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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 94519

08.03.19
11.59
by

Certified that the Document
is Admitted to Registration the
Sign, and Sheet and the Endr-
gements attached with this
Documents are the Part of the
Document.

A D S R. D. M. S. R.
Registrar

0 8 MAR 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 8th day of
March 2019.
BETWEEN

Contd. Page-02

Handwritten signature or initials at the bottom left.

[1] Mrs. DURBA MONDAL [Pan No-DHBPM3468M] wife of Mr. Bhairab Mondal,

[2] Mrs. MAYA MONDAL [Pan No-DJNPM4772A] wife of Mr. Aditya Mondal-

[3] Mrs. BEAUTY MONDAL [Pan No-CZMPM8425L] wife of Mr. Budhan Mondal all are by Nationality: Indian, by faith: Hindu, by occupation: Housewife, 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, Dist-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, Dist-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 belongs to Nanda Dulal Chakraborty whose name duly recorded in RS Records of Rights and thereafter he transferred an area of 26 decimal by way of regd deed of sale being no-1679 of 2009 in favour of Mr. Aditya Mondal, Mr. Bhairab Mondal, Mr. Budhan Mondal and thereafter they transferred the said portion of the said plot in favour of the present landowners by way of regd deed of GIFT being no-020605782 of 2016 and the name of the present landowners duly recorded in LR Records of rights under Khatian No-LR-2225,2226,2227 and from the date of gift 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.

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 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

- 1 **OWNERS/LANDLORDS:** - OWNERS shall mean **Mrs. Durba Mondal, Mrs. Maya Mondal, Mrs. Beauty Mondal** .
- 2 **DEVELOPER:** - Shall mean **UNIQUE PROCON PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at, **Shibam Marriage Hall, Shankarpur, P.O-Durgapur-12, P.S-Newtownship, Burdwan, West Bengal.**
- 3 **LAND:-** Shall mean land measuring an area of more or less **26 Decimal** comprising in Plot No-RS-145, LR-555, Khatian No-RS-114, Khatian No-LR-2227,2226,2225 within the Mouja of Sankarpur, J.L. No-RS-95,LR-109 under P.S-Newtownship, Dist-Burdwan, West Bengal.
- 4 **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.**
- 5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

- 6 **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.
- 7 **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
- 8 **CONSIDERATION:** Developer will provide as per landowners allocation given below together with the undivided importable proportionate share and/or interest in the said land and the common portions.
- 9 **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.
- 10 **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.
- 11 **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.
- 12 **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.

12.1 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 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.

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

12.3 **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 **60 months** from the date of sanction of Plan with a grace period of 6 months.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchayat & Burdwan 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 **26 decimal** for development and construction of a housing complex consisting of flats / apartments & 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 Sale deed, chain deed, LR Parcha Conversion Certificate.
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, 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** are fully acquainted with, aware of the process/formalities related to similar project in Panchyat 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. 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.
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.

← *Handwritten signature*

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 within **60 months** from the date of starting of plinth area construction.
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 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.

- iii. 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 BAID LAND measuring area of 26 Decimal comprising in Plot No-RS-145, Plot No-LR-555, Khatian No-RS-114, Khatian No-LR-2225,2226,2227 within the Mouja of Shaikarpur, J.L No-RS-95, J.L No-LR-109 under P.S-Newtownship, Dist-Burdwan, West Bengal which is butted & bounded as follows:

North: 10 ft wide Panchayat Kacha Road. South: House of Laxmikanta Ghosh
West: Land of Ananda Ghosh. East: Land of Sunil Ghosh.

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

LANDOWNERS will get 19 nos of Flats together with the undivided importable proportionate share and/or interest in the said land and the common portions as follows:

BEAUTY MONDAL

Block	Flat Type	Floor	Area
AS-5	C	1 st , 2 nd , 3 rd , 4 th , 5 th , 6 th	898 sq ft each
AS-5	D	12th	896 sq ft
AS-7	F	1st	1185 sq ft
3 nos of Car Parking Space of 110 sq ft each.			

MAYA MONDAL

Block	Flat Type	Floor	Area
AS-5	C	7 th , 8 th , 9 th , 10 th , 11 th , 12th	898 sq ft each
AS-7	F	2nd	1185 sq ft
3 nos of Car Parking Space of 110 sq ft each.			

JASE

DURBA MONDAL

Block	Flat Type	Floor	Area
AS-5	C	13 th ,14 th ,15 th	898 sq ft each
AS-5	D	13 th ,14 th ,15 th	896 sq ft
AS-7	F	3rd	1185 sq ft
3 nos of Car Parking Space of 110 sq ft each.			

**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 wall 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 LANDOWNERS 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.



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

WITNESS:

1. Dulal Sahu
S/o Late Manindra Nath Sahu
Durgapur Gunt
29/1-16

1. Durba Mondal

2. Maya Mondal

3. Beauty Mondal

SIGNATURE OF THE LANDOWNERS


2. Bishwan Mondal
Sankar Puri
D.G.P-12

UNIQUE PROCON PVT. LTD.

Amit Kishit
Director

SIGNATURE OF DEVELOPER

Drafted, prepared & typed by


ADVOCATE

WS/462/80

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Amit Raushik

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Durba Mondal

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Maya Mondal

Left hand						
	Thumb	fore	Middle	Ring	Little	
Right hand						

Signature & Photograph is duly attested by me

Beauty Mondal

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

GRN: 19-201819-037103275-1

Payment Mode Online Payment

GRN Date: 07/03/2019 22:53:30

Bank : State Bank of India

BRN : CKI7786986

BRN Date: 07/03/2019 22:54:34

DEPOSITOR'S DETAILS

Id No. : 02060000345108/3/2019

[Query No./Query Year]

Name : AMIT RAKSHIT

Contact No. : Mobile No. : +91 9679266792

E-mail :

Address : SUKANTA PALLY DURGAPUR 713206

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 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000345108/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	2010
2	02060000345108/3/2019	Property Registration- Registration Fees.	0030-03-104-001-16	14
Total				2024

In Words : Rupees Two Thousand Twenty Four only

To visit this card to have found, kindly inform / comment to:
Income Tax Pass Section (M), 111133L
Plot No. 2, Sector 11, Chandigarh
Next Number - 400 614
In case of any/other query please call / write:
Number: 0172-273111, 0172-273112
Fax: 0172-273113

Dusse Mondal

भारत सरकार
GOVT. OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT
DURBA MONDAL
SUNIL MONDAL
12/06/1977
DHEPM3468M
Dusse Mondal
Signature

In case this card is lost / found, kindly inform / return to
Income Tax PAN Services Unit, UTTISHI
Plot No. 3, Sector 11, CTIS Patna,
New Khandua - 800 614.
For card details, visit the website
www.iti.gov.in or call 14456789010
with your PAN card.

Maya Mondal

17A0119008
Date of Birth: 17/08/1980
Name: Maya Mondal
HAIPODO GROSS
PAN No: 17A0119008
MAYA MONDAL
PAN Card
DJPMMAT7ZA
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to:
The Joint Tax PAF Services Unit, 17/11 SE,
Post Bag 2, Sector 11, F-110 Indraprastha,
New Delhi - 110 014.
For card details/validity/return address/return to:
Unit No. 2, Post Bag, Sector 11, F-110 Indraprastha,
New Delhi - 110 014.

Beauty Mondal



Beauty Mondal

CZMPMB425L

06/07/1982

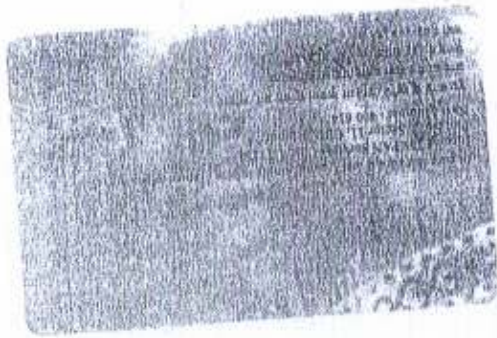
MANMATH BARRK

BEAUTY MONDAL

INDIAN TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA



Amul Dohari



Amrit Patel - L



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/37/265/573963
পরিচয় পত্র



Elector's Name : Dulal Sur
নির্বাচকের নাম : দুলাল সুর
Father/Mother :
Husband's Name: Manindra Sur
পিতা/মাতা/স্বামী/স্বামীর নাম : মনিন্দ্রা সুর
Sex : Male
লিঙ্গ : পুরুষ
Age as on 01.01.95 : 28
১.১.১৯৯৫ এর বয়স : ২৮



Address : Uttar Pally
Post. - Durgapur 10
Dist. - Burdwan

ঠিকানা : উত্তর পল্লী
পোস্ট — দুর্গাপুর ১০
জেলা — বর্ধমান

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অধিকারী

265 Durgapur 2 Assembly Constituency
২৬৫ দুর্গাপুর ২ বিধানসভা নির্বাচন কেন্দ্র

Place : Durgapur
স্থান : দুর্গাপুর
Date : 12.03.95
তারিখ : ১২.০৩.৯৫

Major Information of the Deed




Deed No :	I-0206-01332/2019	Date of Registration	08/03/2019
Query No / Year	0206-0000345108/2019	Office where deed is registered	
Query Date	28/02/2019 9:42:10 AM	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, PIN - 713206, 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. 1/-	Rs. 52,00,000/-		
Stamp duty Paid (SD)	Registration Fee/Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur Pin Code : 713206







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-145	RS-114	Vastu	Baid	26 Dec	1/-	52,00,000/-	Width of Approach Road: 10 Ft.,.
Grand Total :					26Dec	1 /-	52,00,000 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Durba Mondal (Presentant) Wife of Bhairab Mondal Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office			
		08/03/2019	LTI 08/03/2019	08/03/2019
VIII Shankarpur, P.O:- Jemua, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DHBPM3468M, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office				

Major Information of the Deed :- I-0206-01332/2019-08/03/2019

14/03/2019 Query No:-02060000345108 / 2019 Deed No :I - 020601332 / 2019, Document is digitally signed.

2	Name	Photo	Finger Print	Signature
	Maya Mondal Wife of Aditya Mondal Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office			
		08/03/2019	LTI 08/03/2019	08/03/2019
VIII Shankarpur, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DJNPM4772A, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Beauty Mondal Wife of Budhan Mondal Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office			
		08/03/2019	LTI 08/03/2019	08/03/2019
VIII Shankarpur, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CZMPM8425L, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admission: 08/03/2019 ,Place : Office				

Developer Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	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

Representative Details :

Sl No.	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Amit Rakshit Son of Ajoy Rakshit Date of Execution - 08/03/2019, , Admitted by: Self, Date of Admission: 08/03/2019, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Mar 8 2019 12:45PM</td> <td>LTI 08/03/2019</td> <td>08/03/2019</td> </tr> </tbody> </table> <p>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)</p>	Name	Photo	Finger Print	Signature	Amit Rakshit Son of Ajoy Rakshit Date of Execution - 08/03/2019, , Admitted by: Self, Date of Admission: 08/03/2019, Place of Admission of Execution: Office					Mar 8 2019 12:45PM	LTI 08/03/2019	08/03/2019
Name	Photo	Finger Print	Signature										
Amit Rakshit Son of Ajoy Rakshit Date of Execution - 08/03/2019, , Admitted by: Self, Date of Admission: 08/03/2019, Place of Admission of Execution: Office													
	Mar 8 2019 12:45PM	LTI 08/03/2019	08/03/2019										

Major Information of the Deed :- I-0206-01332/2019-08/03/2019

14/03/2019 Query No:-02060000345108 / 2019 Deed No :- I - 020601332 / 2019, Document is digitally signed.

Identifier Details :

Name	Photo	Finger Print	Signature
Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713216			
	08/03/2019	08/03/2019	08/03/2019

Identifier Of Durba Mondal, Maya Mondal, Beauty Mondal, Amit Rakshit

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Durba Mondal	Unique Procon Private Limited-8.66667 Dec
2	Maya Mondal	Unique Procon Private Limited-8.66667 Dec
3	Beauty Mondal	Unique Procon Private Limited-8.66667 Dec

Endorsement For Deed Number : I - 020601332 / 2019

On 05-03-2019

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 52,00,000/-



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

On 08-03-2019

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 11:59 hrs on 08-03-2019, at the Office of the A.D.S.R. DURGAPUR by Durba Mondal , one of the Executants.

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

Execution is admitted on 08/03/2019 by 1. Durba Mondal, Wife of Bhairab Mondal, Vill Shankarpur, P.O: Jemua, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 2. Maya Mondal, Wife of Aditya Mondal, Vill Shankarpur, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 3. Beauty Mondal, Wife of Budhan Mondal, Vill Shankarpur, P.O: Durgapur, Thana: New Township, . Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife

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

Major Information of the Deed :- I-0206-01332/2019-08/03/2019

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

Execution is admitted on 08-03-2019 by Amit Rakshit, Director, 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

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

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 07/03/2019 10:54PM with Govt. Ref. No: 192018190371032751 on 07-03-2019, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI7786986 on 07-03-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 650, Amount: Rs.5,000/-, Date of Purchase: 06/03/2019, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/03/2019 10:54PM with Govt. Ref. No: 192018190371032751 on 07-03-2019, Amount Rs: 2,010/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKI7786986 on 07-03-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0206-01332/2019-08/03/2019

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 30441 to 30468

being No 020601332 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA
Date: 2019.03.14 13:47:07 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 14-03-2019 13:45:12
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)