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Certified that the Document
is Admitted to Register and the
Sign-Over Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

[Signature]
A.D.S.R. Durgapur
Bardwan

03 JUN 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 30th day of
May 2019.at ADSR Durgapur

BETWEEN

Contd.Page-02

[Handwritten initials]
NRD

[1] Mr. ANANDA GHOSH @ ANANDA MOY GHOSH [Pan No-ADAPG7049L]
by occupation: Service,

[2] Mr. SUNIL GHOSH @ SUNIL KUMAR GHOSH [Pan No-AUXPG5844P]
by occupation: Business, both are son of Late Shankar Chandra Ghosh, both are by
Nationality: Indian, by faith: Hindu, residing at Vill-Shankarpur, P.O-Jemua Durgapur-
12, P.S-Newtownship, District-Paschim Bardhaman, West Bengal.

{Hereinafter refereed 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

UNIQUE PROCON PRIVATE LIMITED [Pan No-AABCU3175C] Having its
registered Office at Shibam Marriage Hall, New Market, Rabindra Nagar, Shankarpur
West, P.O-Durgapur-06, P.S-Newtownship, Paschim Bardhaman, West Bengal and
represented by one of its Director Sri AMIT RAKSHIT [PAN-NO-ATKPR5248Q]
Son of Ajoy Rakshit, by Faith-Hindu, by occupation- Business, by nationality: Indian,
residing at Sukanta Pally, Mamra Bazar, P.O-Durapur-713206, P.S-Newtownship,
District-Paschim Bardhaman, 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 schedule below property originally belonged to Mukunda Ghosh whose
name duly recorded in R.S.Khatian No-44 and after his death Shankar Chandra Ghosh ,
Kanaifal Ghosh and Gokul Chandra Ghosh.

And thereafter said Shankar Chandra Ghosh died leaving behind the present
landowners as his son as only legal heirs and their names duly recorded in LR records
of rights which were prepared in the year 1972 in LR Khatain No-21 & 331 and they
are owning, possessing and seizing the schedule below property without any
encumbrances from any persons.

AND WHEREAS the land owners desires to develop the "A" Schedule Property" by
construction of **multistoried** building or as per sanction of Panchyat or Zilla Parishad up to
maximum limit of floor as per sanction plan of the Jemua 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.

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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, Car Parking Space etc. as per sanction plan of Jemua Gram Pannchayat 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

- **OWNERS/LANDLORDS:** - OWNERS shall mean Mr. Ananda Ghosh, Mr. Sunil Ghosh.
- **DEVELOPER:** - Shall mean **UNIQUE PROCON PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at, Shitbam Marriage Hall, Shankarpur, P.O-Durgapur-12, P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal.
- **LAND:-** Shall mean land within the Mouja of Shankarpur, J.L No-RS-95, J.L No-LR-109 under P.S-Newtownship, Dist-Paschim Bardhaman, West Bengal comprising in as follows :

Plot No	Khatian no	Plot No	Khatian no	Area
RS- 144	RS-44	LR-554	LR-21	8 decimal
RS- 140	RS-44	LR-498	LR-21	7 decimal
RS-504	RS-44	LR-420	LR-21	10 decimal
RS-504	RS-44	LR-421	LR-21	7 decimal
RS-504	RS-44	LR-491	LR-21	2 decimal
RS-143	RS-44	LR-553	LR-331	5 decimal
RS- 140	RS-44	LR-498	LR-331	7 decimal
RS-504	RS-44	LR-420	LR-331	9 decimal
RS-504	RS-44	LR-421	LR-331	7 decimal
RS-504	RS-44	LR-491	LR-331	3 decimal
Total Area :				65 Decimal

Contd. Page-04

- **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.
- **PANCHYAT:-** Shall mean the Jemua 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 Jemua 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:** Developer will give Flats & Car Parking Spaces together with the undivided importable proportionate share and/or interest in the said land and the common portions which is specifically mentioned in schedule below.

And the landowners also get Two Nos 2BHK Flat [900 to 950 sq ft] and One Nos Car Parking Space each in the name of Ananda Ghosh & Sunil Ghosh at Ashiyana City Project.

- **DEVELOPER'S AREA:** Shall mean all the remaining flats and car parking space and other spaces therein in the building over the land as mentioned in schedule after giving landowners allocation 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 at and upon the said premises be completed and possession of the completed Flat & Car Parking Space 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.

1.1 **PURCHASER/S** shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) 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.
- C) If it be a Company then its successor –in-Office or successors-in-interests and/or permitted assigns;
- D) 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;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

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

1.3 **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 **48 months** from the date of signing of this agreement for the plot no-LR-498,554,553.

And whereas The developer will start their construction job over the rest of the plots after 48 months. If the developer will not able to start the development works for the rest of the plots within 48 months, then this agreement will be cancelled for the rest of the plot and a fresh agreements has to be issued with the owner.

Moreover, the construction of the rest of the plots will be completed after 48 months from the date of sanction of building plan.



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

VI: - **OWNER DUTY & LIABILITY:-**

1. The owner will delivered the "A" schedule land measuring an area of **65 decimal** for development and construction of a housing complex consisting of flats & parking spaces.
2. 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.
3. 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 land documents in the hands of the developer.
4. **The 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 **UNIQUE PROCON PRIVATE LIMITED** either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
5. 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
6. That the Owners also agreed that they will execute any power of attorney and appointed the Developer party to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on the said land i.e receive sanctioned plan from the Panchyat, Paschim Bardhaman Zilla Parishad such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, 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 in favour of intending customer.



VIII- DEVELOPER DUTY, LIABILITY & Responsibility:-

1. The developer "UNIQUE PROCON PRIVATE LIMITED" is fully acquainted with, aware of the process/formalities related to similar project in Panchayat area.
2. 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.
3. 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.
4. 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 That the Developer shall not raise encroachment by the adjacent land owners.
5. 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.
6. 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. 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.



7. 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 .
8. 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.

X-Cancellation

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

2. XI-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) 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 and within the framework of Power of attorney.
- 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 paid and discharged by the Developer exclusively.
- j) 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.
- k) 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.

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m. DEVELOPERS' ADVOCATE: Shall mean **Mr. J. N. Sinha**, Advocate Of Durgapur Court, City Centre, Durgapur – 16, District-Paschim Bardhaman, 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 & the Flat, Car Parking Space therein, including the Deed of Conveyance/s thereof.

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

Schedule: A

ALL THAT A piece and parcel of Land within the Mouza-Shankarpur, J.L No-LR-109, J.L No-RS-95, Police Station: Newtownship, under Jemua Gram Panchayat, P.O- Durgapur-12, District- Paschim Bardhaman, West Bengal as follows:

Plot No	Khatian no	Plot No	Khatian no	Area
RS- 144	RS-44	LR-554	LR-21	8 decimal Baid
RS- 140	RS-44	LR-498	LR-21	7 decimal Baid
RS-143	RS-44	LR-553	LR-331	5 decimal Baid
RS- 140	RS-44	LR-498	LR-331	7 decimal Baid
				Total Area : 27 Decimal

This property is butted & bounded as follows:

North: Land of Beauty Mondal, Maya Mondal & Durba Mondal.

East: Land of Laxmi Narayan Ghosh.

West: Land of Swapan Ghosh & Tapan Ghosh.

South: Land of Laxmi Narayan Ghosh.

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS' ALLOCATION Ananda Ghosh)**

Together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below :

Block	Flat No	Floor	Area
AS-6	C	6 th Floor	898 sq ft
One Car Parking Space			

Ananda Pray Ghosh Ananda Ghosh
Amit Kausik

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LANDOWNERS' ALLOCATION**Sunil Ghosh**

Block	Flat No	Floor	Area
AS-6	C	3 rd & 5th Floor	898 sq ft
One Car Parking Space			

Schedule: B

ALL THAT A piece and parcel of Land within the Mouza-Shankarpur, J.L No-LR-109, J.L No-RS-95, Police Station: Newtownship, under Jemua Gram Panchayat, P.O-Durgapur-12, District- Paschim Bardhaman, West Bengal as follows:

Plot No	Khatian no	Plot No	Khatian no	Area
RS-504	RS-44	LR-420	LR-21	10 decimal Baid
RS-504	RS-44	LR-421	LR-21	7 decimal Baid
RS-504	RS-44	LR-491	LR-21	2 decimal Baid
RS-504	RS-44	LR-420	LR-331	9 decimal Baid
RS-504	RS-44	LR-421	LR-331	7 decimal Baid
RS-504	RS-44	LR-491	LR-331	3 decimal Baid
				Total Area : 38 Decimal

This property is butted & bounded as follows:

North: Land of Bhajahari Ghosh & Mahadeb Ghosh.

East: Land of Mondal Developers.

West: Kalimandir.

South: Land of Sanyasi Ghosh.

**SECOND SCHEDULE ABOVE REFERRED TO
(LANDOWNERS' ALLOCATION Ananda Ghosh)**

Developer will give 6 nos of Flats @ 900 to 950 sq ft [2BHK] and 2 nos of Flats @ 1100 to 1150 sq ft [3BHK] alongwith 8 nos of Car Parking space together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

(LANDOWNERS' ALLOCATION Sunil Ghosh)

Developer will give 6 nos of Flats @ 900 to 950 sq ft [2BHK] and 1 nos of Flats @ 1100 to 1150 sq ft [3BHK] alongwith 8 nos of Car Parking space together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

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Ananda roy Ghosh @ Ananda Ghosh
Amit Ravshin

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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)**

1. FOUNDATION: R.C.C. Column foundation and R.C.C. Framed structure based on individual columns from ground to top floor.
2. WALL: 10"thick brickwork for outside and 5" thick Brick work all inside walls.
3. PLASTERING: Sand Cement Mortar Plaster on inside and outside walls, ceiling etc.
4. 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.
5. WINDOWS: Iron glass Panel including Glass of 3mm thick and M.S. Grill.
6. 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.
7. 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.



8. FLOORING: In general flooring of Tiles with 4" skirting Dado on all sides in all bed rooms, drawing-cum-dinning room, kitchen, toilet and etc.
9. DINNING/DRAWING: One white local washbasin.
10. PLUMBING SANITATION: 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.
11. 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-dinning room and one light point in each Toilet will be provided.
12. 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.
13. WATER SUPPLY: water supply will be provided by deep tube well with pumps through overhead reservoir.
14. COMMON FACILITIES: Septic Tank, Water Supply Arrangements, Path ways, Boundary wall, Roof, meter space and other as stated hereinabove.
15. 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.
16. 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 Landowners and Developers 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.

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8. FLOORING: In general flooring of Tiles with 4" skirting Dado on all sides in all bed rooms, drawing-cum-dinning room, kitchen, toilet and etc.
9. DINNING/DRAWING: One white local washbasin.
10. PLUMBING SANITATION: 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.
11. 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-dinning room and one light point in each Toilet will be provided.
12. 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.
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15. 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.
16. 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 the

IN WITNESS WHEREOF the parties have executed these presents the day, month, year first written above.

WITNESS:

1. Dulal Sen
Sholeki Manindra Nath Sen
Surajpur Amt
299-16

1. Anandamoy Ghosh
Ananda Ghosh
S/O Anandamoy Ghosh
2. S/O Anandamoy Ghosh

SIGNATURE OF THE LANDOWNERS

2. Manas Kumar Ghosh

S/O - Ananda moy ghosh
Vill - Sankarpur, Post - Arsoh
Dist. - Paschim Bardhaman

UNIQUE PROCON PVT. LTD.
Anmit Raut
Director

SIGNATURE OF DEVELOPER

Drafted, prepared & typed by



ADVOCATE

WB/168/20

ଡ଼ିଜିଟାଲ୍ ଆକାର ସ୍ୱାକ୍ଷର ଲେଖାଏଁ ଦିଅନ୍ତୁ ।
 ଡ଼ିଜିଟାଲ୍ ଆକାର ସ୍ୱାକ୍ଷର ଲେଖାଏଁ ଦିଅନ୍ତୁ ।
 Pass port size photograph & Finger print of both hands selected by me
 Signature

ଫଟୋ	ଡ଼ାହାଣ ହାତ Right Hand					ବାହାଁ ହାତ Left Hand				
	ଠାଣି Thumb	ଝାଳି 1st Finger	ଝାଳି Middle	ଝାଳି Ring	ଝାଳି Small Finger	ଠାଣି Thumb	ଝାଳି 1st Finger	ଝାଳି Middle	ଝାଳି Ring	ଝାଳି Small Finger

ଡ଼ିଜିଟାଲ୍ ଆକାର ସ୍ୱାକ୍ଷର ଲେଖାଏଁ ଦିଅନ୍ତୁ ।
 ଡ଼ିଜିଟାଲ୍ ଆକାର ସ୍ୱାକ୍ଷର ଲେଖାଏଁ ଦିଅନ୍ତୁ ।
 Pass port size photograph & Finger print of both hands selected by me
 Signature

ଫଟୋ	ଡ଼ାହାଣ ହାତ Right Hand					ବାହାଁ ହାତ Left Hand				
	ଠାଣି Thumb	ଝାଳି 1st Finger	ଝାଳି Middle	ଝାଳି Ring	ଝାଳି Small Finger	ଠାଣି Thumb	ଝାଳି 1st Finger	ଝାଳି Middle	ଝାଳି Ring	ଝାଳି Small Finger
										

ଡ଼ିଜିଟାଲ୍ ଆକାର ସ୍ୱାକ୍ଷର ଲେଖାଏଁ ଦିଅନ୍ତୁ ।
 ଡ଼ିଜିଟାଲ୍ ଆକାର ସ୍ୱାକ୍ଷର ଲେଖାଏଁ ଦିଅନ୍ତୁ ।
 Pass port size photograph & Finger print of both hands selected by me
 Signature

ଫଟୋ	ଡ଼ାହାଣ ହାତ Right Hand					ବାହାଁ ହାତ Left Hand				
	ଠାଣି Thumb	ଝାଳି 1st Finger	ଝାଳି Middle	ଝାଳି Ring	ଝାଳି Small Finger	ଠାଣି Thumb	ଝାଳି 1st Finger	ଝାଳି Middle	ଝାଳି Ring	ଝାଳି Small Finger
										

ଡ଼ିଜିଟାଲ୍ ଆକାର ସ୍ୱାକ୍ଷର ଲେଖାଏଁ ଦିଅନ୍ତୁ ।
 ଡ଼ିଜିଟାଲ୍ ଆକାର ସ୍ୱାକ୍ଷର ଲେଖାଏଁ ଦିଅନ୍ତୁ ।
 Pass port size photograph & Finger print of both hands selected by me
 Signature

ଫଟୋ	ଡ଼ାହାଣ ହାତ Right Hand					ବାହାଁ ହାତ Left Hand				
	ଠାଣି Thumb	ଝାଳି 1st Finger	ଝାଳି Middle	ଝାଳି Ring	ଝାଳି Small Finger	ଠାଣି Thumb	ଝାଳି 1st Finger	ଝାଳି Middle	ଝାଳି Ring	ଝାଳି Small Finger
										

ଡ଼ିଜିଟାଲ୍ ଆକାର ସ୍ୱାକ୍ଷର ଲେଖାଏଁ ଦିଅନ୍ତୁ ।
 ଡ଼ିଜିଟାଲ୍ ଆକାର ସ୍ୱାକ୍ଷର ଲେଖାଏଁ ଦିଅନ୍ତୁ ।
 Pass port size photograph & Finger print of both hands selected by me

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

URN: 19-201920-001902905-1 Payment Mode Online Payment
GRN Date: 30/05/2019 05:55:36 Bank : State Bank of India
BRN : CKJ5562768 BRN Date: 30/05/2019 05:57:17

DEPOSITOR'S DETAILS

Id No. : 02061000119484/5/2019
[Query No./Query Year]

Name : AMIT RAKSHIT
Contact No. : Mobile No. : +91 9734888222
E-mail :
Address : SUKANTA PALLY MAMRA BAZAR DURGAPUR 06
Applicant Name : Mr Amit Rakshit
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02061000119484/5/2019	Property Registration- Stamp duty	0030-02-103-003-02	19010
2	02061000119484/5/2019	Property Registration- Registration Fees	0030-03-104-001-16	14
In Words : Rupees Nineteen Thousand Twenty Four only			Total	19024

ELECTION COMMISSION OF INDIA

राष्ट्रीय निर्वाचन आयोग

W/37/265/51065

IDENTITY CARD

पहचान कार्ड



Electors Name: [Redacted]

राज्य: [Redacted]

Father/Mother: [Redacted]

Husband's Name: [Redacted]

व्यक्तिगत विवरण: [Redacted]

Age as on: [Redacted]

Sex: [Redacted]

Signature: [Redacted]

Address:

House No.:

Post Office:

Town/Village:

State:

Country:

Facsimile Signature

Electoral Registration Officer

राज्य निर्वाचन आयोग

265 Durgam 2 Assembly Constituency

200 मीटर 2 क्षेत्र निर्वाचन क्षेत्र


Place:

Post:

Date:

Year:

धारा 13(1) के तहत जारी किया गया / PERMANENT ACCOUNT NUMBER
ADAPG7049L



नाम / NAME
ANANDA MOY GHOSH

पिता का नाम / FATHER'S NAME
SANKAR CHANDRA GHOSH

जन्म तिथि / DATE OF BIRTH
04-11-1955

हस्ताक्षर / SIGNATURE
AKG

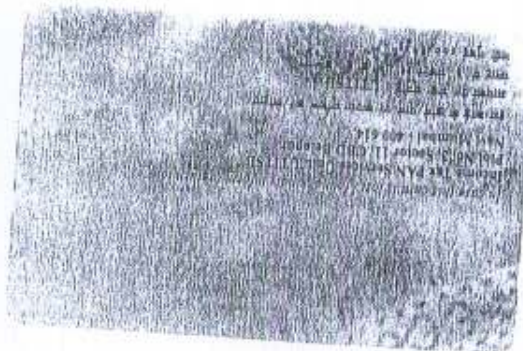
आयकर आयुक्त, प. नं. 11
COMMISSIONER OF INCOME-TAX, W.B. - II

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / याचना कर दें
सहायक आयकर आयुक्त,
पी-7,
बीरगंजी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority:
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

Ananda moy Ghosh

STATIONER'S COPY





Major Information of the Deed

Deed No.	I-0206-03257/2019	Date of Registration	03/06/2019
Query No / Year	0206-1000119484/2019	Office where deed is registered	
Query Date	22/05/2019 12:10:18 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Amit Rakshit Sukanta Pally, Mamra Bazar, Thana : New Township, District : Burdwan, WEST BENGAL, Mobile No. : 9734888222, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 1,48,67,996/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 20,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :












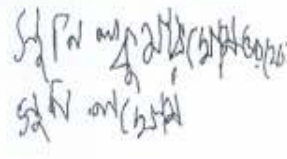


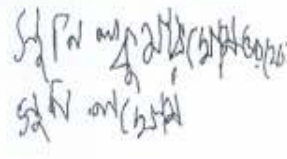


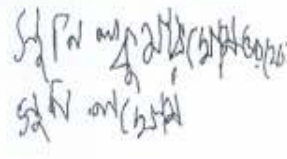
District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur JI No: 109, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-144	RS-44	Vastu	Baid	8 Dec		15,23,520/-	
L2	RS-140	RS-44	Vastu	Baid	7 Dec		13,33,080/-	
L3	RS-143	RS-44	Vastu	Baid	5 Dec		9,52,200/-	
L4	RS-140	RS-44	Vastu	Baid	7 Dec		13,33,080/-	
L5	RS-504	RS-44	Vastu	Baid	10 Dec		25,59,504/-	
L6	RS-504	RS-44	Vastu	Baid	7 Dec		17,91,653/-	
L7	RS-504	RS-44	Vastu	Baid	2 Dec		5,11,901/-	
L8	RS-504	RS-44	Vastu	Baid	9 Dec		23,03,554/-	
L9	RS-504	RS-44	Vastu	Baid	7 Dec		17,91,653/-	
L10	RS-504	RS-44	Vastu	Baid	3 Dec		7,67,851/-	
		TOTAL :			65Dec	0 /-	148,67,996 /-	
	Grand Total :				65Dec	0 /-	148,67,996 /-	

Major Information of the Deed :- I-0206-03257/2019-03/06/2019

04/06/2019 Query No:-02061000119484 / 2019 Deed No :I - 020603257 / 2019, Document is digitally signed.

and Lord Details :

Sl No.	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Anandamoy Ghosh, (Alias: Mr Ananda Ghosh) (Presentant) Son of Late Shankar Chandra Ghosh Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>03/06/2019</td> <td></td> <td>LTI 03/06/2019</td> <td>03/06/2019</td> </tr> </tbody> </table> <p>Shankarpur, P.O:- Jemua, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADAPG7049L, Status :Individual, Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Anandamoy Ghosh, (Alias: Mr Ananda Ghosh) (Presentant) Son of Late Shankar Chandra Ghosh Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office				03/06/2019		LTI 03/06/2019	03/06/2019
Name	Photo	Finger Print	Signature										
Mr Anandamoy Ghosh, (Alias: Mr Ananda Ghosh) (Presentant) Son of Late Shankar Chandra Ghosh Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office													
03/06/2019		LTI 03/06/2019	03/06/2019										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sunil Kumar Ghosh, (Alias: Mr Sunil Ghosh) Son of Late Shankar Chandra Ghosh Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>03/06/2019</td> <td></td> <td>LTI 03/06/2019</td> <td>03/06/2019</td> </tr> </tbody> </table> <p>Shankarpur, P.O:- Jemua, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUXPG5844P, Status :Individual, Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr Sunil Kumar Ghosh, (Alias: Mr Sunil Ghosh) Son of Late Shankar Chandra Ghosh Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office				03/06/2019		LTI 03/06/2019	03/06/2019
Name	Photo	Finger Print	Signature										
Mr Sunil Kumar Ghosh, (Alias: Mr Sunil Ghosh) Son of Late Shankar Chandra Ghosh Executed by: Self, Date of Execution: 30/05/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office													
03/06/2019		LTI 03/06/2019	03/06/2019										




Developer Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	<p>Unique Procon Private Limited Shibam Marriage Hall, New Market, Rabindra Nagar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 , PAN No.:: AABCU3175C, Status :Organization, Executed by: Representative</p>

Major Information of the Deed :- I-0206-03257/2019-03/06/2019

04/06/2019 Query No:-02061000119484 / 2019 Deed No :- 020603257 / 2019, Document is digitally signed.

Representative Details :

Name, Address, Photo, Finger print and Signature				
No	Name	Photo	Finger Print	Signature
1	Mr Amit Rakshit Son of Ajoy Rakshit Date of Execution - 30/05/2019, , Admitted by: Self, Date of Admission: 03/06/2019, Place of Admission of Execution: Office	 Jun 3 2019 12:28PM	 L1 03/06/2019	 03/06/2019
Sukanta Pally, Mamra Bazar, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATKPR5248Q Status : Representative, Representative of : Unique Procon Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216	 03/06/2019	 03/06/2019	 03/06/2019
Identifier Of Mr Anandamoy Ghosh, Mr Sunil Kumar Ghosh, Mr Amit Rakshit			

Major Information of the Deed :- I-0206-03257/2019-03/06/2019

04/06/2019 Query No:-02061000119484 / 2019 Deed No :- 020603257 / 2019, Document is digitally signed.

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Mr Anandamoy Ghosh	Unique Procon Private Limited-8 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Kumar Ghosh	Unique Procon Private Limited-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Anandamoy Ghosh	Unique Procon Private Limited-7 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Kumar Ghosh	Unique Procon Private Limited-5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Kumar Ghosh	Unique Procon Private Limited-7 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Anandamoy Ghosh	Unique Procon Private Limited-10 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Anandamoy Ghosh	Unique Procon Private Limited-7 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Anandamoy Ghosh	Unique Procon Private Limited-2 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Kumar Ghosh	Unique Procon Private Limited-9 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Kumar Ghosh	Unique Procon Private Limited-7 Dec

Endorsement For Deed Number : I - 020603257 / 2019

Major Information of the Deed :- I-0206-03257/2019-03/06/2019

04/06/2019 Query No:-02061000119484 / 2019 Deed No : I - 020603257 / 2019, Document is digitally signed.

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22-05-2019

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 1,48,67,996/-



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

On 03-06-2019

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

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

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

Presented for registration at 12:02 hrs on 03-06-2019, at the Office of the A.D.S.R. DURGAPUR by Mr Anandamoy Ghosh Alias Mr Ananda Ghosh, one of the Executants.

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

Execution is admitted on 03/06/2019 by 1. Mr Anandamoy Ghosh, Alias Mr Ananda Ghosh, Son of Late Shankar Chandra Ghosh, Shankarpur, P.O: Jemua, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 2. Mr Sunil Kumar Ghosh, Alias Mr Sunil Ghosh, Son of Late Shankar Chandra Ghosh, Shankarpur, P.O: Jemua, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

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 03-06-2019 by Mr Amit Rakshit, Director, Unique Procon Private Limited (Private Limited Company), Shibam Marriage Hall, New Market, Rabindra Nagar, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206

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 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 30/05/2019 5:57AM with Govt. Ref. No: 192019200019029051 on 30-05-2019, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ5562768 on 30-05-2019, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0206-03257/2019-03/06/2019

04/06/2019 Query No:-02061000119484 / 2019 Deed No :- I - 020603257 / 2019, Document is digitally signed.

Page 28 of 30

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 191, Amount: Rs.1,000/-, Date of Purchase: 12/04/2019, Vendor name: Prabir Kr Pal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/05/2019 5:57AM with Govt. Ref. No: 192019200019029051 on 30-05-2019, Amount Rs: 19,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKJ5562768 on 30-05-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0206-03257/2019-03/06/2019

04/06/2019 Query No:-02061000119484 / 2019 Deed No :I - 020603257 / 2019, Document is digitally signed.

Page 29 of 30

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0206-2019, Page from 73881 to 73910
being No 020603257 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.06.04 12:15:51 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 04-06-2019 12:15:24
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)