second Floor and carpet area of 479 Sq. Ft. in the Third Floor, i.e., total carpet area of 908 Sq. Ft. (covered area of 1160.42 Sq. Ft. and Super-built up area of 1392.51 Sq. Ft.).
- (e) Duplex Unit No. A/106 (marked as F in the Building Plan) measuring carpet area of 431 Sq. Ft. in the Second Floor and carpet area of 469 Sq. Ft. in the Third Floor, i.e., total carpet area of 900 Sq. Ft. (covered area of 1150.20 Sq. Ft. and Super-built up area of 1380.24 Sq. Ft.).
- (f) Duplex Unit No. A/107 (marked as G in the Building Plan) measuring carpet area of 424 Sq. Ft. in the Second Floor and carpet area of 464 Sq. Ft. in the Third Floor, i.e., total carpet area of 888 Sq. Ft. (covered area of 1134.86 Sq. Ft. and Super-built up area of 1361.84 Sq. Ft.).
- (2) 06 (six) nos. open to sky 4-wheeler parking spaces each measuring an area of 120 (one hundred twenty) Sq. Ft. and 06 (six) nos. open to sky 2-wheeler parking spaces each measuring an area of 18 (eighteen) Sq. Ft.
- (3) The First Party / Landowner shall be entitled to the common amenities and facilities such as : ultimate roof of Block-I, Block-II & Block-III of 'Uma Garden', staircase, boundary walls and main gate, well, common water supply system, common water pump, drainage and sewerage, common roads and passages, staircase lights and street lights, rainwater pipes, common staircase entrance gate,

Contd.....P/16.

*Imap  
Adv*

:16:

septic tanks, common underground water reservoir, common toilet for visitors/housemaids/guard/watch and ward staff, and such other common amenities and facilities which will be available for the said blocks (excluding those which are for sole and exclusive use of any unit holder/s), including proportionate undivided share or interest in the said land and the common rights and liabilities and facilities and amenities of the said blocks/buildings to be enjoyed with other co-occupiers of the said blocks/buildings. A.M.C. bulk water supply will be provided at extra costs as per AMC rules.

The units/flats shall be completed as per standard building materials and fittings and brands and specifications as will be published in the brochure.

### **DESCRIPTION OF THE DEVELOPER'S ALLOCATION**

THE DEVELOPER shall get the rest of the constructed area of the proposed blocks/buildings to be constructed upon the land more fully described in the 'A' Schedule written hereinbefore TOGETHER WITH proportionate undivided impartible share of land and common parts and common amenities of the proposed cottage type double-duplex G+3-storied blocks/buildings to be constructed by the Developer at its cost and the Developer shall have right to sell/transfer Developer's allocated portion to any intending purchaser / purchasers except the Landowner's allotted properties mentioned herein above.

The proportionate annual rent is payable to the State of West Bengal through the S.D.L. & L.R.O. (Extn. Part - 1) Asansol, District Paschim Bardhaman.

Contd.....P/17

*Imap*  
(Adv)



:17:

IN WITNESS WHEREOF both the Landowner and the Developer hereto put their respective hands and seals in presence of the following witnesses on the day, month and year first above written.

WITNESSES:-

1. Prasanta Kumar  
Slokkhagan Chatterjee  
Rambardh.  
PO Burnpur.

2. Kaushika Chakraborty  
C/O Late S. N. Chakraborty  
Gopalpur, G. T. Road,  
Asansol-713304.

Piu Chatterjee

SIGNATURE OF THE LANDOWNER

CHATTERJEE CONSTRUCTION

T. P. Chatterjee.

Ranadeep Chatterjee.

PARTNER

SIGNATURE OF THE DEVELOPER

Drafted and prepared by me as  
per the instructions of the parties  
hereto and printed in my Office.

Sulata Das  
Advocate, Asansol Court.

Enrol. No. WB/1116/1999.



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

GRN: 192020210034168521

Payment Mode Online Payment

GRN Date: 10/07/2020 15:02:09

Bank : State Bank of India

BRN : IK0APIFGP9

BRN Date: 10/07/2020 15:04.13

DEPOSITOR'S DETAILS

Id No. : 2000786388/2/2020

[Query No./Query Year]

Name : Tapas Chatterjee

Contact No. :

Mobile No. : +91 9434167646

E-mail :

Address : Gopalpur

Applicant Name : Mr Subrata Maji

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

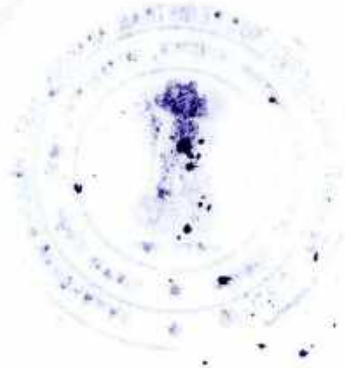
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2000786388/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	19010
2	2000786388/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	14

Total

19024

In Words : Rupees Nineteen Thousand Twenty Four only



Digitally signed by Tapas Chatterjee, DN: cn=Tapas Chatterjee, o=Directorate of Registration & Stamp Revenue, ou=West Bengal, c=IN

0105 00A 1 5

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**AERPC5805K**

नाम / Name  
**PHIL CHATTERJEE**

पिता का नाम / Father's Name  
**HETARAN CHAKRABORTY**

जन्म की तिथि / Date of Birth  
**15/10/1978**

P. Chatterjee  
 हस्ताक्षर / Signature






In case this card is lost / found, kindly return / return to:  
 Income Tax PAN Services Unit, IT/HS/1  
 Plot No. 1, Sector-16, V.K.B. Colony,  
 New Mumbai - 400 014.

इस कार्ड के खोने / पाए जाने पर कृपया वापस करें/वापस करें।  
 आयकर विभाग, PAN सेवाएँ इकाई, IT/HS/1  
 प्लॉट नं. 1, सेक्टर-16, व.क.बी. कॉलोनी,  
 नयी मुंबई-400 014.

10-30A-1-5  
 Phil Chatterjee

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAPFC4013J



नाम / Name  
CHATTERJEE CONSTRUCTION

निगमन/यत्न का तिथि  
Date of Incorporation/Formation  
08/05/2020

13062020

यह कार्ड के खोने/पने पर कृपया सूचित करें/सीटर्स:

आयकर विभाग इकाई, एन एस डी एल  
सेक्टर/प्लॉट, प्लॉट नं. 341, सर्वे नं. 597/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.



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

Income Tax PAN Service Unit, NSDL  
4th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 597/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 5080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT. OF INDIA

TAPAS CHATTERJEE  
 ASIT CHATTERJEE  
 03/06/1969  
 Permanent Account Number  
**ADAPC1130G**

*Tapas Chatterjee*  
 Signature



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

इस कार्ड को खोने या कथपन कृपित करें/सौंपिए।  
 जानकारी के लिए कृपया, ITDSI,  
 प्लॉट नं. 3, सेक्टर 11, सीबीआई बेलपुर,  
 नई मुंबई-400 614,

Tapes Chatterjee

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

स्थायी लेखा संख्या कार्ड  
 Permanent Account Number Card  
**BWMP1838C**




**नाम / Name:**  
**RANADEEP CHATTERJEE**

**पिता का नाम / Father's Name:**  
**TAPAS CHATTERJEE**

**जन्म की तिथि / Date of Birth:**  
**26/05/2008**

**रानदीप चट्टोप्याय**  
**RANADEEP CHATTERJEE**



*In case this card is lost / found, kindly inform us to:*

**Income Tax PAN Services Unit, UTITSI**  
**Plot No. 3, Sector 11, CBD Belapur,**  
**Navi Mumbai - 400 614.**

**आयकर विभाग के अधिकारी/प्राप्तकर्ता सूचिका-का/संख्या:**  
**आयकर विभाग, नवी मुंबई, ए.टी.एस.सी. इकाई**  
**पता नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,**  
**नवी मुंबई-400 614.**

**आयकर संपर्क केंद्र**  
**For Income Tax Related**  
**Queries Call Toll Free Nos.**  
**1961**  
**18001801961**

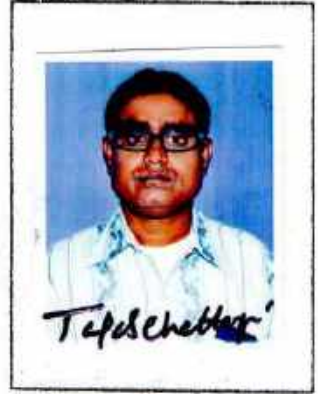
Ranadeep Chatterjee.



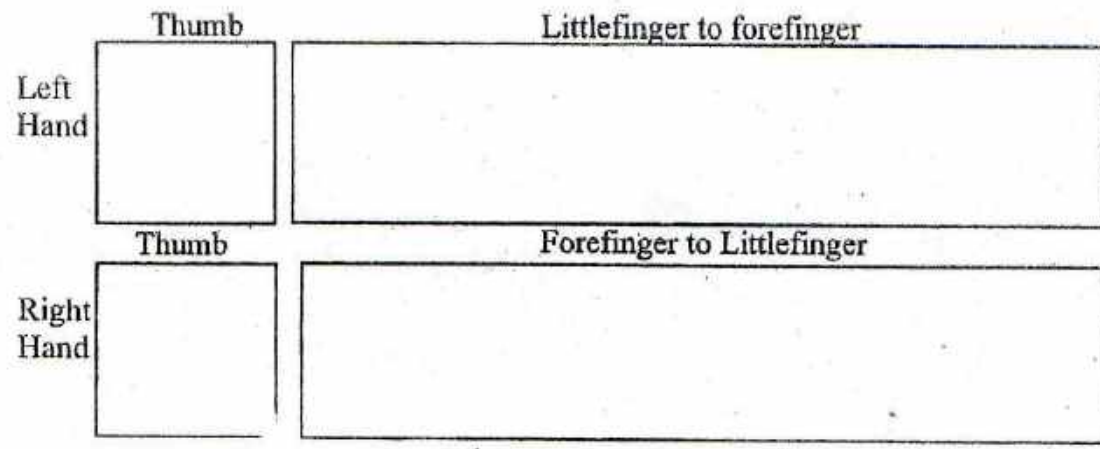
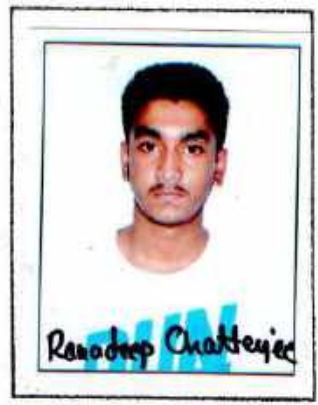
Finger Print attested by me : *Piu Chatterjee*



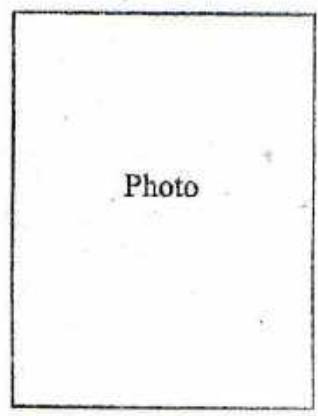
Finger Print attested by me : *Tuls Chatterjee*



Finger Print attested by me : *Ranodeep Chatterjee*



Finger Print attested by me :



## Major Information of the Deed

Deed No :	I-0205-04478/2020	Date of Registration	24/08/2020
Query No / Year	0205-2000786388/2020	Office where deed is registered	
Query Date	10/07/2020 2:47:39 PM	0205-2000786388/2020	
Applicant Name, Address & Other Details	Subrata Maji Asansol Court,Thana : Asansol ( S ), District : Burdwan, WEST BENGAL, PIN - 713304, Mobile No. : 7001243660, 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. 31,10,000/-	Rs. 1,04,45,057/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Gopalpur Road, Road Zone : (On Road -- On Road) , Mouza: Gopalpur (10), JI No: 10, Pin Code : 713304



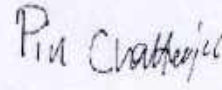
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-944 (RS :-667/953 )	LR-1074	Bastu	Bastu	5.97 Dec	7,00,000/-	21,70,907/-	Property is on Road Adjacent to Metal Road,
L2	LR-945 (RS :-667/952 )	LR-1074	Bastu	Bastu	5.7 Dec	6,00,000/-	20,72,725/-	Property is on Road Adjacent to Metal Road,
L3	LR-955 (RS :-667/941 )	LR-1074	Bastu	Bastu	8.59 Dec	9,00,000/-	31,23,633/-	Property is on Road Adjacent to Metal Road,
L4	LR-954 (RS :-666/942 )	LR-1074, (RS:-380\0 )	Bastu	Bastu	8.4 Dec	9,00,000/-	30,54,542/-	Property is on Road Adjacent to Metal Road,
<b>TOTAL :</b>					<b>28.66Dec</b>	<b>31,00,000 /-</b>	<b>104,21,807 /-</b>	
<b>Grand Total :</b>					<b>28.66Dec</b>	<b>31,00,000 /-</b>	<b>104,21,807 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	100 Sq Ft.	10,000/-	23,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>10,000 /-</b>	<b>23,250 /-</b>	





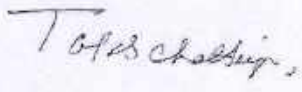


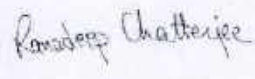
**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Piu Chatterjee</b> (Presentant) Wife of Mr Tapas Chatterjee Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Office	<b>Photo</b>  24/08/2020	<b>Finger Print</b>  LTI 24/08/2020	<b>Signature</b>  24/08/2020
Gopalpur, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx5K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 24/08/2020 , Admitted by: Self, Date of Admission: 24/08/2020 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Chatterjee Construction</b> Gopalpur, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304 , PAN No.:: AAxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Tapas Chatterjee</b> Son of Late Asit Chatterjee Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office	<b>Photo</b>  Aug 24 2020 1:41PM	<b>Finger Print</b>  LTI 24/08/2020	<b>Signature</b>  24/08/2020
Gopalpur, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Chatterjee Construction (as Partner)				
2	<b>Name</b> <b>Mr Ranadeep Chatterjee</b> Son of Mr Tapas Chatterjee Date of Execution - 24/08/2020, , Admitted by: Self, Date of Admission: 24/08/2020, Place of Admission of Execution: Office	<b>Photo</b>  Aug 24 2020 1:42PM	<b>Finger Print</b>  LTI 24/08/2020	<b>Signature</b>  24/08/2020

Gopalpur, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWxxxxxx8C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Chatterjee Construction (as Partner)

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Prasanta Rout</b> Son of Late Gagan Chandra Rout Rambandh, P.O:- Burnpur, P.S:- Hirapur, Asansol, District:-Burdwan, West Bengal, India, PIN - 713325			
	24/08/2020	24/08/2020	24/08/2020

Identifier Of Mrs Piu Chatterjee, Mr Tapas Chatterjee, Mr Ranadeep Chatterjee

### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	Chatterjee Construction-5.97 Dec

### Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	Chatterjee Construction-5.7 Dec

### Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	Chatterjee Construction-8.59 Dec

### Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	Chatterjee Construction-8.4 Dec

### Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Piu Chatterjee	Chatterjee Construction-100.00000000 Sq Ft

### Land Details as per Land Record

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: Gopalpur Road, Road Zone : (On Road – On Road), Mouza: Gopalpur (10), JI No: 10, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 944, LR Khatian No:- 1074	Owner:পিউ চ্যাটার্জী, Gurdian:তাপস , Address:নিজ , Classification:বাইদ, Area:0.07000000 Acre,	Mrs Piu Chatterjee

L2	LR Plot No:- 945, LR Khatian No:- 1074	Owner:পিউ চ্যাটার্জী, Gurdian:ভাপস , Address:নিজ , Classification:বাইদ, Area:0.06000000 Acre,	Mrs Piu Chatterjee
L3	LR Plot No:- 955, LR Khatian No:- 1074	Owner:পিউ চ্যাটার্জী, Gurdian:ভাপস , Address:নিজ , Classification:বাইদ, Area:0.09000000 Acre,	Mrs Piu Chatterjee
L4	LR Plot No:- 954, LR Khatian No:- 1074	Owner:পিউ চ্যাটার্জী, Gurdian:ভাপস , Address:নিজ , Classification:বাইদ, Area:0.09000000 Acre,	Mrs Piu Chatterjee

On 14-08-2020

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,04,45,057/-

*Hillol Ghosh*

Hillol Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
Burdwan, West Bengal

On 24-08-2020

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

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

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

Presented for registration at 13:12 hrs on 24-08-2020, at the Office of the A.D.S.R. ASANSOL by Mrs Piu Chatterjee ,Executant.

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

Execution is admitted on 24/08/2020 by Mrs Piu Chatterjee, Wife of Mr Tapas Chatterjee, Gopalpur, P.O: Asansol, Thana: Asansol ( S ), , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Business

Indetified by Mr Prasanta Rout, , , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

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

Execution is admitted on 24-08-2020 by Mr Tapas Chatterjee, Partner, Chatterjee Construction (Partnership Firm), Gopalpur, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304

Indetified by Mr Prasanta Rout, , , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 24-08-2020 by Mr Ranadeep Chatterjee, Partner, Chatterjee Construction (Partnership Firm), Gopalpur, P.O:- Asansol, P.S:- Asansol ( S ), Asansol, District:-Burdwan, West Bengal, India, PIN - 713304

Indetified by Mr Prasanta Rout, , , Son of Late Gagan Chandra Rout, Rambandh, P.O: Burnpur, Thana: Hirapur, , City/Town: ASANSOL, Burdwan, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

**Payment of Fees**

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/07/2020 3:04PM with Govt. Ref. No: 192020210034168521 on 10-07-2020, Amount Rs: 14/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0APIFGP9 on 10-07-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 20,010/- and Stamp Duty paid by Stamp Rs 1,000/- by online = Rs 19,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 251, Amount: Rs.1,000/-, Date of Purchase: 19/08/2020, Vendor name: P K Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 10/07/2020 3:04PM with Govt. Ref. No: 192020210034168521 on 10-07-2020, Amount Rs: 19,010/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0APIFGP9 on 10-07-2020, Head of Account 0030-02-103-003-02

*Hillol Ghosh*

**Hillol Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ASANSOL**  
**Burdwan, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0205-2020, Page from 97618 to 97647

being No 020504478 for the year 2020.



Digitally signed by HILLOL GHOSH  
Date: 2020.08.25 11:17:52 +05:30  
Reason: Digital Signing of Deed.

*Hilol Ghosh*

(Hilol Ghosh) 2020/08/25 11:17:52 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ASANSOL  
West Bengal.

(This document is digitally signed.)

---