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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 567058

M.R. - 3181/2017  
 Q. - 1625-625  
 29/11/2017

certified that the Document  
 is Admitted to Registration the  
 Signature Sheet and the Endr-  
 ovements with this  
 Documents to the Part of this  
 Document.

A.D.S.R. Durgapuri  
 Baranwan

29 NOV 2017

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT made on this 29<sup>th</sup> day of  
 November 2017.

BETWEEN

Contd. Page-02

Adv

Mr. LAXMI NARAYAN GHOSH [Pan No-ATCPG7529B ] son of Late Sanyasi Ghosh, by Faith-Hindu, by occupation-other , by nationality: Indian, residing at Vill-Shankarpur, Arraha, P.O-Durgapur-12, P.S-Newtownship, District-Burdwan, West Bengal.

{Hereinafter refereed to and called as "LANDOWNER" (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, Burdwan, West Bengal and represented by one of its Director Sri GANESH YADAV[PAN NO-AFLPY9050Q ] Son of JIBAN YADAV, by Faith-Hindu, by occupation- Business, by nationality: Indian, residing at Bargaria, Dhabani, Post- Durgapur- 713205, Dist- West Burdwan, West Bengal.

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

Whereas the schedule below landed property as in schedule originally belongs to Bholanath Ghosh whose name was duly recorded in Records of Rights and thereafter Bholanath Ghosh transferred an area of 61 Decimal in respect of R.S Plot No-RS-140 & LR Plot No-498, and an Area of 43 Decimal in respect of RS Plot No-472 & LR Plot No-852 and an area of 43 decimal in respect of RS Plot No-482 & LR-852, in favour of Laxmi Narayan Ghosh by way of Reg. Deed of Sale being no-253 of 1969 and the name of Laxmi Narayan Ghosh duly recorded in LR records of rights under LR Khatian no-255 and who isowning, possessing, seizing every right title & interest as true and real owner with having unfettered power and authority.

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

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

**I-DEFINITION**

1. **OWNERS/LANDLORDS:** - OWNERS shall mean **Laxmi Narayan Ghosh.**
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 Total land area of more or less **147 Decimal out of which** an area of 61 decimal in respect of plot no-RS-140 & LR-498, and an area of 43 decimal in respect of plot no-RS-472 & LR-852 and an area of 43 decimal in respect of plot no-RS-482 & LR-852, LR Khatian no-255, Khatian no-RS-44 situated within Mouza-Shankarpur, J.L No-109, Police Station: Newtownship, under Jemua Gram Panchayat, P.O-Durgapur-12 District- 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.

*Qc.*  
*Adv.*

Contd. Page-4

**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- COMMENCEMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above 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 month.

**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 147 **Decimalas** described in schedule below for development and construction of a housing complex consisting of flats / apartments & parking spaces.

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*- Adv.*

Contd. Page-06

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 1<sup>st</sup> 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.

  
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**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 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. 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.

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*-Adv*

Contd. Page-8

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 **60months** 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.

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- 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.

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

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

**Section: A**

ALL THAT A piece and parcel BAID Land measuring an area of **61 decimal** in respect of plot no-RS-140 & Plot-LR-498, LR Khatian no-255, Khatian no-RS-44 under Mouza-Shankarpur, J.L No-LR-109,RS-95, Police Station: Newtownship, under Jemua Gram Panchayat, P.O-Durgapur-12, District- Burdwan, West Bengal Which is butted & bounded as follows:

North: Land of Beauty Mondal & ors.

East: Land of Ananda Ghosh.

West: Vacant Land

South: 20 ft Wide kacha Road.

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

Block	Flat No	Floor	Area
AS-6	D	1 <sup>st</sup> to 15 <sup>th</sup> Floor	896 sq ft
AS-5	D	1 <sup>st</sup> to 7 <sup>th</sup> Floor	896 sq ft

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

  
-Adv

Contd.Page-11

**Section: B**

ALL THAT A piece and parcel of **total BAID Land measuring area of more or less 86 Decimal under Mouza-Shankarpur, J.L No-LR-109,RS-95, under LR Khatian no-255, Khatian no-RS-44, Police Station: Newtownship, under Jemua Gram Panchayat, P.O-Durgapur-12, District- Burdwan, West Bengal comprising in plot no as follows:**

Plot No	Plot No	Area
RS-472	LR-852	43 decimal
RS-482	LR-852	43 decimal
Total Area		86 Decimal

Which is butted & bounded as follows:

North: Vacant Land.

West: 50 ft wide Meatl Road.

South: Land of Swapan Ghosh & Tapan Ghosh.

East: Vacant Land.

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

Developer will give 27 nos of Flats @ 850 sq ft [ 2BHK ] together with the undivided importable proportionate share and/or interest in the said land and the common portions as specified in schedule below.

**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.

*Qr.*  
*Adv*

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**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.

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*Adv.*

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, 3/4<sup>th</sup> 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.

Q.  
-Adv.

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

WITNESS:

1. Dulal Sur  
90 Lali Manindra Nalla Sur  
Durgapur Court  
Dgp-16

Laxmi Narayan Ghosh

SIGNATURE OF THE LANDOWNERS

2. Santanu Das  
S/o Sukumar Das  
Manra Durgapur-06

UNIQUE PROJECTS PVT. LTD.  
Ramesh Yadav  
Director

SIGNATURE OF DEVELOPER

Drafted, prepared & typed by

Praramba Choudhary  
ADVOCATE  
E-413/399 of 2011

## হস্তামূলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 Guresh Yadav
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
 Pass port size photograph & Finger print of both hands attested by me  
 স্বাক্ষর: Guresh Yadav  
 Signature: \_\_\_\_\_

বাম হাত Left Hand						 Laxmi Narayan Ghosh
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
 Pass port size photograph & Finger print of both hands attested by me  
 স্বাক্ষর: Laxmi Narayan Ghosh  
 Signature: \_\_\_\_\_

বাম হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
 Pass port size photograph & Finger print of both hands attested by me  
 স্বাক্ষর: \_\_\_\_\_  
 Signature: \_\_\_\_\_

বাম হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
 Pass port size photograph & Finger print of both hands attested by me  
 স্বাক্ষর: \_\_\_\_\_  
 Signature: \_\_\_\_\_

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

GRN: 19-201718-012388069-1

Payment Mode Online Payment

GRN Date: 28/11/2017 21:14:53

Bank : State Bank of India

BRN : CKE2588631

BRN Date: 28/11/2017 21:15:54

DEPOSITOR'S DETAILS

Id No. : 02060001625625/3/2017

[Query No./Query Year]

Name : LAXMI NARAYAN GHOSH

Contact No. : Mobile No. : +91 9679266792

E-mail :

Address : VILL SHANKARPUR ARRAH DURGAPUR 713212

Applicant Name : Mr Lazmi Narayan Ghosh

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement  
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	02060001625625/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	70010
2	02060001625625/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	14

In Words : Rupees Seventy Thousand Twenty Four only

Total

70024

### Major Information of the Deed




Deed No :	I-0206-05497/2017	Date of Registration	29/11/2017
Query No / Year	0206-0001625625/2017	Office where deed is registered	
Query Date	26/11/2017 6:01:02 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Lazmi Narayan Ghosh Vill Shankarpur, Arrah, Thana : New Township, District : Burdwan, WEST BENGAL, PIN - 713212, Mobile No. : 9679266792, Status : Seller/Executant		
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. 3/-	Rs. 3,81,63,281/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

### Land Details :

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

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-140	RS-44	Vastu	Baid	61 Dec	1/-	85,85,445/-	Width of Approach Road: 20 Ft.,	
L2	RS-482	RS-44	Vastu	Baid	43 Dec	1/-	1,47,88,918/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,	
L3	RS-472	RS-44	Vastu	Baid	43 Dec	1/-	1,47,88,918/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road,	
<b>TOTAL :</b>							<b>147Dec</b>	<b>3 /-</b>	<b>381,63,281 /-</b>
<b>Grand Total :</b>							<b>147Dec</b>	<b>3 /-</b>	<b>381,63,281 /-</b>

### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Laxmi Narayan Ghosh (Presentant)</b> Son of Late Sanyasi Ghosh Executed by: Self, Date of Execution: 29/11/2017 , Admitted by: Self, Date of Admission: 29/11/2017 ,Place : Office			
		29/11/2017	LTI 29/11/2017	29/11/2017
Vill Shankarpur, Arraha, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ATCPG7529B, Status :Individual, Executed by: Self, Date of Execution: 29/11/2017 , Admitted by: Self, Date of Admission: 29/11/2017 ,Place : Office				



29/11/2017 Query No:-02060001625625 / 2017 Deed No : I - 020605497 / 2017, Document is digitally signed.




**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>UNIQUE PROCON PRIVATE LIMITED</b> 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	Name	Photo	Finger Print	Signature
	<b>Mr Ganesh Yadav</b> Son of Mr Jiban Yadav Date of Execution - 29/11/2017, , Admitted by: Self, Date of Admission: 29/11/2017, Place of Admission of Execution: Office			
		Nov 29 2017 1:07PM	LTI 29/11/2017	29/11/2017
Bargaria, Dhabani, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFLPY9050Q Status : Representative, Representative of : UNIQUE PROCON PRIVATE LIMITED (as director)				

**Identifier Details :**

Name & address	
Mr 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, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr Laxmi Narayan Ghosh, Mr Ganesh Yadav	
	29/11/2017

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Laxmi Narayan Ghosh	UNIQUE PROCON PRIVATE LIMITED-61 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Laxmi Narayan Ghosh	UNIQUE PROCON PRIVATE LIMITED-43 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Laxmi Narayan Ghosh	UNIQUE PROCON PRIVATE LIMITED-43 Dec

29/11/2017 Query No:-02060001625625 / 2017 Deed No :I - 020605497 / 2017, Document is digitally signed.

Endorsement For Deed Number : I - 020605497 / 2017

On 28-11-2017

**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 3,81,63,281/-



Abhijit Chatterjee

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

Burdwan, West Bengal

On 29-11-2017

**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 12:55 hrs on 29-11-2017, at the Office of the A.D.S.R. DURGAPUR by Mr Laxmi Narayan Ghosh ,Executant.

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

Execution is admitted on 29/11/2017 by Mr Laxmi Narayan Ghosh, Son of Late Sanyasi Ghosh, Vill Shankarpur, Arraha, P.O: Durgapur, Thana: New Township, . Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Others

Identified by Mr 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

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

Execution is admitted on 29-11-2017 by Mr Ganesh Yadav, 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

Identified by Mr 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 28/11/2017 9:15PM with Govt. Ref. No: 192017180123880691 on 28-11-2017, Amount Rs: 14/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKE2588631 on 28-11-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 75,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,010/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 6912, Amount: Rs.5,000/-, Date of Purchase: 27/11/2017, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/11/2017 9:15PM with Govt. Ref. No: 192017180123880691 on 28-11-2017, Amount Rs: 70,010/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKE2588631 on 28-11-2017, Head of Account 0030-02-103-003-02



**Abhijit Chatterjee**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Burdwan, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2017, Page from 95195 to 95217

being No 020605497 for the year 2017.



Digitally signed by ABHIJIT  
CHATTERJEE  
Date: 2017.11.29 16:30:18 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 29-11-2017 16:28:45  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)