



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 444966

7.01.19.
13.13.
[Signature]



DEVELOPMENT AGREEMENT

Certified that the Document is Admitted to Registration and the same is admitted as the Part of the Document.

[Signature]
District Dargana
Burdwan

DISTRICT	:	Burdwan presently Paschim Bardhaman
MOUZA	:	Arrah
P.S.	:	Kanksa
AREA OF LAND	:	32.68 Decimal

09 JAN 2019

[Signature]

No. 663 Date 7.1.19
Shukam Construction
Durgapur-12
Value of Stamp 500/-
Date of Purchase of the Stamp
Paper from Treasury 7.1.19
Name of the Treasury from Where
Purchase - Durgapur

JITENDRANATH MONDAL
Stamp Vender
Durgapur Court, Durgapur-16
Licence No-1/69



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

09 JAN 2019

09 JAN 2019

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 9TH DAY OF JANUARY,
2019

BETWEEN

(1) SRI. PRABAL BARAN CHATTERJEE [PAN - ADBPC5113C] S/o. Late Ajit Chatterje, by Faith-Hindu, by Occupation-Business (2) SRI. SHAIBAL CHATTERJEE [PAN - ADBPC4954F] S/o. Late Ajit Chatterje, by Faith-Hindu, by Occupation-Business, both are Resident of Collage Road, Barjora, P.S.- Barjora, P.O.- Barjora, District-Bankura, PIN-722202, W.B. India, hereinafter referred to and called as "LANDOWNERS" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART

AND

SHUVAM CONSTRUCTION [PAN-ADIFS5079C] A Partnership Firm having its registered office Village- Gopalpur, P.O. Gopalpur, P.S.-Kanksha, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212, India, represented by its Partners (1) MR. SHANTANU ROY [PAN- AHSPR1289F] S/o Sri. Ashim Kumar Roy, by faith-Hindu, by occupation-Business, resident of C-35, Arayanak, Sector-2A, P.O.- Bidhannagar, P.S.-New Township, District-Burdwan, West Bengal, PIN-713212 (2) MR. UJJWAL DUTTA [PAN- ALHPD7922J] S/o Sri Chittaranjan Dutta, by faith-Hindu, by occupation-Business, resident of Vill. & P.O.- Gopalpur, Durgapur-12, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212, (3) MR. ANUP GHOSH [PAN- ANWPG4719K] Son of Late Sadhu Charan Ghosh, by faith-Hindu, By Nationality Indian, by occupation-Business, resident of Village-Sankarpur, P.S.- New Town Ship, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212, (4) MR. RAMBILASH YADAV [PAN-ABBPY8513C] S/o Ramjanam Yadav, by faith-Hindu, By Nationality Indian, by occupation-Business, resident of Cinema Road, Durgapur-01, P.S.- Coke Oven, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713201, hereinafter referred to and 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 SECOND PART.

NOW THIS AGREEMENT WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

Subject Matter of Agreement

1. Development and Construction of Building on scheduled Property: Terms and conditions agreed between the Owner and the Developer /Contractor with regard to development and construction of multistoried Building at the scheduled premises in

R.S. plot No. 1570 (L.R. Plot No. 1661) measuring area 32.68 decimal; classification- Bastu, situated within Dist. Burdwan presently Pascim Bardhaman under Maladighi Gram Panchyat, Police Station- Kanksa, Sub-Registration office of Durgapur, Mouza- Arrah; L.R. Khatian No-2877,2879(Scheduled / Said- Property).

2. Representations, Warranties and Background:

2.1. **Owner's Representations:** The Owner's have represented and warranted to the Developer as follows:

a) **Ownership of Said Property:** This property originally L.R. recorded property of Haridas Chattopadhyay son of Bhuban Mohan Chottopadhyay of Arrah, Durgapur-713212. He sold the same in favour of present owner vide deed No 3447 for the year 2013 of A.D.S.R. Durgapur and after purchasing the land they mutated their name in L.R.R.O.R. and converted the land from Baid to Bastu vide conversion case No- 10/2016 & 11/2016 of B.L. & L.R.O. Kanksa

b) **Rights of Owners:** The Owners are seized and possessed of and well and sufficiently entitled to the Said Property. Save as mentioned herein, no person other than the Owners has any manner of right, title, interest, claim or demand of any nature whatsoever in the Said Property or any part thereof and there are no outstanding claims or demands between the Owner and any third party and thus the entirety of the Said Property is free from all encumbrances, liens, mortgages, charges, Lis pen dens, trusts, debutors, trespassers, occupants, encroachers, tenants, claims, demands, liabilities, attachments, requisitions, acquisitions and alignments of whatsoever or howsoever nature.

c) **No Express or implied Mortgage:** Neither the title deeds nor any other documents in respect of the Said Property or any part thereof have been deposited in favour of any party or person with the intention of creating an equitable mortgage or as security for performance of any act or payment of any money or otherwise.

d) **No Previous Agreement:** The Owner has not dealt with the Said Property in any manner nor created any right, title or interest therein in favour of any third party in any manner whatsoever or howsoever and have not entered into been party to any agreement of any nature whatsoever including but not limited to agreement for sale, transfer, lease, development etc. in respect of the Said Property.

e) **No Disputes Relating to Statutory Outgoings:** The Said Property is free from any land charge and all statutory outgoings in respect thereof including land revenue have been paid in full by the Owner till the date of this Agreement.

f) **No Covenants and Restrictions:** The Said Property is not subject to any covenants, restrictions, stipulations, easements, rights of pre-emption, licenses, grants, exceptions or reservations or other such rights (whether legal or equitable) the benefit of which is vested in third parties nor is there any agreement to create the same.

g) **Easements Unrestricted:** No right or easement appurtenant to or benefiting the Said Property is restricted in any way and such rights and easements are enjoyed freely without interruption and without restrictions as to hours of use or otherwise and no person or governmental authority has any right to terminate or curtail a right or easement appurtenant to or benefiting the Said Property.

h) No Boundary Dispute: The entirety of the Said Property is butted and bounded and there is no manner of boundary dispute in respect thereof.

i) No Legal Proceeding: (1) There is no legal, quasi-legal, administrative, arbitration, mediation, conciliation or other proceedings, claims, complaints, actions, governmental investigations, orders, judgments or decrees of any nature, initiated, made, existing, pending, threatened or anticipated in respect of the Said Property or the Owner, which may in any manner prejudicially affect the due performance enforceability of this Agreement or any obligation, act, omission or transaction stated hereunder nor is there any threat of any such proceedings (2) there are no unfulfilled or unsatisfied judgment attachments, court orders, debts, notice in respect of the Said Property or the Owner (3) there is no order of any Court or any other statutory authority prohibiting development, sale, transfer and/or alienation of the Said Property and (4) there is no suit, action, litigation, investigation, claim, complaint, grievances or proceedings, appeals or applications for review, which are in process or pending against or relating to the Said Property or the Owner and the Owner is not engaged, whether as plaintiff, or defendant or otherwise, in any litigation, criminal or arbitration proceedings before any court, tribunal, statutory or governmental body, department, board or agency and no litigation, criminal or arbitration proceedings are pending by or against the Owner and there are no facts which are likely to give rise to the same or to proceedings in respect of which the Owner would be liable to indemnify any person concerned.

j) Status of Possession: Save as mentioned herein, the Said Property is and shall continue to be in the khas, vacant, peaceful, physical and absolute possession of the Owner and no third party or parties have or had or has ever claimed or acquired any manner of right, title or interest over or in respect of any part or portion of the Said Property, by way of adverse possession or otherwise.

k) Owner has Marketable Title: The Owner has good, free, clear, marketable, bankable and transferrable right, title and interest in the Said Property, free from all encumbrances of any and every nature whatsoever save as mentioned herein. The Owner shall at its own cost and responsibility keep its title in the Said Property good, free, clear, marketable, bankable and transferrable, till the completion of the Project (defined in Clause 5.d below).

2.2 Developer's Representations: The Developer has represented and warranted to the Owner as follows:

a) Infrastructure, Expertise and Financial Capacity of Developer: The Developer is carrying on business of civil construction and development of real estate and has necessary infrastructure and expertise in this field and the Developer has the necessary financial capacity to carry out the entire process of development / construction and at no point of time shall take plea that the Project cannot be carried out due to lack of financial capacity.

b) Developer has Authority: The Developer has full authority to enter into this Agreement and appropriate authorizations to that effect exist.

c) Decision to Develop / construct : The Owner decided to have the Said Property developed into multistoried building and pursuant thereto discussions were held with the Developer for taking up the development and construction of multistoried building at the Said Property by constructing a cluster of ready-to-use residential buildings of mutually decided height with car parking spaces, specified areas, amenities and

facilities to be enjoyed in common and land (collectively Said Complex) and Residential exploitation of the Said Complex for the benefit of the Parties hereto (such development and construction of multistoried building collectively Project) by selling the saleable spaces and amenities in the Said Complex (Units) to prospective buyers.

d) Finalization of Terms Based on Reliance on Representations: Pursuant to the above and relying on the representations made by the Parties to each other, final terms and conditions for the Project are being recorded by this Agreement.

3. Basic Understanding

a) Development of Said Property by Construction of multistoried residential building of Said Complex: The Parties have mutually decided to take up the Project, i.e. the development of the Said Property by construction of the Said Complex thereon of the Said Complex on principal to principal basis, with (1) specified inputs and responsibility sharing by the Parties as mentioned herein and (2) exchange with each other of their specified inputs as mentioned herein.

b) Building Plans: The Said Complex shall be constructed in accordance with architectural plans (Building Plans) which will be got prepared by the Developer by such Architect as be decided by the Developer and after approval of the Building Plans by the Owner, the Developer shall submit the same to Malandighi Gram Panchyat and other statutory authorities concerned with sanction (collectively Planning Authorities) and obtain sanction/permission, in the manner mentioned in this Agreement.

c) Costs of Development / construction etc.: The Developers shall bear and pay all costs and expenses of and relating to construction of the Said Complex and shall have absolute right and full authority to appoint sub-contractors, agents, sub-agents etc.

4. Appointment and Commencement

a) Appointment and Acceptance: The Parties hereby accept the Basic Understanding between them and the conditions precedent as recorded in Clause 3 above and all other terms and conditions concomitant thereto including those mentioned in this Agreement. Consequent thereto, the Owner hereby appoints the Developer as the Developer of the Said Property with right to execute the Project. The Developer hereby accepts the said appointment by the Owner.

b) Commencement and Tenure: This Agreement commences and shall be deemed to have commenced on and with effect from the date of execution as mentioned above and this agreement shall remain valid and in force all obligations of the Parties towards each other stand fulfilled and performed.

5. Sanction and Construction

a) Survey and Measurement: The survey and measurement of this property is already made jointly by the Parties and the measurements given in the 1st Schedule of this Agreement is finalized on the basis of such survey and measurement.

b) Modification of Building Plans: After completion of the survey as aforesaid, the Architect has prepared the Building Plans and the Developer has got the same approved by the Owner. Thereafter, the Owner submitted the Building Plans for sanction. In this regard it is clarified that (1) the owner has obtained all approvals needed for the Project and (ii) all costs, charges, expenses, outgoings and fees for sanctions and

clearances of the Building Plans has been borne and paid by the Owner. Thereafter it was decided by the Owner that the construction of the project requires minor deviation from the sanctioned plan and hence he has submitted the said Plan for necessary modification/rectification as to the best utility of the purpose, before the competent officer of the Malandighi Gram Panchyat.

c) Architect and Consultants: The Developer shall pay all costs, charges and expenses of the Architect and other consultants in connection with construction work of the Project including professional fees and supervision charges and the Owner shall have no liability or responsibility therefore. **d) Construction of Said Complex:** The Developer shall commence the construction work of the Said Complex after receiving all necessary approvals for commencement of construction. The Developer shall, at its own costs and expenses, construct, erect and complete the Said Complex in accordance with the sanctioned Building Plans. Such construction shall be as per specifications described in the 4th Schedule below, common to all Units of the Said Complex (Specifications).

d) Completion Time: With regard to time of completion of the Project, it has been agreed between the Parties that the Developer shall construct, erect and complete Said Complex within a period of 36 (Thirty Six) months from the date of execution of this agreement, with a grace period of 6 (six) months, subject to Force Majeure as defined in Clause 20 below (Completion Time). In this regard it is clarified that the Completion Time shall include submission of completion certificate but shall not include the time required for obtaining Completion certificate from Panchyat the Said Complex shall be deemed to be completed if completion certificate is submitted by the Architect to Panchyat.

e) Common Portions: The Developer shall, at its own costs, install and erect in the Said Complex the common areas, amenities and facilities such as stairways, lifts, firefighting apparatus, passages, driveways, common lavatory, electric meter space, pump room, reservoir, overhead water tank, water pump and motor, drainage connection, sewerage connection and other facilities required for establishment, enjoyment, maintenance and management of the Said Complex etc. For permanent electric connection to the Units, the Transferees shall pay the deposits demanded by Durgapur Project Limited and/or other agencies. It is clarified that the expression Transferees includes the Owner and the Developer/ contractor, to the extent of unsold Units comprised in the Owner's Allocation and the Developer's/ contractor's Allocation. It is further clarified that the Developer alone shall be entitled to receive and appropriate from all the Transferees (including Transferees of the Owner's Allocation) (i) charges for electric equipment and cabling (ii) charges for generator, water connection and other amenities and facilities and (iii) charges for maintenance.

g) Temporary Connections: The Developer shall be authorized in the name of the Owner to apply for and obtain at the costs of the Developer/ contractor, temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the Said Property, upon payment of all usage and other applicable charges.

h) Modification: Any amendment or modification to the Building Plans may be made or caused to be made by the Developer.

i) Name of Said Complex: The Said Complex shall be named "UPAHAR APARTMENT" and such name shall not be changed under any circumstances, except by the Developer.

j) Co-operation: Neither Party shall indulge in any activities that may be detrimental to the Project and/or may affect the mutual interest of the Parties. The Owner shall provide all cooperation that may be necessary for successful completion the Project.

6. Possession and Title Deeds

a) Possession of Said Property: For the purpose of carrying out the development in terms of this Agreement, the Owner has already inducted the Developer as a licensee in respect of scheduled / said property.

b) Deposit of Title Deeds: The Developer shall be entitled to take delivery of the said original land record from the Owner for production thereof before authorities, banks etc. and subject to the provisions of Clause 9(a) below, will have to return the same to the Owners. The said original record will not be mortgaged by the Developer in favour of any banks and/or financial institutions and/or any other persons, save and except as required for the purposes of the Project, in the manner mentioned in Clause 10(d) below. On completion of the Project, the Contractor / or Owner (as the case may be) shall handover the original title record and all link deeds to the Association of Transferees of Units.

7. Powers and Authorities

a) Development Power of Attorney: The Owner shall grant to the Developer and/or its nominees a Development Power of Attorney relating to the Said Property for the purposes of (i) getting the Building Plans sanctioned/revalidated/modified/alterd by the Planning Authorities in terms of this Agreement (ii) construction of the Said Complex in terms of this Agreement.(iii) getting availing water connection / electricity connection & other necessary arrangement for completion of the project as per terms of Agreement. (iv) booking and entering into agreements for sale of the Units comprised in the Developer's Allocation and Development Power of Attorney shall be executed by the Owner within one month from this Development Agreement.

c) Further Acts: Notwithstanding grant of the Development Power of Attorney, the Owner hereby undertakes that it shall execute, as and when necessary, all papers, documents, plans etc. that may be necessary for enabling the Developer to perform all obligations under this Agreement.

8. Owner's / Developer's Consideration

a) Owner's Allocation: The Developer shall: at its own costs and expenses, construct, finish, complete and make available collectively to the Owner, in tenantable condition and according to the Building Plans, which is particularly mentioned and described in Second Schedule

C) Developer's Allocation: The Developer shall be exclusively entitled to rest of the constructed residential Units including proportionate covered and open car parking spaces which is particularly mentioned and described in Third Schedule

9. Financials

Project Finance: The Developer may arrange for financing of the Project (Project Finance) by a Bank/Financial Institution (Banker). Such Project Finance can be secured on the strength of the security of the Developer's Allocation and construction work-in-progress/receivables to the extent pertaining to the Developer's Allocation but

collateral security may be created by depositing the original title deeds of the Said Property, in which event the Owners shall handover the original title deeds and link deeds to the Developer. The Owner shall deposit the title deeds of the Said Property with the Banker but on the clear understanding that no corporate or personal guarantee of the Owner is being given and the Banker shall have no right of recovery against the Owner and the Owner's Allocation. For this purpose, the Owner shall execute necessary documents through its delegated authority as contained in the Power Of Attorney and if required by the Banker, the Owner shall join as consenting party to create a charge in favour of Banker for availing such Project Finance.

10. Dealing with Respective Allocations

a) Sale of Owner's Allocation: The Owner shall sell the Owner's Allocation through its own efforts and cost and appropriate the entire consideration from such sale

b) Sale of Developer's Allocation: The Developer shall sell the Developer's Allocation through its own efforts and cost and appropriate the entire consideration from such sale.

c) Transfer of Developer's Allocation: In consideration of the Developer constructing the Owner's Allocation, the Owner shall execute deeds of conveyance of the undivided share in the land contained in the Said Property and the Building Plans as be attributable to the Developer's Allocation in favour of the Transferees of the Developer's Allocation, in such part or parts as shall be required by the Developer. Such execution by the Owner shall be through the delegated authority given to the Developer by the Development Power of Attorney.

d) Transfer of Owner's Allocation: The Developer shall join the deeds of conveyance in favour of the Transferees of the Owner's Allocation and shall execute and register the same in its capacity as the confirming party. Such execution by the Developer shall be through the delegated authority given to the Owner by the Owner's Power of Attorney.

e) Cost of Transfer: The costs of such conveyances (both in respect of the Owner's Allocation and the Developer's Allocation) including stamp duty and registration fees and all legal fees and expenses incidental or related thereto shall be borne and paid by the respective Transferees.

f) Possession to Transferees: If at the end of the Project, there are any unsold Units in the Owner's Allocation, then the Developer shall handover the same to the Owner, complete in all respect charges after receiving payment for generator, water connection and other amenities and facilities. In this regard it is clarified that upon completion of the Project, the Developer shall give 15 (fifteen) days' notice to the Owner for taking possession and thereafter the Developer will be free to deliver possession and register conveyances of the Developer's Allocation, irrespective of possession being taken by the Owner.

11. Panchyat Taxes and Outgoings

a) Relating to Period Prior to Agreement: All panchyat taxes, land revenue and outgoings (collectively Rates) on the Said Property relating to the period till the date of this Agreement shall be borne, paid and discharged by the Owner. It is made specifically clear that all Rates outstanding upto such date shall remain the liability of the Owner

and such dues shall be borne and paid by the Owner as and when called upon by any statutory authority.

b) Relating to Period After Agreement: All Rates on the Said Property relating to the period after the date of this Agreement shall be borne, paid and discharged by the Developer. It is made specifically clear that all Rates outstanding after such date shall remain the liability of the Developer and such dues shall be borne and paid by the Developer, till the Project is completed.

c) Relating to Period After Completion of Project: After completion of the Project, the Parties shall bear and pay the Rates applicable to the unsold portions of their respective allocations while the Transferees shall pay the Rates applicable to their respective Units.

12. Post Completion Maintenance

a) Maintenance: The Developer shall frame a scheme for the management and administration of the Said Complex and/or Common Portions thereof.

b) Maintenance Charge: As and from the date possession of various phases of the Said Complex is delivered (Possession Date), the concerned Transferees and the Owner and the Developer (in respect of unsold Units allocated to them) shall become responsible for payment of all charges and taxes thereon for maintenance and upkeep of the Common Portions and facilities in the Said Complex (Maintenance Charge). The Maintenance Charge shall be fixed by the Developer and till such maintenance is handed over to a Society/Association and/or any other organization, the Developer shall collect the Maintenance Charge.

13. Common Restrictions

a) Applicable to Both: The Owner's Allocation and the Developer's Allocation in the Said Complex shall be subject to the same restrictions as are applicable to ownership buildings, intended for common benefit of all occupiers of the Said Complex.

14. Obligations of Developer

a) Completion of Development within Completion Time: The Developer shall complete the entire process of development of the Said Property within the Completion Time unless extended in writing.

b) Meaning of Completion: The word 'completion' and its grammatical variants shall mean habitable and tenantable state with adequate water supply, sewage connection, electrical installation and all other facilities and amenities as be required to be provided to make the Units ready-for-use and occupation

c) Compliance with Laws: The execution of the Project shall be in conformity with the prevailing laws, rules and bye-laws of all concerned authorities and State Government/Central Government bodies and it shall be the absolute responsibility of the Developer to ensure proper compliance.

d) Construction at Developer's Risk and Cost: The Developer shall construct the Said Complex at its own cost, risk and responsibility, by adhering to the Building Plans and all applicable laws and attending to all notices issued by concerned authorities. The Developer shall alone be responsible and liable to Government, Corporation and other authorities concerned and to the occupants/Transferees and to the third parties and

the public in general and shall alone be liable for any loss, damage or compensation or for any claim arising from or relating to such construction and shall indemnify the Owner fully against any claims, losses and damages for any default, failure, breach, act, omission or neglect on the part of the Developer and/or any contractor, entity, body, agency and/or person appointed or designated by the Developer and/or any employees/agents/representatives thereof.

15. Obligations of Owner

a) **Co-operation with Developer:** The Owner undertakes to fully co-operate with the Developer for obtaining all permissions required for development of the Said Property.

b) **Marketing of Owner's Allocation:** The Owner shall be responsible for marketing of the Owner's Allocation.

16. Indemnity

a) **By Developer:** The Developer hereby indemnifies and agrees to keep the Owner saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by the Owner in relation to the Project and/or to the development and/or to the construction of the Said Complex and/or defect therein and those resulting from breach of this Agreement by the Developer, including any act of neglect or default of the Developer's consultants, employees and/or the Transferees and any breach resulting in any successful claim by any third party or violation of any permission, rules, regulations or bye-laws or arising out of any accident or otherwise.

b) **By Owner:** The Owner hereby indemnifies and agrees to keep the Developer saved harmless and indemnified of from and against any and all actions, suits, costs, proceedings and claims that the Developer may suffer due to any defect in title of the Owner to the Said Property and/or any encumbrance or liability whatsoever thereon.

17. Limitation of Liability

a) **No Indirect Loss:** Notwithstanding anything to the contrary herein, neither the Developer nor the Owner shall be liable in any circumstances whatsoever to each other for any indirect loss suffered or incurred.

18. Miscellaneous

a) **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.

19. Termination

a) **Circumstances of Termination:** In the event sanction of the Building Plans and all other permissions, consents, clearances, registrations and no objections required for commencement of construction not being granted for any reason whatsoever, this Agreement shall stand terminated at the option of the Developer without claiming any cost and expenses from landowner.

b) No Termination: Except as mentioned above, none of the Parties shall be entitled to cancel or rescind this Agreement without recourse to arbitration. In the event of any default on the part of either Party, the other Party shall be entitled to claim specific performance of this Agreement and also for damages and the Parties agree that the Arbitration Tribunal shall be empowered to award specific performance or cancellation of this Agreement and additionally also to award ° damages and other such reliefs.

20. Force Majeure

a) Meaning of Force Majeure: The Parties shall not be held responsible for any consequences or liabilities under this Agreement if the Parties are prevented in meeting the obligations under this Agreement by reason of contingencies caused by neither of the Parties and unforeseen occurrences such as (1) acts of God (2) acts of nature (3) acts of war (4) fire (5) insurrection (6) terrorist action (7) civil unrest (8) riots (9) non availability or reduced availability of building materials and strike by material suppliers, transporters, contractors, workers and employees (10) delay on account of receiving statutory permissions (11) delay in the grant of electricity, water, sewerage and drainage connection or any other permission or sanction by the Government or any statutory authority (12) any notice, order of injunction, litigation, attachments, etc. and (13) any rule or notification of the Government or any other public authority or any act of Government such as change in legislation or enactment of new law, restrictive Governmental laws or regulations (collectively Force Majeure).

b) Saving Due to Force Majeure: If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of Force Majeure, such Party shall be deemed not to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly.

21. Amendment/Modification

a) Express Documentation: No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the Parties and expressly referring to the relevant provision of this Agreement.

22. Arbitration

Disputes and Pre-referral Efforts: The Parties shall attempt to settle any disputes or differences in relation to or arising out of or touching this Agreement or the validity, interpretation, construction, performance, breach or enforceability of this Agreement between the Owner and the Developer (collectively Disputes), by way of negotiation. To

this end, each of the Parties shall use its reasonable endeavors to consult or negotiate with the other Party in good faith and in recognizing the Parties' mutual interests and attempt to reach a just and equitable settlement satisfactory to both Parties.

a) Referral to Arbitration: If the Parties have not settled the Disputes by negotiation within 30 (thirty) days from the date on which negotiations are initiated, the Disputes shall be referred to and finally resolved by arbitration by an Arbitration Tribunal formed in the manner given below, in terms of the Arbitration and Conciliation Act, 1996.

b) Arbitration Tribunal: The Parties irrevocably agree that the Arbitration Tribunal shall consist of the following Two Arbitrators:

c) Appointment by Owner: 1 (one) Arbitrator to be appointed by the Owner.

d) Appointment by Developer: 1 (one) Arbitrator to be appointed by the Developer.

e) Conduct of Arbitration Proceeding: The Parties irrevocably agree that:-

i) Place: The place of arbitration shall be Durgapur.

ii) Procedure: The Arbitration Tribunal shall be entitled to avoid all rules relating to procedure and evidence as are expressly avoidable under the law. The arbitration shall otherwise be carried out in terms of and in accordance with the Arbitration and Conciliation Act, 1996 with modifications made from time to time and the provisions of the said act shall apply to the arbitration proceedings.

iii) Binding Nature: The directions and interim/final award of the Arbitration Tribunal shall be binding on the Parties.

FIRST SCHEDULE

(Said Property)

All that piece and parcel of Bastu Land measuring 32.68 decimal, more or less situate, lying at and being **Mouza- Arrah**, J.L.No-91, R.S. Plot No. 1570, **L.R. Plot No. 1661**, **L.R. Khatian No- 2877, 2879**, Dist.- Burdwan presently Paschim Bardhaman under Malandighi Gram Panchyat, A.D.S.R. Durgapur, entire land is butted and bounded as follows:-

In the East:- House of S. Mondal
In the West:- Vacant Land
In the South:- House of Biltu Dhar Dey
In the North:- 20 Feet wide Road

SECOND SCHEDULE
(Owners Allocation)

SL. NO.	FLAT NO	FLOOR	FLAT TYPE	CARPET AREA (Sq. Ft.)
1	1G	First Floor	2BHK	514.76
2	1H	First Floor	2BHK	484.2
3	1J	First Floor	2BHK	487.11
4	2B	Second Floor	2BHK	437.18
5	2D	Second Floor	2BHK	532.3
6	2I	Second Floor	1BHK	295.79
7	3A	Third Floor	3BHK	780.32
8	3F	Third Floor	2BHK	512.07
9	3G	Third Floor	2BHK	514.76
10	4A	Fourth Floor	3BHK	780.32
11	4C	Fourth Floor	1BHK	298.59
12	4G	Fourth Floor	2BHK	514.76
13	5E	Fifth Floor	2BHK	484.42
14	5I	Fifth Floor	1BHK	295.79
15	6C	Sixth Floor	1BHK	298.59
16	6F	Sixth Floor	2BHK	512.07
17	7D	Seventh Floor	2BHK	532.3
18	7F	Seventh Floor	2BHK	512.07

An area of 1812.5 sq. feet is also provided by the Developer to the land owner including pillar for parking space

Total
8787.4

THIRD SCHEDULE
(Developers Allocation)

SL. NO.	FLAT NO	FLOOR	FLAT TYPE	CARPET AREA (Sq. Ft.)
1	1A	First Floor	3BHK	780.32
2	1B	First Floor	2BHK	437.18
3	1C	First Floor	1BHK	298.59
4	1D	First Floor	2BHK	532.3
5	1E	First Floor	2BHK	484.42
6	1F	First Floor	2BHK	512.07
7	1I	First Floor	1BHK	295.79
8	2A	Second Floor	3BHK	780.32
9	2C	Second Floor	1BHK	298.59
10	2E	Second Floor	2BHK	484.42
11	2F	Second Floor	2BHK	512.07
12	2G	Second Floor	2BHK	514.76
13	2H	Second Floor	2BHK	484.2
14	2J	Second	2BHK	487.11

		Floor		
15	3B	Third Floor	2BHK	437.18
16	3C	Third Floor	1BHK	298.59
17	3D	Third Floor	2BHK	532.3
18	3E	Third Floor	2BHK	484.42
19	3H	Third Floor	2BHK	484.2
20	3I	Third Floor	1BHK	295.79
21	3J	Third Floor	2BHK	487.11
22	4B	Fourth Floor	2BHK	437.18
23	4D	Fourth Floor	2BHK	532.3
24	4E	Fourth Floor	2BHK	484.42
25	4F	Fourth Floor	2BHK	512.07
26	4H	Fourth Floor	2BHK	484.2
27	4I	Fourth Floor	1BHK	295.79
28	4J	Fourth Floor	2BHK	487.11
29	5A	Fifth Floor	3BHK	780.32
30	5B	Fifth Floor	2BHK	437.18
31	5C	Fifth Floor	1BHK	298.59
32	5D	Fifth Floor	2BHK	532.3
33	5F	Fifth Floor	2BHK	512.07
34	5G	Fifth Floor	2BHK	514.76
35	5H	Fifth Floor	2BHK	484.2
36	5J	Fifth Floor	2BHK	487.11
37	6A	Sixth Floor	3BHK	780.32
38	6B	Sixth Floor	2BHK	437.18
39	6D	Sixth Floor	2BHK	532.3
40	6E	Sixth Floor	2BHK	484.42
41	6G	Sixth Floor	2BHK	514.76
42	6H	Sixth Floor	2BHK	484.2
43	6I	Sixth Floor	1BHK	295.79
44	6J	Sixth Floor	2BHK	487.11
45	7A	Seventh Floor	3BHK	780.32
46	7B	Seventh Floor	2 BHK	437.18
47	7C	Seventh Floor	1 BHK	298.59
48	7E	Seventh Floor	2BHK	484.42
49	7G	Seventh Floor	2BHK	514.76
50	7H	Seventh Floor	2BHK	484.2
51	7I	Seventh Floor	1BHK	295.79
52	7J	Seventh Floor	2BHK	487.11

SECOND SCHEDULE

(Specifications)

WATER SUPPLY	Ground water
STRUCTURE	RCC framed construction with infill brick walls
WALLS	Conventional brickwork. Internal Walls Cement plastering overlaid with smooth
WALL FINISH	Interior - Wall putty. Exterior - Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining, In Kitchen and Balcony anti skid ceramic Tiles ,
KITCHEN	Kitchen platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sink
TOILET	Anti skid ceramic Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 5 feet. ISI/ISO branded sanitary and CP fittings (as per supply), Concealed plumbing and pipe work.
DOORS	Door with tough timber frames and solid-core flush shutters, and PVC door in toilet.
WINDOWS	Aluminum frames with fully glazed shutters and quality fittings
WIRING	Standard concealed wiring for electricity. Average 25 (Twenty Five) Points for 2 BHK
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for inside Flats, common areas, services. Lift provided for every floor in the building.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of Developer are attested in additional pages in this deed being no. (1) (A), (1) (B), i.e. in total numbers of pages and these will be treated as part of this deed.

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

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

Prabhat Banerjee Chatterjee

Shaibal Chatterjee

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

WITNESSES:

① Sanyal Mond.
S/o. Manjari Mond.
v/v - ~~Agarwal, Durgapur~~
P.S. - ~~Chakraborty, Durgapur~~
Presently ~~Residing~~ ~~Durgapur~~

SHIVAM CONSTRUCTION
Shantanu Roy
Partner

SHIVAM CONSTRUCTION
Nihal Debra
Partner

SHIVAM CONSTRUCTION
Abhinav
Partner

SHIVAM CONSTRUCTION
Ranbir Singh
Partner

② Gogoi ASIKARY
S/o GONASH. ASIKARY
Gopal PURA

PH. 713 212

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction

Subrata Mukherjee

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Prabal Kumar Chatterjee</i>				

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Shaibal Chatterjee</i>				

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Shantanu Roy</i>				

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Himad Dutta</i>				

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation

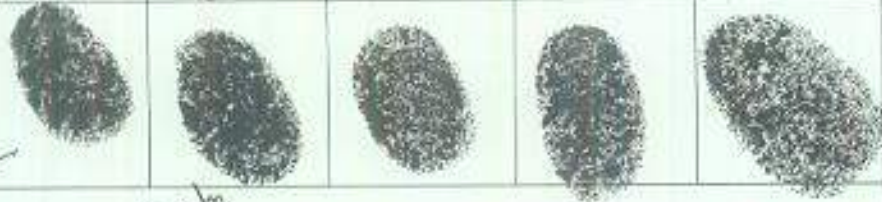
(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:- *[Handwritten Signature]*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:- *[Handwritten Signature]*

Signature of the Executants/presentation

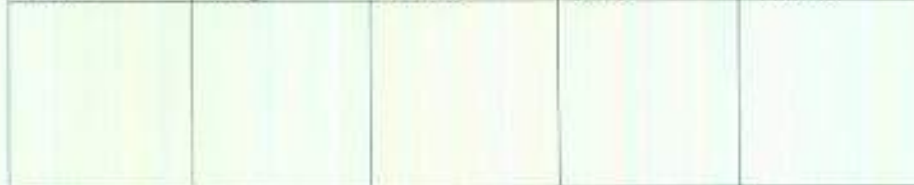
(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature:-

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
ADBPC5113C



नाम / NAME
PRABAL BARAN CHATTERJEE

पिता का नाम / FATHER'S NAME
AJIT KUMAR CHATTERJEE

जन्म तिथि / DATE OF BIRTH
25-11-1966

हस्ताक्षर / SIGNATURE

Prabal Baran Chatterjee

आयुक्त आयुक्त (सी. टी. सी.)
COMMISSIONER OF INCOME TAX (C.T. S.), KOLKATA

इस कार्ड के धारक / गिना करने पर सुझाव जारी करने
वाले अधिकारी को सूचित / पत्राचार पर
संबंधित अधिकारी को सूचित (संबंधित को सूचित);
97,
श्रीवती रोड,
कलकत्ता - 700 069.

In case this card is issued, kindly inform the
issuing authority:
Jitendra Chatterjee (Systems & Technical),
P-3,
Chatterjee Square,
Calcutta- 700 069.

Prabal Baran Chatterjee

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADBPC4954F



नाम /NAME

SHAIBAL CHATTERJEE

पिता का नाम /FATHER'S NAME

AJIT CHATTERJEE

जन्म तिथि /DATE OF BIRTH

25-11-1966

हस्ताक्षर /SIGNATURE

Shaibal Chatterjee

B. Das

अधिकार संकेत नं. 111

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

Shaibal Chatterjee .

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMBLASH YADAV
RAMJANAM YADAV
1209/1985
Permanent Account Number
ABBPY8513C

Rambhush Yadav
Signature



Rambhush Yadav

100 100 2 0



SHIVAM CONSTRUCTION
[Handwritten Signature]
Partner

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHANTANU ROY
ASHIM KUMAR ROY
01/01/1977

Permanent Account Number
AHSPR1289F

Shantanu Roy
Signature



Shantanu Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALHPD7922J



नाम / Name
UJJWAL DUTTA

पिता का नाम / Father's Name
CHITTARANJAN DUTTA

जन्म तिथि / Date of Birth
24/02/1980

Ujjwal Dutta
हस्ताक्षर / Signature

Ujjwal Dutta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANUP GHOSH
SADHU CHARAN GHOSH
04/08/1971
Permanent Account Number
ANWPG4719K



Signature

Anup Ghosh

Major Information of the Deed



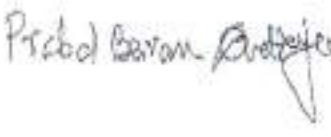
Deed No :	I-0206-00158/2019	Date of Registration	09/01/2019
Query No / Year	0206-0000010091/2019	Office where deed is registered	
Query Date	02/01/2019 9:41:13 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE PURSHA, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434646560, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 83,33,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah Pin Code : 713212




Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1661	LR-2879	Vastu	Bastu	16.34 Dec	1/-	41,66,700/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-1661	LR-2877	Vastu	Bastu	16.34 Dec	1/-	41,66,700/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
TOTAL :					32.68Dec	2 /-	83,33,400 /-	
Grand Total :					32.68Dec	2 /-	83,33,400 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mr PRABAL BARAN CHATTERJEE (Presentant) Son of Late AJIT CHATTERJEE Executed by: Self, Date of Execution: 09/01/2019 , Admitted by: Self, Date of Admission: 09/01/2019 ,Place : Office	 <small>09/01/2019</small>	 <small>LTI 09/01/2019</small>	 <small>09/01/2019</small>

Major Information of the Deed :- I-0206-00158/2019-09/01/2019



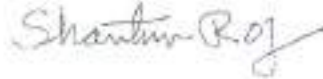


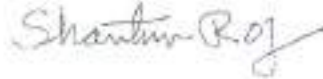


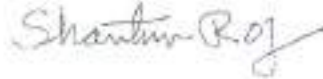









Collage Road, Barjora, P.O:- Barjora, P.S:- Barjora, District:-Bankura, West Bengal, India, PIN - 722202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADBPC5113C, Status :Individual, Executed by: Self, Date of Execution: 09/01/2019 , Admitted by: Self, Date of Admission: 09/01/2019 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	Mr SHAIBAL CHATTERJEE Son of Late AJIT CHATTERJEE Executed by: Self, Date of Execution: 09/01/2019 , Admitted by: Self, Date of Admission: 09/01/2019 ,Place : Office			
		09/01/2019	LTI 09/01/2019	09/01/2019
Collage Road, Barjora, P.O:- Barjora, P.S:- Barjora, District:-Bankura, West Bengal, India, PIN - 722202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADBPC4954F, Status :Individual, Executed by: Self, Date of Execution: 09/01/2019 , Admitted by: Self, Date of Admission: 09/01/2019 ,Place : Office				

Developer Details :







SI No	Name,Address,Photo,Finger print and Signature
1	SHUVAM CONSTRUCTION Village- Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ADIFS5079C, Status :Organization, Executed by: Representative

Representative Details :


SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SHANTANU ROY Son of Mr ASHIM KUMAR ROY Date of Execution - 09/01/2019, , Admitted by: Self, Date of Admission: 09/01/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jan 9 2019 1:38PM</td> <td>LTI 09/01/2019</td> <td>09/01/2019</td> </tr> </tbody> </table> <p>C-35, Arayanak, Sector-2A, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHSPR1289F Status : Representative, Representative of : SHUVAM CONSTRUCTION (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr SHANTANU ROY Son of Mr ASHIM KUMAR ROY Date of Execution - 09/01/2019, , Admitted by: Self, Date of Admission: 09/01/2019, Place of Admission of Execution: Office					Jan 9 2019 1:38PM	LTI 09/01/2019	09/01/2019
Name	Photo	Finger Print	Signature										
Mr SHANTANU ROY Son of Mr ASHIM KUMAR ROY Date of Execution - 09/01/2019, , Admitted by: Self, Date of Admission: 09/01/2019, Place of Admission of Execution: Office													
	Jan 9 2019 1:38PM	LTI 09/01/2019	09/01/2019										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr UJJWAL DUTTA Son of Mr CHITTARANJAN DUTTA Date of Execution - 09/01/2019, , Admitted by: Self, Date of Admission: 09/01/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Jan 9 2019 1:37PM</td> <td>LTI 09/01/2019</td> <td>09/01/2019</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr UJJWAL DUTTA Son of Mr CHITTARANJAN DUTTA Date of Execution - 09/01/2019, , Admitted by: Self, Date of Admission: 09/01/2019, Place of Admission of Execution: Office					Jan 9 2019 1:37PM	LTI 09/01/2019	09/01/2019
Name	Photo	Finger Print	Signature										
Mr UJJWAL DUTTA Son of Mr CHITTARANJAN DUTTA Date of Execution - 09/01/2019, , Admitted by: Self, Date of Admission: 09/01/2019, Place of Admission of Execution: Office													
	Jan 9 2019 1:37PM	LTI 09/01/2019	09/01/2019										

Major Information of the Deed :- I-0206-00158/2019-09/01/2019

Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALHPD7922J
 Status : Representative, Representative of : SHUVAM CONSTRUCTION (as PARTNER)

3	Name	Photo	Finger Print	Signature
	Mr ANUP GHOSH Son of Late SADHU CHARAN GHOSH Date of Execution - 09/01/2019, , Admitted by: Self, Date of Admission: 09/01/2019, Place of Admission of Execution: Office	 Jan 9 2019 1:54PM	 LTI 09/01/2019	 09/01/2019
Village- Sankarpur, P.O:- Sankarpur, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANWPG4719K Status : Representative, Representative of : SHUVAM CONSTRUCTION (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr RAMBILASH YADAV Son of Mr RAMJANAM YADAV Date of Execution - 09/01/2019, , Admitted by: Self, Date of Admission: 09/01/2019, Place of Admission of Execution: Office	 Jan 9 2019 1:55PM	 LTI 09/01/2019	 09/01/2019
Cinema Road, P.O:- Durgapur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABBPY8513C Status : Representative, Representative of : SHUVAM CONSTRUCTION (as PARTNER)				

Identifier Details :

Name & address	
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, P.O:- Angadpur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713215, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Mr PRABAL BARAN CHATTERJEE, Mr SHAIBAL CHATTERJEE, Mr SHANTANU ROY, Mr UJJWAL DUTTA, Mr ANUP GHOSH, Mr RAMBILASH YADAV	09/01/2019
	

Major Information of the Deed :- I-0206-00158/2019-09/01/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr PRABAL BARAN CHATTERJEE	SHUVAM CONSTRUCTION-16.34 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SHAIBAL CHATTERJEE	SHUVAM CONSTRUCTION-16.34 Dec

Endorsement For Deed Number : I - 020600158 / 2019

On 08-01-2019

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 83,33,400/-



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

On 09-01-2019

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

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

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

Presented for registration at 13:13 hrs on 09-01-2019, at the Office of the A.D.S.R. DURGAPUR by Mr PRABAL BARAN CHATTERJEE , one of the Executants.

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

Execution is admitted on 09/01/2019 by 1. Mr PRABAL BARAN CHATTERJEE, Son of Late AJIT CHATTERJEE, Collage Road, Barjora, P.O: Barjora, Thana: Barjora, , Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by Profession Business, 2. Mr SHAIBAL CHATTERJEE, Son of Late AJIT CHATTERJEE, Collage Road, Barjora, P.O: Barjora, Thana: Barjora, , Bankura, WEST BENGAL, India, PIN - 722202, by caste Hindu, by Profession Business Indetified by Mr SURAJIT MONDAL, , , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-01-2019 by Mr RAMBILASH YADAV, PARTNER, SHUVAM CONSTRUCTION (Partnership Firm), Village- Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Major Information of the Deed :- I-0206-00158/2019-09/01/2019

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-01-2019 by Mr SHANTANU ROY, PARTNER, SHUVAM CONSTRUCTION (Partnership Firm), Village- Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-01-2019 by Mr UJJWAL DUTTA, PARTNER, SHUVAM CONSTRUCTION (Partnership Firm), Village- Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-01-2019 by Mr ANUP GHOSH, PARTNER, SHUVAM CONSTRUCTION (Partnership Firm), Village- Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2019 3:10PM with Govt. Ref. No: 192018190325964471 on 07-01-2019, Amount Rs: 14/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 10000005 on 07-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 5,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 663, Amount: Rs.5,000/-, Date of Purchase: 07/01/2019, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/01/2019 3:10PM with Govt. Ref. No: 192018190325964471 on 07-01-2019, Amount Rs: 5,010/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 10000005 on 07-01-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0206-00158/2019-09/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 4979 to 5013

being No 020600158 for the year 2019.



Digitally signed by PARTHA BAIKAGGYA
Date: 2019.01.10 13:15:11 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 10-01-2019 13:14:37
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)