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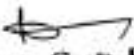
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Certified that the Endorsement Sheet / Sheets and Signature Sheet / Sheets attached to this Document are part of the Document itself.


Addl. Dist. Sub-Registrar
Bolgpur, Birbhum
16 DEC 2019

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT in made

on 14th day of December, Two Thousands Nineteen of the Christian Era

BETWEEN

- 1) SRI NEMAI CHAND MUKHERJEE, S/o Late Rama Prasanna Mukherjee, By Nationality-Indian, By Religion-Hindu By Occupation-Service, PAN-ARQPM0448K, resident at 395/4, G T Road south, Howrah. (M. Corp), B. Garden, Howrah, 711103.
- 2) SMT. MANISHA CHATTERJEE, D/o Late Rama Prasanna Mukherjee, By Nationality-Indian, By Religion-Hindu By Occupation-House Wife, PAN-AITPC9113H, resident of 2nd Floor, Flat 2A, 73 Becharam Chatterjee Road, Parnasree Behala, Kolkata, P.O. Behala, P.S.-Parnasree, Dist-south 24 parganas, PIN-700034.

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3) **DWIPRAHAR MUKHOPADHYAY**, S/o Late Rama Prasanna Mukherjee, By Nationality-Indian, By Religion-Hindu By Occupation-Service, PAN-ADXPM7366H, resident of 44/1/3, Becharam Chatterjee Road, Behala, Kolkata, P.O. Behala, P.S.-Parnasree, Dist-South 24 parganas, PIN-700034, hereinafter referred to as **OWNERS/LANDLORDS** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and/or assigns) of the **ONE PART.**

AND

SIDDHI DEVELOPERS, a proprietorship firm, having its office at Sanvi Apartment Phase-II, Ground Floor, Ramkrishna Road, P.O. & P.S.-Bolpur, Dist-Birbhum, Pin-731204, represented by its sole proprietor **SRI BIKASH BHAKAT** son of Sri Susanta Bhakat, Nationality-Indian, Religion-Hindu, Occupation-Business, PAN-ASGPB0228D, residing at Sanvi Apartment Phase-II, Ground Floor, Ramkrishna Road, P.O. & P.S.-Bolpur, Dist-Birbhum, Pin-731204, hereinafter called and referred to as the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, representatives and/or assigns) of the **OTHER PART.**

WHEREAS The First Party is absolute Owners of the unencumbered land, Specifically described in **SCHEDULE "A"** hereunder.

AND WHEREAS AND WHEREAS that one Tarapada Bhattacharya, S/o Late Charuchandra Bhattacharya was the previous owner and possessor of the land situated in the District - Birbhum under Bolpur Police Station, Mouza - Bolpur, J. L. No. 99 under R. S. Khatian No. 2592, Area -16.50 satak

AND WHEREAS That the said Tarapada Bhattacharya being as an owner and possessor of the below schedule property sold 08.50 satak of land out of 16.50

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satak of land to one Angurbala Mukherjee, W/o Rama Prasanna Mukherjee by virtue of Sale Deed No. 2685 for the year 1985, Volume No. 38, pages 121 to 126; Sale Deed No. 2689 for the year 1985, Volume No. 38, pages from 143 to 148; Sale Deed No. 2690 for the year 1985, Volume No. 38, pages from 149 to 153; Sale Deed No. 2692 for the year 1985, Volume No. 38, pages from 160 to 164 all registered at A.D.S.R Bolpur.

AND WHEREAS Thus the said Angurbala Mukherjee became the owner and possessor of the below schedule mentioned property along with a single Stored Bldg. approx 1000 sq ft area in the same land. After the demise of said Angurbala Mukherjee, her two sons namely Dwiprahar Mukhopadhyay and Nemai Chand Mukherjee and one daughter namely Manisha Chatterjee became the owner and possessor of the 08.50 satak of land along with structure standing thereon according to the Hindu Law of inheritance and they also recorded their name in the L.R. under L.R. Khatian Nos. 21985, 21986 and 18841. Here it is necessary to mention that the R.S. Plot No.903 has been divided into many L.R. Plots and one of such L.R. Plot is 2952/3552.

AND WHEREAS That the said Tarapada Bhattacharya sold 08.50 satak of below schedule mentioned Land to one Sima Mukherjee, W/o Dharmadas Mukherjee vide Sale Deed Nos. 2686, 2687, 2688, and 2691 for the year 1985 all registered at ADSR Bolpur. Thereafter said Smt. Sima Mukherjee recorded her name in the L.R Khatian No. 10095. Smt. Sima Mukherjee sold her 08.50 satak of land to Smt. Manisha Chatterjee by virtue of Sale Deed No. 251 for the year 2014, registered in Book- I, CD Volume No.1, Page from 3677 to 3691 registered at ADSR Bolpur.

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AND WHEREAS Thus the Dwiprahar Mukhopadhyay, Nemai Chand Mukherjee and Manisha Chatterjee became the owner and possessor of the below schedule mentioned property.

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AND WHEREAS That a search has been made in respect of the R.S. Plot No. 903 and L.R. Plot No. 2952/3552 from ADSR Bolpur and DSR Suri vide search nos. 0303005616/2019, 0303005615/2019 for the period of 2002 - 2019, and 0301004698/2019 and 0301004697/2019 for the period of 2002 - 2019. It reveals from the above search receipts that the below mentioned property has not been transferred by present land owners Dwiprahar Mukhopadhyay, Nemai Chand Mukherjee and Manisha Chatterjee.

AND WHEREAS That at present the said Dwiprahar Mukhopadhyay, Nemai Chand Mukherjee and Manisha Chatterjee have a good and marketable on the 16.50 satak of land along with old residential building in the below mentioned property morefully and particularly described in the schedule A hereunder written, hereinafter referred to as the "The said land" free from all encumbrances.

AND WHEREAS the said land owners also mutated their names in the record of right at the B.L. & L.R.O. Office, Bolpur and enjoying and possessing the same after paying relevant taxes and outgoings regularly to the Govt. of West Bengal.

And whereas the said owners are very much desirous to develop the land at the said premises described in the SCHEDULE "A" hereunder written by constructing a multi storied (G+4) building over there, but due to paucity of fund and lack of experience in that matter, they approached the Developer herein, to make construction of the proposed multi storied building (G+4) to be constructed over the land at the said premises as per the Building plan, which is to be sanctioned by the Bolpur Municipality at the said premises by constructing a proposed multi storied building (G+4) as per the sanctioned plain of the Bolpur Municipality at the cost of the Developer.

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AND WHEREAS the said Developer having engaged with construction and development in real estate agreed to the proposal of the said Owners and is being interested to develop the land at the said premises by constructing a proposed multi-storied building (G+4) as per the sanctioned plan of the Bolpur Municipality at its own costs or bank finance.

AND WHEREAS The said Owners and the Developer have mutually agreed to develop the land at the said premises on the following terms, conditions and stipulations as mentioned herein under.

AND WHEREAS it particularly mentioned herein that the entire constructed portion which will be sanctioned by the Bolpur Municipality that constructed portion should be sold by the developer to pay 90,16,000/- (Rupees Ninety Lakhs Sixteen Thousand only) to the Landowner. That amount will be distributed Among Dwiprahar Mukhopadhyay, Nemai Chand Mukherjee and Manisha Chatterjee. Out of the total amount Dwiprahar Mukhopadhyay shall get Rs 3633000(Rupees Thirty six lakhs Thirty Three Thousand only), Nemai Chand Mukherjee shall get Rs 1250000(Rupees Twelve Lakhs Fifty Thousand only) and Manisha Chatterjee shall get Rs 4133000(Rupees Forty One Lakhs Thirty Three Thousand Only). The Developer will pay the same within 25(Twenty Five) months from the sanction of building plan and the amount will be paid by the developer in 04 (Four) equal instalment. The First instalment shall be paid by the Developer within the first 7(seven) months or earlier from the sanction of Building plan and rest of 3 equal(three) instalment shall be paid on or before completion of the aforesaid 25 months from sanction of buiding Plan. Developer will give possession to Nemai Chand Mukherjee of a Flat in the First floor of 1296 Sq. Ft. (Including Super Built up 30%) in the North Side of the Said Project described in point No.12 of this agreement. Developer also agreed to provide a rental accomodation to Nemai chand Mukherjee until unless he gets possession of his above mentioned flat

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and the said rent of this accomodation will be paid by the developer till getting handover of new flat as mentioned.

AND WHEREAS the Owners herein shall give a Registered Development power of Attorney to the Developer herein after execution of this agreement.

NOW THIS AGREEMENT WITNESSETH as follows:-

1. PREMISE : shall mean ALL THAT piece and parcel of the aforesaid plot of land measuring approximately 16.50 Decimal morefully and particularly described in the SCHEDULE "A" hereunder written.
2. OWNERS: Shall mean the above named owners/Landlords and their heirs executors, legal representatives and their successors in interest and assigns as the case may be.
3. DEVELOPER: Shall mean **SIDDHI DEVELOPERS**, a proprietorship firm, engaged in development actively having its office as Sanvi Apartment Phase-II, Ground Floor, Ramkrishna Road, P.O. & P.S.-Bolpur, Dist-Birbhum, Pin-731204, represented by its sole proprietor **SRI BIKASH BHAKAT** son of Sri Susanta Bhakat, Nationality-Indian, Religion-Hindu, Occupation-Business, PAN-ASGPB0228D, residing at Sanvi Apartment Phase-II, Ground Floor, Ramkrishna Road, P.O. & P.S.-Bolpur, Dist-Birbhum, Pin-731204.
4. PLANS: Shall mean the plans of the new building to be sanctioned and approved by the Bolpur Municipality including variations/modifications therein, if any.
5. NEW BUILDING: Shall mean the plans of the new building/buildings to be constructed on the said land/premises by the Developer, in pursuance hereof as per said sanctioned plan by the authority of Bolpur Municipality at the cost of the developer and the name of the Multi-stored building/Apartment will be "SANVI APARTMENT- III"

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6. **ARCHITECT:** Shall mean such architect or firm of architects the Developer may from time to time engage for preparing drawing, design and planning of the proposed building.
7. **MUNICIPALITY:** Shall mean the Bolpur Municipality and shall include other concerned authorities who may recommend, approve and/or sanction the plans and/or modified plans, if any.
8. **COMMON PORTIONS:** Shall mean all the common portions and installations to comprise in the proposed new building the premises after the development including pathsays, boundary walls, Security's Service areas roof, terrace room, garden, lobby, driveways, machine room generator room, tubewell, overhead tank, water pump and other facilities and spaces whatsoever required for the use, establishment, location, enjoyment, maintenance and management of the building.
9. **COMMON EXPENSES:** Shall mean and include all expenses to be incurred by the unit owners for the management and maintenance of the new building and the premises.
10. **PROJECT:** shall mean the work of development undertaken to be done by the Developer of the premises to be completed and possession of the completed units is taken over by the unit owners.
11. **PROPORIONATE:** with its convenient variations shall mean such ratio, the covered area of any unit or units be in relations to the area of the total units in the new building.
12. **OWNER'S ALLOCATION:**
In the RESIDENTIAL building 90,16,000/- (Rupees Ninety Lakh Sixteen Thousand only) to the Landowner. That amount will be distributed Among Dwiprahar Mukhapadhyay, Nemai Chand Mukherjee and Manisha Chatterjee. Out of the total amount Dwiprahar Mukhapadhyay shall get Rs 3633000(Rupees Thirty six lakhs Thirty Three Thousand only). Nemai Chand Mukherjee shall get Rs 1250000(Rupees Twelve Lakhs Fifty Thousand only) and Manisha chaterjee shall get Rs 4133000(Rupees Forty One Lakhs Thirty Three Thousand Only . The Developer will pay the same

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within 25(Twenty Five) months from the sanction of building plan and the amount will be paid by the developer in 04 (Four) equal instalment. The First instalment shall be paid by the Developer within the first 7(seven) months or earlier from the sanction of Building plan and rest of 3 equal(three) instalment shall be paid on or before completion of the aforesaid 25 months from sanction of buiding Plan. Developer will give possession to Nemai Chand Mukherjee of a Flat in the **First floor** of 1296 Sq. Ft. (Including Super Built up 30%) in the north Side of the proposed multi-storied building including equivalent share in common area and facilities together with undivided importable proportionate share of land where of the said building is to be erected and uninterrupted and unobstructed rights of use common areas and facilities of the said building to be constructed. Developer also agreed to provide a rental accomadation to Nemai chand Mukherjee until unless he gets possession of his above mentioned flat.

13. **DEVELOPER'S ALLOCATION:** shall mean except owners allocation rest portion upon the schedule below property all will go to the developer's allocation of the proposed multistoried building equivalent share in common areas and facilities together with undivided impartible proportionate share of land whereof the said building is to be erected and uninterrupted and unobstructed rights of use common areas and facilities of the said building to be constructed.

14. **BUILDING:**

i) The Developer shall construct, erect and proposed multi-storied building over the land at the said premises in accordance with the building plan sanctioned by the Bolpur Municipality at its own costs or bank finance and the type of construction, specification of materials to be used are set out in annexure to this agreement and the detailed design of the proposed building to be as per the drawing of the Architect and the Developer ensures that the building shall conforms to Class-I building materials.

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ii) The Developer shall install and provide in the said building at his own cost or bank finance standard motor and pump set, deep tubewell/underground water reservoir, overhead water tank, electric meter room, electric wirings, fitting and installations, plumbing and other facilities including generator as are required to be provide in a multi-storied building.

iii) The entire building shall be of uniform construction as per the specifications which is mentioned in Annexure hereunder written and the Owners will have authority to inspect the quality of materials, if so desired and if at any time the Owners and the intending purchases will required the Developer to provide any other kind of materials or additional facilities in the Owners' and the intending Purchaser's Allocation all extra costs, charges, and expenses incurred by the Developer in that regard shall be paid and borne by the Developer and such payment of reimbursement to be made by the Owners and the intending purchaser/s to the Developer before the delivery of possession of their allocations. The Owners herein may appoint their nominated person to scrutinize the nature of work, quality of materials and job specification of the construction and in that case the Developer will not have any objection.

iv) All dealings by the Developer in respect of construction of the multi-storied building shall be in the name of the Owners, but such dealings shall not create in any manner of fosters or create any financial, civil and/or criminal liability of the Owners.

v) The Developer shall be fully responsible and keep the Owners indemnified for any deviation or unauthorized construction or accident or omission or mishap during the construction of the said building and all legal and/or financial liabilities including damages to third parties will be borne by the Developer without any liability being created unto the Owners.

15. UNIT: shall mean any individual flat, car parking space, commercial space etc. in the new building which is capable of being exclusively owned, used and/or enjoyed as individual unit.

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16. UNIT OWNERS: shall mean any person or persons who acquires, holds and/or enjoys any unit in the new building and shall include the Owners and the Developer, for units held by them from to time.
17. ADVOCATE: Shall be appointed by the Developer herein.

NOTE

1. Masculine Gender shall include the Feminine gender and vice-versa.
2. Singular shall include the Plural and vice-versa.
3. The Owners have represented to the Developer as follows:-
- 3.1. ALL THAT: piece and parcel of the aforesaid plot of land measuring approximately 16.50 Decimal morefully and particularly described in the SCHEDULE "A" hereunder written.
- 3.2. No persons other than the Owners herein have any right, title and/or interest of any nature whatsoever in the said premises or any part thereof.
- 3.3. The right, title and interest of the Owners herein in the premises is free from all encumbrances whatsoever (Save as mentioned herein) and the Owners have a good and marketable title thereto.
- 3.4. There are no thika tenants on the premises and the Owners have not received any notice of any such claim or proceedings.
- 3.5. No part of the premises has been or is liable to be vested under the Urban Ceiling and Regulations Act, 1976 and/or under any other law and no proceedings have been initiated or pending in respect thereof.
- 3.6. The Premises or any part thereof is at present not affected by any acquisition, requisition or attachment of any authority or authorities under any law and/or otherwise nor any notice has been received or come to the notice of the Owners.
- 3.7. Neither the premises nor any part thereof has been attached and/or is liable to be attached under any decree or order of any Court of Law or due to Income Tax, revenue or any other public demand.

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- 3.8. The Owners have not in any way dealt with the premises whereby the right, title and interest of the Owners as the Ownership, use development thereof is or may be affected in any manner whatsoever.
- 3.9. There are no wakfs, tombs, mosques, burial ground water body and/or an charge or encumbrances relating to or on the premises or any part thereof.
- 3.10. The Owners shall have no difficulty in obtaining income tax clearance certificate and/or any permission for the completion of the transfer of Developer's Area to the Developer and/or its nominees at the cost and expenses of the Developer and/or otherwise in fulfilling his/her other obligations hereunder for such purpose of permission Developer shall pay all amount of taxes payable for this transfer of Developer's area.
- 3.11. The representation of the owner mentioned hereinabove are hereafter collectively called the "SAID REPRESENTATIONS" and the owners confirm that the said representations are true and correct.
- 3.12. Relying upon the said representations and after thorough investigations regarding the Owners' marketable title in the property and the Developer accepted the Owners' title in the property as clear and marketable and on such satisfaction and acceptance and the Developer has agreed to develop the total land of approximately 16.50 Decimals of the Schedule premises, to complete the project, pay the moneys and do the work as and on the term hereunder.

NOW IN IT HEREBY AGREED AND DECLARED BETWEEN THE PARTIES HERETO as follows:-

- 1. In consideration of the Owners having agreed to grant to Developer the exclusive right to develop the said approximately 16.50 decimal of the said premises, the Developer has agreed to build the said proposed building at his own cost or bank finance and expenses without calling upon to contribute any amount whatsoever for the said building from the Owners.
- 2. The Owners have appointed the Developer as developer of the premises as desired by the Developer on the terms and conditions herein contained.

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3. The Owners of the premises shall be responsible in the following manner:
- a) Simultaneously with the execution hereof the Owners shall permit inspection of the Original copies of the title deed and other papers relating to the premises as and when required.
 - b) The owners give fully permission to demolish the old building /Structure, where a single storied building resides. Developer shall pay the demolish cost of the single storied building
 - c) At any time thereafter, the Owners shall allowed the Developer to enter the premises and do all the works relating to the construction of the proposed new building as per sanctioned building plan immediately upon the Developer obtaining possession of the said premises strictly for the purpose of development under this agreement without claiming any other right there under.
 - d) Nothing in this agreement shall be construed or be deemed to be construed as a demise or assignment of transfer by the Owner of the said Premises or any part thereof to the Developer or to create any right, title or interest in
 - e) respect thereof unto and in favour of the Developer other than merely a license or permissive right to the Developer to effect construction thereon in due compliance with all statutory or other formalities in order to commercially exploit the part of the new building being the Developer's allocation strictly in the manner and on the terms hereafter provided.
 - f) Subject to force majeure and reasons beyond control of the Developer within **25 months** from the date of sanction of building plan, the Developer shall at own cost or bank finance and expenses complete the project by constructing the new building and shall deliver possession of the entirety of the Owners' area to the Owners in a good and habitable condition, as per particulars mentioned in the Schedule hereto with such reasonable changes as advised by the Architect.
 - g) The Developer shall construct maximum area as can be entitled on the premises in a commercially viable manner permissible under the building

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- rules and regulations and bye-laws of the Bolpur Municipality and in conformity with the plan.
- h) The developer shall bear the cost of project Development and all construction work and all the development liabilities shall be paid and born by the Developer.
 4. The Developer shall be entitled to occupy and use the land as per drawing of construction area of the premises SUBJECTTO the terms of this agreement the duration of the project. The Developer shall be entitled to use the premises for setting up a temporary office and/or quarters for its watch and ward and other staff and shall further be entitled to put up boards and signs, advertising the project. It is clarified that at any time after the execution hereof, the Owners shall permit the Developer to enter upon the premises, and to do all works incidental for the construction of new building.
 5. The Owners' Allocation shall be constructed by the Developer for and on belief of the Owners and/or their nominees. Test rest the new building shall be constructed by the Developer or and on behalf of himself and/or for his nominees. The Developer is constructing the building from his own fund or bank finance. And the consideration for the proportionate share of land in or upon the new building within the Developer's allocation shall be the caused of construction incurred by the Developer of the portion of the Owner's allocation in the new building.
 6. The Owners and Developer shall be entitled absolutely to their respective areas and shall be at liberty to deal those with any manner they deem fit. They will also be at liberty to enter into agreements for sale of their respective areas and receive the full consideration there under SAVE THAT the Owners shall adopt the same covenants as the Developer may adopt in its agreement with the unit owners of the developer's area, at least in so far as the same relates to common portions, common expenses and other matters of common interest. The form of agreement by the parties shall be

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- as drawn by the Advocates of the Owners and the Developer, for their respective allocation.
7. If so required by the Developer, the Owners shall join and/or cause such persons as may be necessary to join as parties to the deed of conveyances by the Owners and the Developer in favour of transferees and of their respective allocation.
 8. The Owners in pursuance of the said agreement shall execute and register a General Power of Attorney in favour of the Developer or its nominee by virtue of which the Developer shall be entitled to enter into agreement for sale and execute or registrar of sale deed in respect of the Developer's Allocations only.
 9. The developer on completion of the new building and obtaining the completion certificate from Bolpur Municipality shall put the Owners in possession of the Owner's Allocation complete in all respect and making it habitable from every corner together with rights in common facilities and common areas in the said new building.
 10. The Owners shall be entitled to transfer or otherwise deal with the Owner's Allocation in the said new building without any reservation or restriction.
 11. The Developer shall be exclusively entitled to the Developer's Allocation in the new building and shall have the absolute right and full authority to transfer and/or otherwise deal with and/or dispose of the same only after delivering possession of the Owners' Allocation to the Owners.
 12. The Developers shall be free to deal with Developer's Allocation in the said new building without imposing any financial burden or liability in any manner whatsoever upon the Owners.
 13. The Developer shall at his own costs or Bank finance and expenses construct, erect and complete the building on the said premises in accordance with the building plan to be sanctioned by the Bolpur Municipality with mutually approved quality of materials and of such specifications mentioned in the ANNEXURE hereto and as be recommended by the Architect from time to time.

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14. Subject to the aforesaid conditions the decisions of the Architect to be appointed jointly by the Owners and the Developer regarding the quality of materials shall be final and binding on the parties hereto fees of the Architect shall be borne by the Developer.
15. The Developer at his own cost or bank finance and expenses shall install and erect pump, underground water storage tanks, overhead reservoirs, electrical lines from the WBS&EDCL and other facilities in the said building as are required to be provided in a residential apartment/building .

COMMON OBLIGATIONS:

- I) The Developers shall pay and bear all property taxes and other dues and outgoings in respect of the said plot of land accruing due as and from the date of obtaining possession of the said premises from the Owners.
- II) As soon as the building is completed, the Developer shall obtain completion certificate, occupancy certificate from the Bolpur Municipality and shall intimate the Owners in writing to take delivery of the Owners' Allocations in the said new building and shall issue the possession letter thereof within the stipulated period of **25 (Twenty Five) months** from sanction of building plan. The Owners' Allocations in the said new building shall be according to the specifications. The rates and taxes to be in paid in respect of the respective allotments the new building shall be paid by the parties in proportion to their respective allotments in the said new building after letter of possession is issued. The Developer shall however be solely responsible for the loss and/or compensating out of any defective materials and/or any deficiency defect of manufacture and/or deviation in construction from the sanctioned plan.
- III) The Owners and the Developer shall punctually and regularly pay and bear respective rates and taxes for their respective allocations to the concerned

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authorities as may be mutually agreed upon between the Owners and the Developer after delivering the possession of Flat to the Owners.

IV) As and from the date of delivery of possession of the Owners' Allocation the Owners along with other flat owners on the said premises shall also be responsible to bear and shall forthwith pay on demand to the caretaker who will be appointed by the Owners and all the flat owners and the Developer the proportionate service charges for the common facilities in the new building payable in respect of the Owners' Allocation. Such charges are to include proportionate share of lights, sanitation or maintenance, occasional repair and renewal charges, charges for bill collection and management of the common facilities etc.

V) The Owner shall not intentionally do any act, deed or thing whereby the Developer shall be prevented from proceeding with construction of the said project.

VI) The developer shall pay all outgoings and impositions for the period from the date of execution of this agreement between both the parties till delivery of Owners' Allocation by the Developer to the Owners.

VII) Any type of payment required for the maintenance and upkeep of the building shall be paid by all the flat owners of and/or the Association of the of the flat owners building, to be formed by the flat owners and owners of car parking space of the building.

COMMON RESTRICTIONS :

I) The Owners' Allocation in the building shall be subject to the same restriction and usages as are applicable in the building intended for common benefits of all occupiers of the building which shall include the followings.

II) Neither Party shall use or permit to be used the respective allocations in the building or any portion thereof for carrying on any obnoxious, illegal and immoral trade or activity or use for other than the residential use thereof for

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any purpose which may cause any nuisance or hazard to the occupier of the building.

III) Neither party shall partition demolish fix nor permit demolition of any wall or other structure in their respective allocations or any portions thereof or make any structural alternations therein without the provisions and consent of consent of the others on that behalf.

IV) Neither party shall transfer or permit to transfer of their respective allocations or any portions thereof unless.

a) Such party shall have observed and performed all terms and conditions on their respective parts and portion.

b) The proposed transferees shall given a written undertaking to the effect that such transferee shall remain bound by the terms and conditions herein and of these presents and further that such transferee shall remain bound by the terms and conditions herein and of these present and further that such transferee shall pay all and whatsoever shall be payable in relation to the area in his/her possession.

V) Both the parties shall abide by all laws, bye-laws, rules and regulations of the Government, Statutory Bodies and/or bodies as the case may be and shall attend to answer and be responsible for any deviation of any of the said laws, bye-laws, rules and regulations.

VI) The respective allottees shall keep the interior, walls, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in etc. in each of their respective allocations in the building in good working conditions and repairs and in particular not to cause any damages to the building or any other space or recommendation therein and shall keep the other occupiers of the building indemnified from against the consequence of any breach.

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OWNERS' OBLIGATIONS:

I) The owners doth hereby agree and covenant with the Developer no to cause any interference or hindrance in the construction of the said building at

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the said premises by the Developer so far the Construction work is done as per building plan sanctioned by the Bolpur Municipality without any reasonable ground.

II) The owners doth hereby agree and covenant with the Developer not to do any act, deed or thing whereby the Developer may be prevented from selling assigning and/or disposing of any Developer's allocation portion in the building at the said premises.

III) The Owner hereby agree and covenant with the Developer not to let out, grant, lease, mortgage and/or Charge the said premises or any portions thereof without the consent in writing of the Developer during the period of construction except the Owner's share in the said new building.

DEVELOPER'S OBLIGATIONS:

I) The Developer shall not be entitled to transfer and/or assign the benefits of this agreement or any portions of Developer's allocation thereof before delivering complete peaceful vacant possession of the Owner's Allocation to the Owners.

II) The Developer hereby agrees and covenants with the Owners not to violate or contravene any of the provisions or rules applicable to construction in of the said building and comply with the specification of construction including quality of materials agreed to be used.

III) The Developer hereby agrees and covenants with the Owners not to do any act deed or thing whereby the Owners is prevented from enjoying selling assigning and/or disposing any of the Owner's Allocation in the building at the said premises.

IV) The Developer hereby agreed not to part with possession of the Developer's allocation or any portion thereof unless possession of the Owners' Allocation is delivered to the Owners **PROVIDED HOWEVER** it will not

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prevent the Developer from entering into any agreement for sale with the Developer's Allocation.

OWNERS INDEMNITY:

The Owners hereby undertake that the Developer shall be entitled to the said construction and shall enjoy the Developer's allocated space without any interference or disturbances provided the Developer performing and fulfilling all the terms and conditions herein and/or on the part of the Developer to be observed and performed.

DEVELOPER'S INDEMNITY:

The Developer hereby undertakes to keep the Owners indemnified against all actions, suits, proceedings and claims that may arise out of the Developer's action with regard to the developing of the said premises and/or in the matter of construction of the said building and/or any defect therein.

MISCELLANEOUS:

I. The Owner and the Developer have entered into this agreement purely as a contract on principal to principal basis and nothing contained shall be deemed to construe as partnership between the Owners and the Developer or as a joint Venture between the parties hereto in any manner nor shall the parties constitute any association or persons.

II. It is understood that from time to time to facilitate the construction of the building by the Developer various deeds, matters and things not specified herein may be required to be lawfully done by the Owners and various applications and other documents may be required to be signed or made by the Owners relatives to which specific provisions may not have been mentioned herein, the Owners doth hereby undertake to do all such acts, deeds and things and matter and further the Owners doth hereby undertakes that the Owners shall execute any such additional power of attorney and/or authorization as

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may be lawfully required by the Developer for the aforesaid purpose and the Owner also undertake to sign and execute all such additional applications and other documents as the case may be **PROVIDED HOWEVER** that all such acts, deeds, matters, and things do not in any way infringe the rights of the Owners and/or is against the spirit of these presents.

III. The Owners shall not be liable in any Income Tax, or any other taxes in respect of the Developer's allocation and the Developer shall be liable to make payment of the same and keep the Owners indemnified against suits, proceedings, costs, charges and expenses in respect thereof.

IV. Any notice required to be given by the Developer shall without prejudice to any other mode or service available shall be deemed to have served on the Owners if delivered by hand and duly acknowledged or sent by prepaid registered post with acknowledgement due and shall likewise be deemed to have been served on the Developer by the Owners if delivered by hand or sent by prepaid registered post to the Office of the Developer.

V. The developer and the Owners shall mutually frame a scheme for management and administration of the said building and/or common parts thereof. The Owners hereby agree to abide by all the rules and regulations to be framed by the society/association/building organization and/or other organization, who will be in charge of such management and hereby gives his consent to abide by such rules and regulations.

VI. As and from the date of completion of the building the Developer and/or their transferees and the Owners and/or their transferees shall be liable on account of the ground rent and wealth tax and other taxes payable in respect of their respective spaces.

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VII. The owners shall give for inspection of all original title deeds, other papers or documents, if any relating to the said premises as and when the same shall be required by the Developer.

VIII. The proposed building to be constructed by the Developer shall be made in accordance with the specification including the quality of materials and fixtures or fittings to be used are morefully and particularly mentioned and described in the ANNEXURE hereunder written.

IX. It is hereby made clear that the construction of the building at the said premises must be done in accordance with the sanctioned building plan.

X. It is also made clear that after completion of construction of the Owner's Allocation, the Developer shall deliver possession of the Owners' Allocation to the Owners with a copy of the occupancy certificate after obtaining the same from the authority of Bolpur Municipality within the stipulated period mentioned herein.

XI. It is specifically agreed by and between the parties that after obtaining the sanctioned plan from the Bolpur Municipality and before starting the construction work, the parties shall execute a fresh agreement in respect of the Owners' Allocation and the Developer's Allocation and shall identify the same on the two copies of the said building plan to be confirmed by them so that each party shall retain on such plan.

XII. If the Developer will be unable to complete the construction of the project work within the aforesaid stipulated due to non-cooperation and lack of right, title, interest of the Owners herein in that case the Developer will get reasonable compensation which will be fixed and/or determined by the Arbitrator/s appointed by both the parties herein.

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XIII. In the other hand, if the Developer fails and/or neglects intentionally to complete the construction of the project work within the aforesaid stipulated period, without any reasonable cause (excluding Force Majeure as mentioned hereunder) in that case the Owners will get reasonable compensation which will be fixed and/or determined by the Arbitrator/s appointed by both the parties herein.

XIV. The Owners herein may appoint and/or engage any supervisor, agent, representative from their side for supervision, monitoring the throughout project work on behalf of the Owners herein and he will communicate each and every future aspects, Quality of materials, Quality of work management, project time, completion time of every part of the project work to the Owners herein.

FORCE MAJEURE :

I. The parties hereto shall not be considered to be liable for any obligation contained in these presents to the relative obligations if prevented by the existence of the Force Majeure and shall be suspended from the obligations during the duration of the force majeure.

II. Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike, order or restraint from any Court of Law or statutory of Municipal or judicial or Quasi-judicial Authority and/or other act or commission beyond the power or control of the parties hereto.

ARBITRATION:

I. All disputes and difference between the parties hereto regarding the construction or interpretation of any of terms and conditions herein contained and touching these presents or determination of any liability shall be referred to the Arbitrator to be appointed jointly and the same shall be deemed to be a Reference within the meaning of the Arbitration & Conciliation Act, 1996.

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- II. The Arbitrator shall have summary power and the Award given by the Arbitrator shall be final and binding on the parties to the agreement.
- III. The Arbitrator shall have power to give interim Award or Direction.
- IV. Notwithstanding the arbitration clause as referred to hereinabove, the right to sue for specific performance of this contract by one party against the other shall remain unaffected.

JURISDICTION:

The Court of Bolpur shall have the jurisdiction to entertain and determine between the parties hereto and in case of any disputes between the parties.

THE SCHEDULE "A" ABOVE REFERRED TO :

(Description of Premises)

District-Birbhum, P.S.-Bolpur, A.D.S.R. Office-Bolpur, Mouza-Bolpur, J.L. No. 99, L.R. Khatian No. 18841, 21986 and 21985.

<u>Plot No.</u>	<u>Classification</u>	<u>Area</u>
R.S. Plot No.903	Bastu	16.50 Decimal
L.R. Plot No.2952/3552		

Holding No.-227/173/1 & 227/173/2 of Ward No-12 under Bolpur Municipality.

Butted and bounded as under :

ON THE NORTH : 15 feet wide Road

ON THE SOUTH : L.R PLOT NO-2952/3548, 2952/3549

ON THE EAST: L.R PLOT NO- 2952/3550, 2952/3551 and 6 feet narrow road

ON THE WEST :L.R PLOT NO- 2952/3553, 2952/3554, 2952/3555

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(24)

THE SCHEDULE "B" ABOVE REFERRED TO :

(Owners Allocation)

- i) All that the entire constructed portion which will be sanctioned by the Bolpur Municipality that constructed portion should be sold by the developer to pay **90,16,000/- (Rupees Ninety Lakhs Sixteen Thousand only)** to the Landowner. That amount will be distributed Among Dwiprahar Mukhopadhyay, Nemaï Chand Mukherjee and Manisha Chatterjee. Out of the total amount Dwiprahar Mukhopadhyay shall get Rs 3633000(Rupees Thirty six lakhs Thirty Three Thousand only), Nemaï Chand Mukherjee shall get Rs 1250000(Rupees Twelve Lakhs Fifty Thousand only) and Manisha chatterjee shall get Rs 4133000(Rupees Forty One Lakhs Thirty Three Thousand Only). . The Developer will pay the same within **25(Twenty Five) months** from the sanction of building plan and the amount will be paid by the developer in 04 (Four) equal instalment. The First instalment shall be paid by the Developer within the first 7(seven) months or earlier from the sanction of Building plan and rest of 3 equal(three) instalment shall be paid on or before completion of the aforesaid 25 months from sanction of buiding Plan Developer will give possession to Nemaï Chand Mukherjee of a Flat in the **First floor** of 1296 Sq. Ft. (Including Super Built up 30%) in the North Side of the Said Project. Developer also agreed to provide a rental accomadation to Nemaï chand Mukherjee until unless he gets possession of his above mentioned flat.
- ii) It is agreed between both the parties that the name of the project will be named as **"SANVI APARTMENT- III"**.

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THE SCHEDULE "C" ABOVE REFERRED TO :

(Developer's Allocation)

ALL THAT remaining portion of the Project of the sanctioned F.A.R. which will be obtained from the Bolpur Municipality in the form of several flats and car parking spaces, etc. of the proposed multistoried building together with undivided importable proportionate share of land whereof the said building is to be erected and the rights of use common areas and facilities of the building to be constructed after providing the Owners' Allocation to the Owners herein.

ANNEXURE

(Specification of Construction work)

I. FOUNDATION:

- i) The building shall be of R.C.C. frame structure.
- ii) All the external walls will be of 200 mm. thick wall (1st Class) with cement plaster, all separation walls be of 125 mm. thick wall and all internal wall be of 75 mm. thick brick wall both side cement plaster.

The outside of the building shall have plaster ¾" thick where on the inside wall shall be ½" thick.

2. **FLOORS:** The floors of the bedroom, living-cum-dining, kitchen, toilet, balcony would finished with tiles/marble.
3. **KITCHEN:** One black stone platform of 5'-0" length and 2'-0" wide with cylinder space on bottom, R.C.C. cast shelf, the back stone platform would be finished with glazed tiles upto 5'-0" length and 3'-0" height, one black stone sink, 2'-0" length and 1½'-0" wide with one sink cock and one stop cock.

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4. **TOILET:** The wall of the toilet would be finished with glazed tiles upto 5'-6" height from the floor and all commode would be provided in the toilet. All upgraded upvc material shall be provided in the toilet.
5. **DRAWING-CUM-DINING ROOM:** One white colour porcelain basin with basin cock would be provided in the living-cum-dining room. The wall over the basin would be furnished with glazes tiles upto 2'-0" length and 1 $\frac{1}{2}$ '-0" height and space shall be provided for refrigerator.
6. **DOORS:** All door frames would be made of malyasian sal wood painted in colour. All internal doors are wooden flush doors and bathroom doors are of pvc doors
7. **WINDOWS:** All window would be made of Aluminium (anodize) and fitted with 3.2 mm. thick glass pans and with necessary fittings and covering the open space with steel grill.
8. **RAILING:** All R.C. railing to verandah and whatever applicable shall be as per Architect's design.
9. **SANITARY & PLUMBING:** All the waste water pipelines will be of HCl/PVC. All the concealed water supply line will be of G.I./PVC and the exposed lines will be of UPVC.
10. **WATER SUPPLY:** One common R.C.C. overhead water reservoir/tank
11. **ELECTRIFICATION:** All the internal wirings will be concealed in polythene conduit, all wires will be of copper and all switchboard will be of dashboard and all switches will be of Anchor/pritam Brand or any other reputed brands.
Each flat shall be provided with the following electric points :-

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- i) Bedroom : Two light points, One fan point, One 5Amp. Plug point;
- ii) Living -cum-Dining Room: Four light points, One fan point, One 5 Amp plug point, Two 15 Amp. Plug points, One Refrigerator point.
- iii) Kitchen: One light point, One exhaust fan point, One 5Amp. Plug point.
- iv) Toilet One light point, One exhaust fan point, One 15Amp.plug point for Geyscr.
- v) W.C.: One light point.
- vi) Balcony/Verandah : One light Point.
- vii) Main Door: One light point, one two-in-one calling bell point.
- viii) Passage: One light point.
- ix) Roof: One light point.
- x) Staircase: One Light point on each floor.
- xi) Main entrance of the building: One light point, One two-in-one calling point.
- xii) Main gate of the building: Two light point.
- xiii) One common electric meter of 440 Volts.
- xiv) Separate Electric meter for individual flat shall be installed at the own costs of the flat owners.

12. **INTERNAL FINISH:** All internal walls would be finished with plaster of paris/wall putty.

13. **EXTERNAL FINISH:** All external walls would be painted with two coats snowcem or cement based paint or weather coat of standard quality.

14. **GENERAL:** All internal approach passages/paths would be cement concrete, boundary walls would be 6'-0" height with both side cement plaster and painted with two coats snowcem or cement based paint of standard quality.

The colour passport size photographs and the fingers impressions of the First party land owner and Second party Developer are attached herewith which is also a part and parcel of this documents.

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(28)

IN WITNESS WHEREOF the said Owners and the Developer have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED at
Bolpur in the presence of:

WITNESSES:

1. Showik Ghosh
S/o Swapan Kr. Ghosh
Jurgapur - 713203.
2. Subir Deb
S/o Late Rakshakali Deb
Bolpur - 731204

DRAFTED & PREPARED BY
Bijon Gopal Banerjee

BIJON GOPAL BANERJEE
Advocate, Bolpur Court
Enrolment No. WB -1281 of 1983

Computer typed by

Arup Chowdhury
ARUP CHOWDHURY
Netaji Bazar, G.B.- 2,
Bolpur, Birbhum.

Manisha Chatterjee
Dipankar Mukhopadhyay

Signature of the OWNERS

SIDDHI DEVELOPERS

Tsikasht Tsikasht
Proprietor

Signature of the DEVELOPER

LANDLORD

Handwritten signature

			Left Hand		
			Right Hand		

Handwritten signature

Handwritten signature

LANDLORD

Handwritten signature

			Left Hand		
			Right Hand		

Handwritten signature

LANDLORD

Handwritten signature

			Left Hand		
			Right Hand		

Handwritten signature

DEVELOPER

Handwritten signature

			Left Hand		
			Right Hand		

Handwritten signature

Proprietor



ভারত সরকার
 Unique Identification Authority of India
 Government of India

পঞ্জীয়ন নং / Enrollment No. 1215/80028/21464

0105/2015

To
 Dwiprihar Mukhopadhyay
 গুপ্ত বাসিন্দা
 4418/3
 BECHARAN CHATTERJEE ROAD
 Behala
 Ramdas, Kolkata
 West Bengal - 700034
 9533175795

45466054
 45466054



আপনার আধার সংখ্যা / Your Aadhaar No. :
6250 1953 0530

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



বিত্তের প্রবেশদাতা
 Dwiprihar Mukhopadhyay
 পিতা : রাম প্রসাদ মুখোপাধ্যায়
 Father : Rama Prasanna Mukhopadhyay

বয়স / DOB 02/01/1981
 পুরুষ / Male

6250 1953 0530



আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADXPM7366H



नाम /NAME
DWIPRAHAR MUKHOPADHYAY

पिता का नाम /FATHER'S NAME
RAMA PRASANNA MUKHOPADHYAY

जन्म तिथि /DATE OF BIRTH
02-01-1961


हस्ताक्षर /SIGNATURE

Dwiprahar Mukhopadhyay

B. Das




आयकर आयुक्त, प.बं.-11

COMMISSIONER OF INCOME-TAX, W.B. - 11


UIDAI
Unique Identification Authority of India

Address
 S/O. শ্রী রামা মুখার্জী
 3564, G Y ROAD SOUTH, Hoora
 14 Corp, B. Garden, Howrah,
 West Bengal, 711003

8641 8303 8816


Government of India

UIDAI
Unique Identification Authority of India

Person Details
 Name: শ্রী রামা মুখার্জী
 Name: Rama Chand Mukherjee
 Father: শ্রী রামা মুখার্জী
 Father: Rama Prasanna Mukherjee
 Date of Birth / DOB: 02/02/1968
 Sex / AUM

8641 8303 8816

আর্দ্র সাধারণ মানুষের অধিকার



आयकर विभाग
INCOME TAX DEPARTMENT

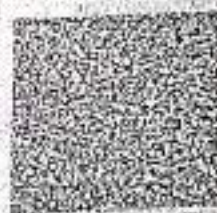


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ARQPM0448K



नाम / Name
NEMAI CHAND MUKHERJEE

पिता का नाम / Father's Name
RAMAPRASSNA MUKHOPADHY

जन्म की तारीख
Date of Birth
02/09/1969

हस्ताक्षर / Signature

14092019



सत्यमेव जयते

आधार

ভারত সরকার
Unique Identification Authority of India
Government of India

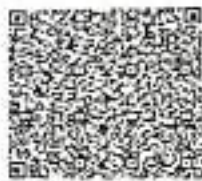
অনুলিপিবহিত আইডি / Enrollment No. : 1215/80030/21468

01/00/2015

To
Manisha Chatterjee
মনিষা চট্টাৰ্জী
2nd FLOOR, FLAT-2A
73 BECHARAM CHATTERJEE ROAD
PARNASREE
Dohala
Bachala, Kolkata
West Bengal - 700034
8474694528



12158003021468
45486089



আপনার আধার সংখ্যা / Your Aadhaar No. :
6549 6693 6907

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মনিষা চট্টাৰ্জী
Manisha Chatterjee
পিতা : রমা প্রসান্না মুখার্জী
Father: Rama Prasanna Mukherjee

জন্ম তারিখ / DOB: 02/10/1985
লিঙ্গ / Gender

6549 6693 6907



আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANISHA CHATTERJEE
RAMA PRASSNNA MUKHERJEE
02/10/1965
Permanent Account Number
AITPC9113H



Manisha Chatterjee
Signature

Signature



ভারত সরকার

Government of India

ভারত সরকারের আই ডি Employment Card No. 9753 8718 8080

আই ডি
 ভারত সরকার
 Employment Card No.
 9753-8718-8080
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 Employment Card No.
 9753-8718-8080



আই ডি No. 9753 8718 8080
 - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India
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 Employment Card No.
 9753-8718-8080



আই ডি No. 9753 8718 8080
 - সাধারণ মানুষের অধিকার

Tikesh Tikesh

आयकर विभाग

TAX DEPARTMENT

BIKASH BHAKAT

SUSANTA BHAKAT

20/08/1983

ASGPB02230

Bikash Bhakat

भारत सरकार
GOVT OF INDIA

Bikash Bhakat









Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue





OFFICE OF THE A.D.S.R. BOLPUR, District Name : Birbhum

Signature / LTI Sheet of Query No/Year 03030001904031/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Nemal Chand Mukherjee 395/4, G. T. Road South., P.O:- B Garden, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711103	Land Lord		 3071	Nemal Chand Mukherjee 16-12-2019
2	Smt Manisha Chatterjee 2nd Floor, 73 Becharam Chatterjee Road,, Flat No: 2A, P.O:- Behala, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700034	Land Lord		 3072	Manisha Chatterjee 16-12-2019
3	Dwiprahar Mukhopadhyay 44/1/3, 73 Becharam Chatterjee Road, Behala, Flat No: 2A, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034	Land Lord		 3073	Dwiprahar Mukhopadhyay 16/12/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Bikash Bhakal Sanvi Apartment, Phase-II, Ground Floor, Ramkrishna Road,, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204	Represent ative of Developer [SIDDHI DEVELOP ERS]		 3074	SIDDI DEVELOPERS Bikash Sanvi Proprietor
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Paresh Sadhu Son of Late Bimal Sadhu 7er Pally, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204	Nemai Chand Mukherjee, Smt Manisha Chatterjee, Dwiprahar Mukhopadhyay		 3075	Paresh Sadhu 16/12/19

(Kamallika Datta)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BOLPUR
Birbhum, West Bengal

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

GRN: 192019200119208601

GRN Date: 14/12/2019 12:10:08

BRN : IK0AJEIOK2

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 14/12/2019 12:10:58

DEPOSITOR'S DETAILS

Id No. : 03030001904031/3/2019
(Query No./Query Year)

Name : SIDDIHI DEVELOPERS PRO BIKASH BHAKAT
Contact No. : Mobile No. : +91 9434221058
E-mail :
Address : BOLPUR BIRBHUM
Applicant Name : Mr Bijon Gopal Banerjee
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	03030001904031/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	465810
2	03030001904031/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	90174

Total

555984

In Words : Rupees - Five Lakh Fifty Five Thousand Nine Hundred Eighty Four only

Major Information of the Deed

Deed No :	I-0303-09780/2019	Date of Registration	16/12/2019
Query No / Year	0303-0001904031/2019	Office where deed is registered	
Query Date	11/12/2019 10:53:57 PM	A.D.S.R. BOLPUR, District: Birbhum	
Applicant Name, Address & Other Details	Bijon Gopal Banerjee Bolpur, Thana : Bolpur, District : Birbhum, WEST BENGAL, Mobile No. : 9434221058, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4306] Other than Immovable Property, Sale [fts : 90,16,000/-]		
Set Forth value	Market Value		
Rs. 90,16,000/-	Rs. 1,03,38,448/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,70,810/- (Article:48(g))	Rs. 90,174/- (Article:E, E, A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban p[ro]p[er]ty)		

Land Details :

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: prabhat sarani road, Mouza: Bolpur, JI No: 99, Pin Code : 731204

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2952/3552 (RS :-903)	LR-18841	Vastu	Vastu	11.17 Dec	41,33,000/-	54,15,752/-	Property is on Road
L2	LR-2952/3552 (RS :-903)	LR-21986	Vastu	Vastu	2.66 Dec	12,50,000/-	12,89,698/-	Property is on Road
L3	LR-2952/3552 (RS :-903)	LR-21985	Vastu	Vastu	2.67 Dec	36,33,000/-	36,33,000/-	Property is on Road
TOTAL :					16.50 Dec	90,16,000 /-	103,38,448 /-	
Grand Total :					16.50 Dec	90,16,000 /-	103,38,448 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Nemai Chand Mukherjee (Presentant) Son of Late Rama Prasanna Mukherjee 395/4, G. T. Road South., P.O:- B Garden, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, PAN No.:- ARQPM0448K, Aadhaar No: 86xxxxxxx8816, Status :Individual, Executed by: Self, Date of Execution: 14/12/2019 Admitted by: Self, Date of Admission: 16/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2019 Admitted by: Self, Date of Admission: 16/12/2019 ,Place : Pvt. Residence

2	<p>Smt Manisha Chatterjee Daughter of Late Rama Prasanna Mukherjee 2nd Floor, 73 Becharam Chatterjee Road,, Flat No: 2A, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AITPC9113H, Aadhaar No: 65xxxxxxxx6907, Status :Individual, Executed by: Self, Date of Execution: 14/12/2019 , Admitted by: Self, Date of Admission: 16/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2019 , Admitted by: Self, Date of Admission: 16/12/2019 ,Place : Pvt. Residence</p>
3	<p>Dwiprahar Mukhopadhyay Son of Late Rama Prasanna Mukherjee 44/1/3, 73 Becharam Chatterjee Road, Behala, Flat No: 2A, P.O:- Behala, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADXPM7366H, Aadhaar No: 62xxxxxxxx0530, Status :Individual, Executed by: Self, Date of Execution: 14/12/2019 , Admitted by: Self, Date of Admission: 16/12/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2019 , Admitted by: Self, Date of Admission: 16/12/2019 ,Place : Pvt. Residence</p>

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>SIDDHI DEVELOPERS Sanvi Apartment, Phase-II, Ground Floor, Ramkrish, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 , PAN No.:: ASGPB0228D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Bikash Bhakat Son of Susanta Bhakat Sanvi Apartment, Phase-II, Ground Floor, Ramkrishna Road,, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASGPB0228D, Aadhaar No: 97xxxxxxxx8080 Status : Representative, Representative of : SIDDHI DEVELOPERS (as Proprietor)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Paresh Sadhu Son of Late Bimal Sadhu 7er Pally, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204</p>			

Identifier Of Nema Chand Mukherjee, Smt Manisha Chatterjee, Dwiprahar Mukhopadhyay, Bikash Bhakat

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Manisha Chatterjee	SIDDHI DEVELOPERS-11.17 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Nemal Chand Mukherjee	SIDDHI DEVELOPERS-2.66 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Dwiprahar Mukhopadhyay	SIDDHI DEVELOPERS-2.67 Dec

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: prabhat sarani road, Mouza: Bolpur, JI No: 99, Pin Code 731204

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2952/3552, LR Khatian No:- 18841	Owner:মণীষা চ্যাটার্জী, Gurdian:সমাঙ্গনা চ্যাটার্জী, Address:খালই, পাল্লই, বীরভূম, Classification:বাড়, Area:0.11170000 Acre.	Smt Manisha Chatterjee
L2	LR Plot No:- 2952/3552, LR Khatian No:- 21986	Owner:নিমাই চাঁদ মুখোপাধ্যায়, Gurdian:সমাঙ্গনা, Address:বেঙ্গলপুর (মির্জাপাড়া), Classification:বাড়, Area:0.02660000 Acre.	Nemal Chand Mukherjee
L3	LR Plot No:- 2952/3552, LR Khatian No:- 21985	Owner:ব্রজেন মুখোপাধ্যায়, Gurdian:সমাঙ্গনা, Address:বেঙ্গলপুর (মির্জাপাড়া), Classification:বাড়, Area:0.02670000 Acre.	Dwiprahar Mukhopadhyay

Endorsement For Deed Number : I - 030309780 / 2019

On 12-12-2019

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 1,03,38,448/-



Kamalika Datta
 ADDITIONAL DISTRICT SUB-REGISTRAR
 OFFICE OF THE A.D.S.R. BOLPUR
 Birbhum, West Bengal

On 16-12-2019

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) 48(1), W.B. Registration Rules, 1962)

Presented for registration at 07:45 hrs. on 16-12-2019, at the Private residence by Nemi Chand Mukherjee, one of the Executants.

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

Execution is admitted on 16/12/2019 by 1. Nemi Chand Mukherjee, Son of Late Rama Prasanna Mukherjee, 395/4 G. T. Road South., P.O: B Garden, Thana: Howrah, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711103, by caste Hindu, by Profession Service, 2. Smt Manisha Chatterjee, Daughter of Late Rama Prasanna Mukherjee, 2nd Floor, 73 Becharam Chatterjee Road, Flat No: 2A, P.O: Behala, Thana: Behala, South 24-Parganas WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 3. Dwiprahar Mukhopadhyay, Son of Late Rama Prasanna Mukherjee, 44/1/3, 73 Becharam Chatterjee Road, Behala, Flat No: 2A, P.O: Behala, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service

Indetified by Paresh Sadhu, Son of Late Bimal Sadhu, 7er Pally, Bolpur, P.O: Bolpur, Thana: Bolpur, City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Others

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

Execution is admitted on 16-12-2019 by Bikash Bhakat, Proprietor, SIDDHI DEVELOPERS (Sole Proprietorship), Sanvi Apartment, Phase-II, Ground Floor, Ramkrish, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204

Indetified by Paresh Sadhu, Son of Late Bimal Sadhu, 7er Pally, Bolpur, P.O: Bolpur, Thana: Bolpur, City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 90,174/- (A(1) = Rs 90,160/-, E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 90,174/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/12/2019 12:10PM with Govt. Ref. No: 192019200119208601 on 14-12-2019, Amount Rs: 90,174/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJEIOK2 on 14-12-2019, Head of Account 0030-03-104-001-1E

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,70,810/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 4,65,810/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 60872, Amount: Rs.5,000/-, Date of Purchase: 12/12/2019, Vendor name: M Nag

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 14/12/2019 12:10PM with Govt. Ref. No: 192019200119208601 on 14-12-2019, Amount Rs: 4,65,810/-
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJEIOK2 on 14-12-2019, Head of Account 0030-02-103-003-02

Kamalika Datta

Kamalika Datta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2019, Page from 201321 to 201367
being No 030309780 for the year 2019.



Digitally signed by KAMALIKA DATTA
Date: 2019.12.17 16:52:16 +05:30
Reason: Digital Signing of Deed.

Kamaliika

(Kamalika Datta) 2019/12/17 04:52:16 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal.

(This document is digitally signed.)