

১৯৯ ৯৯১১

I-9804



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

S 280220

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

Addl. Dist. Sub-Registrar
Bolpur, Birbhum
17 DEC 2019

AGREEMENT FOR DEVELOPMENT

This Agreement for Development is made on this the 17th Day of December, 2019 (Two Thousand Nineteen) of the Christian Era.

BETWEEN

Adm
Adm
SMT. JAYANTI CHOWDHURY Wife of Sri Jyoti Prakash Chowdhury, Pan No. AODPC0275L, by Nationality-Indian, by faith- Hindu, by occupation- Housewife, resident of School Bagan, P.O. and P.S. Bolpur, District- Birbhum, W.B. Pin No. 731204, previously residing at Indirapally, P.O. and P.S. Suri, District- Birbhum, W.B., hereinafter called and referred to as the "LAND OWNER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the ONE PART.

Contd.....P/2

নং 25814 জর 11/12/2019.
বরিদার শ্রী Shree Siddhi Siddhi Construction
সং - পোঃ Bolpur.
জেলা - বীরভূম Birbhum.
কার্য Agreement মূল্য 1000/-
সেক্টর - শ্রীমথুরা বিহারী বসু
এ. ডি. এ. অফ. অফিস
বোলপুর, বীরভূম



Addl. Dist. Sub-Registrar
Bolpur, Birbhum
17 DEC 2019

Sannath Das
S/o Lt. Partha Sannath Das.
Professor Pally, Bolpur, Birbhum

AND

SHREE RIDDHHI SIDDHHI CONSTRUCTION, a Proprietorship firm, having its office at Rabindra Sarani, 1st Lane, Bolpur, P.O. and P.S. Bolpur, District- Birbhum, W.B. Pin No. 731204 represented by its sole proprietor SRI DIMPY KUMAR SHAH Son of Sri Raj Kumar Shah, Pan No. CRXPS1149G, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at Sriniketan Road, P.O. and P.S. Bolpur, District- Birbhum, W.B. Pin No. 731204, hereunder 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 assigns) of the OTHER PART.

WHEREAS SMT. JAYANTI CHOWDHURY Wife of Sri Jyoti Prakash Chowdhury, resident of School Bagan, P.O. and P.S. Bolpur, District- Birbhum, W.B. Pin No. 731204, previously residing at Indirapally, P.O. and P.S. Suri, District- Birbhum, W.B., is the absolute OWNER of the property mentioned in SCHEDULE "A" hereunder written.

AND WHEREAS SMT. JAYANTI CHOWDHURY i.e. the OWNER is absolutely seized and possessed of ALL THAT one piece and parcel of Bastu land measuring approximately 7 (Seven) Decimal as recorded in R.S. Plot No. 565/2610 corresponding to L.R. Plot No. 1202 under R.S. Khatian No. 4306, L.R. Khatian No. 16051 of Mouza- Bolpur, J.L.No. 99, P.S. Bolpur, District- Birbhum within the Bolpur Municipality, under holding number 4/247, Ward No. 06, at School Bagan which is more-fully and particularly described in SCHEDULE "A" hereunder written and hereinafter referred to as "THE PREMISES".

AND WHEREAS THE OWNERS are thus seized and possessed of and/or otherwise sufficiently entitled to ALL THAT the land measuring approximately 7 Decimal recorded in L.R. Khatian No. 16051, R.S. Plot No. 565/2610 corresponding to L.R. Plot No. 1202, Mouza- Bolpur, J.L.No. 99, P.S. Bolpur, District- Birbhum within the Bolpur Municipality, under Holding number 4/247, Ward No. 06, more-fully and particularly described in SCHEDULE "A" hereunder written and hereinafter referred to the "SAID LAND" free from all encumbrances.

AND WHEREAS the said LAND OWNER has also mutated her name in the record of B.L and L.R.O Office, Bolpur and enjoying and possessing the same after paying relevant taxes and outgoings regularly to the said authority.

AND WHEREAS the land is not in much use and not much productive, therefore the owner is desirous to develop the land at the said premises, described in SCHEDULE "A" hereunder written. In between, the DEVELOPER approached the Land Owner to develop the land and after long mutual discussion as such proposed to construct a lift facilitated G+4 multistoried building over the land at the said premises as per building plan, which is to be sanctioned or has been sanctioned by the Bolpur Municipality, at its own cost.

*Sd/-
Adv.*



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2010

AND WHEREAS the said OWNER and DEVELOPER have mutually agreed to develop the land at the said premises on the following terms and conditions as mentioned herein under.

AND WHEREAS the individual allotted shares may be sold by the Developer of his own allocation and owner of her own allocation. However, the pricing and marketing of the individual portions may be done individually / may help / consult each other for it. For booking and marketing, may be done by the DEVELOPER and LAND OWNER for their own portions, but both with cooperate and help each other.

AND WHEREAS the OWNER 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) **PREMISES:** Shall mean ALL THAT piece and parcel of the aforesaid plot of land measuring approximately 7 Decimal more-fully and particularly described in the SCHEDULE "A" hereunder written.
- (2) **OWNER:** Shall mean **SMT. JAYANTI CHOWDHURY** Wife of Sri Jyoti Prakash Chowdhury, resident of School Bagan, P.O. and P.S. Bolpur, District- Birbhum, W.B. Pin No. 731204, previously residing at Indirapally, P.O. and P.S. Suri, District- Birbhum, W.B.
- (3) **DEVELOPER:** Shall mean **SHREE RIDDHHI SIDDHHI CONSTRUCTION**, a Proprietorship firm, having its office at Rabindra Sarani, 1st Lane, Bolpur, P.O. and P.S. Bolpur, District- Birbhum, W.B. Pin No. 731204 represented by its sole proprietor **SRI DIMPY KUMAR SHAH** Son of Sri Raj Kumar Shah, residing at Sriniketan Road, P.O. and P.S. Bolpur, District- Birbhum, W.B, Pin No. 731204.
- (4) **PLANS:** Shall mean the plans of the new building to be sanctioned or has been sanctioned and approved by the Bolpur Municipality, including variations/modifications therein, if any.
- (5) **NEW BUILDING:** Shall mean the building/buildings to be constructed on the said land/premises by the DEVELOPER, in pursuance hereof as per said sanctioned plan.
- (6) **ARCHITECH:** Shall mean such architect or firm of architects, the DEVELOPOER may from time to time engage for preparing designs, drawings and planning or advice / supervised construction of the proposed building.
- (7) **MUNICIPALITY:** Shall mean Bolpur Municipality and shall include concerned authorities who may recommend, approve and / or sanction the plans and/or modify plans, if any.



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2018

(8) COMMON PORTIONS: Shall mean all the common portion and installations to comprise in the new building and the premises after the developments including pathways, boundary walls, durwan's rooms, service room, terrace room, lift shaft, garden, lobby, driveways, machines rooms, electric meter room, generator room / space, tube well, overhead tank, water pump and other facilities and space etc. whatsoever required for use, establishment, location, enjoyment, maintenance and management of the building/premises.

(9) COMMON EXPENSES: Shall mean and include all expenses to be incurred by the unit owners for the management and maintenance of new buildings and premises.

(10) PROJECT: Shall mean the work and development undertaken to be done by the DEVELOPER of the premises to be completed and possession of the completed units it's taken over by the unit owners.

(11) PROPORTIONATE: With its convenient variations shall mean such ratio, the covered area of the any unit or units be in relations to be covered area of the total units in the new buildings.

(12) OWNER'S ALLOCATION: Shall mean that the DEVELOPER will provide allocation to the OWNER in the following manners:

(i) One Complete self contained and independent residential 3BHK Flat being no. 1-A on the First Floor, admeasuring super builtup area 1500 Square Feet.

(ii) One Complete self contained and independent residential 2BHK Flat being no. 2-A on the First Floor, admeasuring super builtup area 925 Square Feet.

(iii) One Garage being no. G-1 on the Ground Floor, admeasuring area 120 Square Feet.

-of the proposed multistoried building including equivalent share in common areas and facilities together with undivided impartible proportionate share of land whereof the said build is to be erected and uninterrupted and unobstructed rights of use common areas and facilities of the said building to be constructed. No advance or considerations is received by the owner for entering into Development Agreement. The Owner's allocations are more-fully and particularly described in the Schedule "B" hereunder written.

Adm. Adv. (13) DEVELOPER ALLOCATION: All that remaining portions of the sanctioned F.A.R which will be obtain from Bolpur Municipality in the form of several flats, shops spaces and Garage/car parking spaces etc. of the proposed multistoried building including equivalent share in common areas and facilities together with undivided impartible proportionate share of land whereof the said building is to be erected and the rights of use common areas and facilities of the said building is to be erected and the rights of use common areas and facilities of the said building to be constructed after providing the Owner's Allocation to the Owner herein and the entire Developer's Allocations are more-fully and particularly described in the Schedule "C" hereunder written.



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2019

(14) BUILDING:

(i) The DEVELOPER shall be responsible for soundness of architectural, structural, electrical, plumbing, sanitary drawings and design as well as adequate earthquake safety measurement in the design and also shall construct, erect, and complete the proposed multi-storied buildings over the land at the said premises in accordance with the building plan sanctioned by the Bolpur Municipality at its own cost and expenses and the type of construction, specifications of materials to be used are set out in ANNEXURE -1 to this agreement and the detailed design of the proposed building to be strictly as per approved drawing of the architect and the DEVELOPER ensures that the building shall confirmed to Class-I building materials.

(ii) The DEVELOPER shall install and provide in the said building at his own cost standard submersible motor and pump sets, deep tube wells, underground water reservoir, overhead water tanks, electric meter room, electric wirings, fittings and installation, plumbings and other facilities including eco-friendly generator as required to be provided in the multi-storied building.

(iii) The DEVELOPER shall explore and provide the facilities such as water harvesting, AC facilities and statutory firefighting arrangements etc.

(iv) The entire building shall be of uniform construction as per specifications / materials which are mentioned in the ANNEXURE -1 (specification for construction works) hereunder written and the owner will have authority to inspect the quality of materials, if so desired at any time, also the owner and the intending purchasers may require / request the developer to provide any other kind of articles or additional facilities in the owner and the intending purchaser's allocations, all extra cost, 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 owner and intending purchasers to the developer before the delivery of possession of their allocations.

(v) The OWNER herein may appoint her nominated person to scrutinize the nature of work, quality of materials and job specification related to the construction and in that case the DEVELOPER will not have any objections.

(vi) DEVELOPER shall appoint an experienced and qualified civil personnel/engineer who will supervise the construction process and monitor its progress on daily basis, so as to the project to be completed within schedule time period.

Subin

(vii) All dealings by the DEVELOPER in respect of construction of the proposed multi-storied building shall be in the name of owner but such dealings shall not create any manner to foster or create any financial, civil and / or criminal liability of the owner.

(viii) The DEVELOPER shall be fully responsible and keep the owner indemnified for any deviations or unauthorized construction or accident or omission or mishap during the construction process / period of the said building and all the legal and / or financial liabilities including damages to the third parties to be borne by the DEVELOPER without any liability being created unto the owner.



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2018

- (ix) The name of the building shall be "KRISHNAKUNJA".
- (15) UNIT: Shall mean any individual business/shops spaces, car parking spaces, individual flats, etc. in the new building, which is capable of being exclusively owned, used and / or enjoyed as individual unit.
- (16) UNIT OWNER: Shall mean any person or persons who acquires, holds and / or enjoys any unit in the new building and shall include the Owner and the Developer for units hold by them from time to time.
- (17) ADVOCATE : Shall be appointed by the Owner and Developer jointly herein.

NOTE

1. Masculine Gender shall include the Feminine Gender and Vice-Versa.
2. Singular shall include the Plural and vice-versa.
3. The Owner has represented the Developer as follows:
 - 3.1 All the piece and parcel of the aforesaid plot of land measuring approximately 7 Decimal more-fully and particularly described in the SCHEDULE "A" hereunder written.
 - 3.2 No person's other than the Owner 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 owner herein in the premises is free from all encumbrances whatsoever (save as mentioned herein) and the Owner has a good and marketable title thereto.
 - 3.4 There are no "Thika" tenants on the premises and the owner has not received any notice of any such claim and proceedings.
 - 3.5 No part of the premises has been or liable to be vested under the urban ceiling and Regulation Act, 1976 and / or under any other law and 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 notice of the Owner.
 - 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.
 - 3.8 The Owner has not in any way dealt with the premises whereby the right, title and interest of the Owner as the Ownership, use, development thereof is or may be affected in any manner whatsoever.
 - 3.9 There is no wakfs, tombs, mosques, burial ground, water body and / or any charge of encumbrances relating to or on the premises or any part thereof.
 - 3.10 The Owner 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 obtaining permission. Developer shall pay all amount of taxes payable for the transfer of Developers area.



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2019

3.11 The representations of the Owner mentioned herein above are hereafter collectively called the "SAID REPRESENTATIONS" and Owner confirm that the said representations are true and correct.

3.12 Relying upon the said representations and after through investigations regarding the Owner's marketable title in the property and the Developer accepted the Owner title in the property as clear and marketable and on such satisfaction and acceptance and the Developer has agreed to develop the title land approximately 7 decimal of the schedule premises, to complete the project, pay the moneys and do the work and on the term hereunder.

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

1. In consideration of the Owner having agreed to grant to the Developer the exclusive right to develop the said premises approximately 7 decimal, the Developer has agreed to build the said proposed building at its own cost and expenses without calling upon to contribute any amount whatsoever for the said building from the Owner.
2. The Owner has appointed the Developer as Developer of the premises as desired by the Developer on the terms and conditions herein contained.
3. The Owner of the premises shall be responsible in the following manners:
 - (a) Simultaneously with the executions hereof the Owner shall permit inspection of the original copies of the title deed and others papers relating to the premises as and when required.
 - (b) At any time thereafter, the Owner shall allow the Developer to enter upon 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 the agreement without claiming any other right hereunder.
 - (c) 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 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 allocation strictly in the manner and on the terms hereafter provided.
 - (d) Subject to FORCE MAJEURE and reasons beyond the control of the Developer within 24 (Twenty Four) months from the date of signing joint development agreement, the Developer shall at its own cost and expenses complete the projects by constructing new building and shall deliver possessions of the entirety of the Owner area to the Owner in a good and habitable / useable / saleable conditions as per particulars mentioned in the schedule hereto with such reasonable changes as advised by the architect.

Adm.
Adm.



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2019

(i) The Developer shall engage / appoint an experienced civil engineer who will supervised and monitor the quality of materials being used, daily work details, set time for the individual work as per management as its actual completion time on daily job basis. This will help in transparency of project work. He should also comply the Owner's queries if desired by them.

(ii) The Developer shall construct maximum area as can be entitled on the premises in a optimal viable manner permissible under the building rules and regulations and bye-laws of the Bolpur Municipality and in conformity with the plan.

4. The Developer shall be entitled to occupy and use the land as per drawing of construction area of the premises SUBJECT TO the terms of this agreement for the duration of the project. The Developer shall be entitled to use the premises for setting up a temporary office and / shed for its watch and ward and others staff and shall further be entitled to put up boards and signs for advertisement of the project. It is clarified that any time after the executions hereof, the Owner shall permit the Developer to enter upon the premises, and to do all works incidental for the construction of the new building.

5. The Owner's Allocation shall be constructed by the Developer for and on behalf of the Owner and / or her nominees. The rest of the new building shall be constructed by the developer for and on behalf of itself and / or for its nominees. The developer is constructing the building from its own fund and the consideration for the proportionate share of land in or upon the new building within the developer allocation shall be construed of construction incurred by the developer of the portion of the owner's allocation in the new building.

6. The Owner and the Developer shall be entitled absolutely to this respective areas and shall be at liberty to deal those with any manner they deem fit and proper SUBJECT HOWEVER to the general restrictions for mutual advantage in ownership / space / flat schemes. They will also be at liberty to enter into agreement for sale of their respective areas and receive the full consideration hereunder SAVE THAT the owner shall adopt the same covenants as the Developer may adopt mutual agreement 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 expense and other matters of common interest. The form of agreement by the parties shall be as drawn by the advocates of the owner and the developer, for their respective allocation.

7. If so required by the Developer, the owner shall join and / or cause such persons as may be necessary to join as parties to the deed of conveyances by the Owner and the Developer in favour of transferees and of their respective allocation.

8. The Owner in pursuance of the said agreement shall execute and register a Development 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 in respect of Developer's Allocation only.

9. The owner shall be entitled to transfer or otherwise deal with Owner's allocation in the new building without any reservation or restriction.

10. 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 same only after delivering possessions of the owner's allocation to the owner.



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2014

11. The Developer shall be free to deal with Developers allocation in the said new building without imposing and financial burden or liability in any manner whatsoever upon the owner.

12. The Developer shall at its own costs and expenses construct, erect and complete the building on the said premises in accordance with the building plan to be sanctioned or has been sanctioned by the Bolpur Municipality with approved quality of materials and of such specifications mentioned in the ANNEXURE -1 hereto and as be recommended by the Architect from time to time.

13. Subject to the aforesaid conditions the decisions of the architect to be appointed jointly by the owner and developer, regarding the quality of the materials shall be final and binding on the parties hereto and fees of the Architect shall be borne by the Developer.

14. The Developer at its cost and expense shall install and erect submersible pumps, underground water storage tanks, overhead reservoirs, electrical lines from W.B.S.E.B and all other facilities in the said building as are required to be provided in the shops area / spaces / residential apartments of the building.

15. COMPLETION AND HANDING OVER:

That after completion of construction of the new building and obtaining the completion certificate from Bolpur Municipality, the developer shall invite the Land Owner or her authorized person in writing for a joint inspection on mutually convenient date(s). Then during joint inspection if there is any defect of the construction work, the Developer shall rectify, restore and repair such defective work at its cost immediately. Thereafter if everything is found alright and the units / building / apartments are completed in all respect for use / habitable condition, the Land Owner on her authorized representative shall take area the possession of their earmarked partitions. It is worth mentioning that during the construction work the Land Owner on her authorized representative shall visit the construction site to see the progress of construction work time to time. If any deviation / defect is observed from approved design / drawing by the Land Owner / or her representatives, Developer shall have to rectify the deviation / defects immediately.

16. COST OF TRANSFER OF DEVELOPER'S ALLOCATION:

That the cost of stamp, transfer fee, registration fee etc. etc. and other miscellaneous expenses for transfer of super built up area allotted to the Developer shall be borne by the Developer or its buyers or transferees and the Land Owner shall not be responsible for any cost thereof.

17. The Developer by the Power of Attorney, will have the right to negotiate, sell, resell, lease out and enter into agreement for the purpose of transferring and disposing of its said share of the building within the developer's allocation with undivided and un-demarcated proportionate piece or share of Land in the project on the basis of approved plan at a price to be determined by the developer and to receive money from prospective buyers and to acknowledge and give receipt provided the same does not affect the rights and interests of the Land-owner or either into the conflict thereof.



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2019

COMMON OBLIGATIONS :

I. The Developer shall pay and bear all property taxes and other dues and outgoings in respect of the said plot of Land, accruing dues as and from the date of obtaining possession of the said premises from the owner.

II. As soon as the building is completed, the Developer shall obtain completion certificate, occupancy certificate from the Bolpur Municipality and shall intimate the owner in writing to take delivery of the owner's allocations in the said new building and shall issue the possession letter thereof within the stipulated period of twenty four months failing which the developer shall be liable to pay the owner necessary compensation. The owner's allocation in the said new building shall be according to the specifications. The rates and taxes to be paid in respect of the respective allotments in the new building. The Developer shall however be solely responsible for the loss and / or compensating out of any defective materials and / or any deficiency defect of construction and / or deviation in construction from the sanctioned plan.

III. The Owner and Developer shall punctually and regularly pay and bear respective rates and taxes for their respective allocations to the concerned authorities or otherwise as may be mutually agreed upon between the Owner and Developer after delivering the possession of shops spaces / flats etc. to the owner.

IV. As and from the date of delivery of possession of the Owner's Allocation the owner along with other Unit / Shop / Space / Flat owners on the Said premises shall also be responsible to bear and shall forth with pay in demand to the caretaker who will be appointed by the Owner and all the Unit / Shop / Space / Flat owners and the Developer etc., the proportionate service charges for the common facilities in the new building payable in respect of Owner's allocation. Such charges are to include proportionate share of lights, sanitation or all mechanical / electrical / civil maintenance, occasional change / replacement / repairs and renewal charges and charges for collection of bills etc. and management of the common facilities etc. which are enjoyed by the users.

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 owner's allocation by the Developer to the owner.

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

COMMON RESTRICTIONS :

I. The Owner's Allocation in the building shall be subject to the same restrictions and usages as are applicable in the building intended for common benefits of all occupiers of the building which shall include the following.

II. Neither Party shall use on permit to be used the respective allocations in the building or any portion thereof from carrying any obnoxious, illegal and immoral trade or activity or use for other than business / residential use thereof for any purpose which may cause any nuisance or hazard to the occupants of the building.

Contd.....P/11

*Adm.
Auth.*



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2018

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

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 have given a written undertaking to that effect that such transfer shall remain bound by the terms and conditions herein and of these presents and further that such transferee shall pay 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, sewers, drains, pipes, and other fitting and fixtures and appurtenances and floor and ceiling 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 and consequence of any breach.

OWNER'S OBLIGATION

I. The Owner doth hereby agrees and covenants with the Developer not to cause any interference or hindrance in the construction of the said building and the said premises by the Developer. So far as construction work is done as per building plan sanctioned by the Bolpur Municipality without any reasonable ground.

II. The Owner doth hereby agrees and covenants 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 of the Developer's allocated portion in the building at the said premises.

III. The Owner hereby agrees and covenants 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 the Developer's allocation thereof before delivering complete peaceful vacant possession of the Owner's Allocation to the Owner.

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



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2019

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

IV. The developer hereby agrees not to part with possession in relation to respective each floor of the Developer's allocation or any portion thereof unless possession of the Owner's Allocation is delivered to the Owner PROVIDED HOWEVER it will not prevent the Developer from entering into any agreement for sale with Developer's Allocation.

V. To prepare and publish prospects, profiles, forms, leaflets, brochures of or about the project and advertise for sale of Unit / spaces / shops / apartments / car park etc. which are disposable by the Owner / Developer.

OWNER'S INDEMNIFY

The Owner hereby undertake that the Developer shall be entitled to the said construction and shall enjoy the Developer's allocated space without 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 undertake to keep the Owner 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 manner 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 principle to principle basis and nothing contained shall be deemed to continue as partnership between the owner 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 deed, matters and things not specified herein may be required to do lawfully done by the owner and various applications and other documents may be required to be signed or made by the Owner's relatives to which specific provisions may not have been mentioned herein, the Owner doth hereby undertake to do all such acts, deeds and things and matters and further Owner doth hereby undertake that the Owner shall execute any such additional power of attorney and / or authorization as 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 in-fringe upon to the rights of the Owner and or is against the spirit of these presents.

*Subin
Archi*



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2010

III. The Owner shall not be liable in any income tax, or any other taxes in respect of the Developer's allocations and the Developer shall be liable to make payment of the same and keep the Owner 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 of service available shall be deemed to have been served on the Owner if delivered by hands 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 Owner if delivered by hands on sent by prepaid registered post to the office of the Developer / Developer's address.

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

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

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

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 more-fully and particularly mentioned and described in ANNEXURE -1 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 Owner's Allocation to the Owner with a copy of the occupancy certificate after obtaining the same from the authority of Bolpur Municipality within the stipulated period mentioned herein. (i.e. not later than 24 (twenty four) months from the date of joint development agreement).

XI. The Developer should appoint / engage an experienced civil engineer who will supervise, monitor the quality of materials / work management, project time, completion time of every part of daily project work etc. He should also comply to the Owner if required.

XII. The Owner herein may appoint and in engage any supervisor, agent / representative from her side for supervision, monitoring throughout project work on behalf of the owner herein and they will communicate quality of materials, quality of work management, project time, completion time of every part of the project work to the Owner herein.

XIII. In case there is breach of contract in terms of developer agreement or any supplemental thereto on part of the builder, either financially or otherwise, the Land Owner has a right to revoke the Agreement for Development in accordance with law. In case the builder breaches the development agreement, the Land Owner with the consent of the Developer can revoke the Power of Attorney in accordance with law.



Addl. Dist. Sub-Registrar
Bolour, Birbhum

17 DEC 2016

UTILITY SERVICE CHARGE :

That the service lines for electricity, water, service lines for T.V, Intercom etc. shall be extended to units falling in the share of the Land Owner at the cost of Developer so as to avail of those facilities readily by the Land Owner.

APARTMENT OWNERS' STATUS :

That the Ownership, rights, title and possession of the owner, possessor, or occupier of every shop space, apartment, car park and share of the project land shall always be subject to pay Government revenue, Municipal Taxes, and every other legal dues as may be payable time to time.

BANK LOAN :

That after execution of the agreement for sale in respect of the unit space, shop space, apartments etc. of the Developers space, if any allottee be permitted by the Developer to obtain loan from any financial institution or Bank, the allottee needs for such purposes execution of any written instrument in consonance with the terms of his agreement with the Developer, the Developer shall have the liberty to do the same as per requirement and expediency without the project land / space / property, but the Owner's share and schedule mentioned land shall not be encumbered in any manner whatsoever.

FORCE MAJEURE

I. The parties hereto shall not be considered to be liable for any obligation contained in there presents to the relative obligations if prevented by the existence of the Force Majeure and shall be suspended from the obligation 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 or Municipal or Judicial or quasi Judicial Authority and / or other act of commission beyond the power or control of the parties hereto, the parties shall mutually make such arrangement as may be just in the circumstance of the case.

THIRD PARTY LIABILITY

The Developer shall be liable to indemnify any workmen or outsider in the event of the possible loss or damage to any property, personal injury and death or otherwise, any claim arising from the construction of the Building by the Developer. The Land Owner shall not be responsible or liable for any such loss or claim whatsoever. Similarly the responsibility for any sort of theft, loss or damage at the work site during construction shall vest in the Developer and in no way is binding on Land Owner or on the schedule Land.

DISPUTE AND ARBITRATION

All disputes and difference between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained and touching these presents or determination of any liability, it is agreed that the dispute will be resolved amicably between the two parties and supplementary agreements may be made subsequently to mitigate the matter.

Contd.....P/15



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2010

And that if the two parties cannot resolve the dispute, the same shall be referred to arbitrator in pursuance to the provisions of the arbitrator and conciliation Act 1996 and as amended up to date. The arbitrator / shall have power to give interim award or Direction.

Notwithstanding the arbitration clause as referred to herein above, the right to sue for specific performance of this contract by one party against the other shall remain unaffected.

All the terms and conditions and stipulations of this agreement is irrevocable by either of the parties to this agreement, during the subsistence of this agreement.

INCLUSION/ADDITION OF TERMS AND CONDITIONS OF AGREEMENT:

That any points omitted in this agreement may be included on added subsequently in this agreement only if agreed by mutual consent of both the Land Owner and the Developer and it shall treated as part of this agreement.

SIGN BOARD:

That on signing of the agreement the Developer shall be entitled to hang-up its sign board on the schedule land.

JURISDICTION

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

THE SCHEDULE "A" ABOVE REFERRED TO
(DESCRIPTION OF PREMISES)

ALL THAT one piece and parcel of Bastu land measuring approximately 7 (Seven) Decimal as recorded in R.S. Plot No. **565/2610** corresponding to L.R. Plot No. **1202** under R.S. Khatian No. **4306**, L.R. Khatian No. **16051** of Mouza- **Bolpur**, J.L.No. 99, P.S. Bolpur, District- Birbhum within the Bolpur Municipality, under holding number 4/247, Ward No. 06, at School Bagan including one two storied pucca building standing upon, area of said building is in Ground Floor 593 Sq.Ft. and in 1st Floor 593 Sq.Ft. therefore total area of said building is 1186 Sq.Ft. with cemented floor and above 55 years old, butted and bonded as under:

ON THE NORTH	:	16' Wide School Bagan Road.
ON THE SOUTH	:	House of Sushil Kumar Biswas.
ON THE EAST	:	12' Wide School Bagan Road.
ON THE WEST	:	House of Mina Das and Kali Das.

Contd.....P/16



Addl. Dist. Sub-Registrar
Bolour, Birbhum

17 DEC 2010

THE SCHEDULE "B" ABOVE REFERRED TO
(OWNER'S ALLOCATION)

ALL THAT (i) One Complete self contained and independent residential 3BHK Flat being no. 1-A on the First Floor, admeasuring super builtup area 1500 Square Feet, (ii) One Complete self contained and independent residential 2BHK Flat being no. 2-A on the First Floor, admeasuring super builtup area 925 Square Feet, (iii) One Garage being no. G-1 on the Ground Floor admeasuring area 120 Square Feet of the proposed multistoried building including equivalent share in common areas and facilities together with undivided impartible proportionate share of land whereof the said build is to be erected and uninterrupted and unobstructed rights of use common areas and facilities of the said building to be constructed.

THE SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPERS ALLOCATION)

ALL THE remaining portions of the sanctioned F.A.R which will be obtain from Bolpur Municipality in the form of several flats, shops spaces and Garage/car parking spaces etc. of the proposed multistoried building including equivalent share in common areas and facilities together with undivided impartible proportionate share of land whereof the said building is to be erected and the rights of use common areas and facilities of the said building is to be erected and the rights of use common areas and facilities of the said building to be constructed after providing the Owner's Allocation to the Owner herein.

ANNEXURE - 1

The construction of the proposed building to be constructed on the schedule property with building specifications "**features and amenities**" mentioned below.

1. FEATURES AND AMENITIES SPECIFICATIONS

Firstly soil sample test to be carried on from 10m-20m depth till hard soil level is reached and the soil sample to be analysed at standard Govt. approved soil testing laboratory.

2. STRUCTURAL AND GENERAL ENGINEERING FEATURES

Building will be planned and designed by professional design Engineers.

Structural design parameters will be based on American concrete institute (ACL) and American Standards of Testing Materials (ASTM) Codes.

Building will be composed of reinforced cement concrete (R.C.C.) foundation, column, beam and slab considering seismic and wind effect with modern design conducted by professional design and supervising engineers.

All structural materials including steel cement, bricks, sand etc will be of highest available standard.

3. SUPERVISION

Direct supervision of every stage of construction will be conducted by experienced Engineers to ensure highest quality workmen.

Contd.....P/17



Addl. Dist. Sub-Registrar
Bokhar, Birbhum

17 DEC 2018

4. DESIGN

After finalization of the floor plan, the Developer will get drawing for submission to Municipality for approval.

The developer will then prepare presentation drawings (For brochure) and the working Architectural, Structural, Electrical and Plumbing drawings.

5. FLOOR

All sides including floor to be composed of reinforced concrete cement (R.C.C) structure, as per design and drawing of the architect. All possible modern technical measures needed to be taken for leakage /seepage of water.

6. MAJOR STRUCTURAL MATERIALS**a. STEEL**

The reinforced rods will be TATA /ELEGANT /CAPTAIN /SHYAM STEEL make of suitable sizes confirming to I.S. Specifications.

b. CEMENT

The cement should be Lafarge, Ultratech, Konark etc. make but of "Premium Grade" and confirming to I.S. specifications.

c. AGGREGATE

Good quality of stone chips preferably of PAKUR or PACHAMI. (Foundation and column) Good quality brick chips (for beams and slabs)

d. BRICKS

1st class

e. SAND

Good quality of sand.

7. INDIVIDUAL AMENITIES**a. FLOORS**

The floors of the building under construction would be finished with Vitrified tiles /Chequered Tiles /antiskid tiles etc. of Cera, Jhonson, Somany etc. reputed make confirming to I.S. specification.

b. DOORS

All door frames (3"x3"minimum) would be made of Malyasia sal wood, painted with colors. All internal doors would be 32 m.m. thick flush door made of good quality commercial ply with synthetic enamel paint.

The doors to be fitted with check viewer, and all standard fittings. The main entrance door would be made of standard wood with enamel paint with steel hinges, steel Hash bolt, vision aperture etc.

c. WINDOWS

Aluminium (anodized) sliding windows as per architectural design of the building, Rain water barrier in 4" aluminium section. 4 m.m. thick glass panes with necessary fittings and covering. Safety steel drills in all windows.

d. WALLS AND POSTITIONS

Internal wall of 5" thick. External wall be 10" thick with Good quality bricks.



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2019

e. INTERNAL FINISH

All internal walls would be finished with wall-patty.

f. EXTERNAL FINISH

All external walls would be painted with two coats of reputed make NO- 1 external quality primer, and then two coats of reputed make weather proof paint.

g. TOILET FEATURES

One white colour Indian type pan with a P.V.C cistern complete system with C.P Shower, C.P. Concealed stop cock (Standard Quality) with P.V.C cistern complete system with one bib cock, one C.P. Pillar Cock would be provided in the toilet. The wall of the toilet would be finished with glazed tiles upto 6'-0" height from the floor and if commode would be provided in the toilet the cost of the commode would be bear by the Owner / Intending Purchaser/s. Provision of exhaust fan.

h. WATER CLOSET (W.C.)

One white colour European type commode with a P.V.C cistern complete system with one C.Y. Stop cock would be provided in the W.C. The wall of the W.C would be finished with glazed tiles upto 6'-0" height from the floor.

i. DRAWING -CUM- DINING ROOM

One white colour wall basin with basin cock would be provided in the living-cum-dining room. The wall over the basin would be furnished with glazed tiles upto 2'-00" length and 1¹/₂'-0" height and space shall be provided for Refrigerator.

j. ELECTRICAL FEATURES

All the internal wiring will be concealed in polythene conduit, all wires will be of copper and all switchboards will be fire resistant P.V.C and all of dashboard and all switches will be of Anchor or Pritam or any reputed brand. Each flat shall be provided with the following electric points :

- i. Bedroom : Two light points, One fan point, One 5 Amps. 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 5 Amps, plug point.
- iv. Toilet : One light point, one exhaust fan point, one 15 amps plug point for geysers.
- v. W.C. one light point.
- vi. Balcony / Varandah : 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 gate of the building : Two light points.
- xii. One common electric meter of 440 Volts.
- xiii. Separate Electric distribution box and meter for individual flat shall be installed at the own costs of the flat owners. Apart from these concealed telephone line and concealed TV cable line would be provided in each apartment.



Addl. Dist. Sub-Registrar
Bolpur, Birbhum

17 DEC 2019

All electrical materials (wire switch, MCB, DB box etc) will be of reputed make confirming to ISI standard.

The cables / wires etc preferably will be of Finolex make of proper sizes confirming to I.S.I standard.

k. SANITARY AND PLUMBING

All the waste water pipelines will be of HCL / PVC. All the concealed water supply line will be of G.I / P.V.C and the exposed lines will be of UPVC. All plumbing pipes will be TATA / Supreme / Oriplast etc make confirming to I.S. Specification.

8. COMMON FACILITIES OF THE COMPLEX

a. WATER SUPPLY

One /Two R.C.C. over head water reservoir /PVC make suitable sized water tank to be installed at roof Top. The tanks will be filled with water from deep tube-wells thr'o three submersible pumps of reputed make, which will be installed at suitable depth. The water pipe lines

will be of P.V.C. pipes of reputed make, All the units of the building will be supplied water thr'o P.V.C. pipe line from O/H Tanks. The water pipe lines should have adequate Heavy duty Control valves for control if water to units. The water supply net work to be properly designed by experienced person / plumber.

b. LIFT LOBBIES AND STAIR CASE

i) Lift Lobby in each Floor.

ii) Floor Tiles in lift lobbies.

iii) ANTISKID stair tiles in stair cases.

iv) One 4 passenger's lift to be provided as to be provided by Architect. The lifts must be of to be reputed make preferably with post sales service, backups available at Bolpur.

v) The lift supplier should have A.M.C. backup facilities at Bolpur.

c. ROOF TOP

Decorative sitting arrangements.

d. GENERAL

I. All internal approach passages / paths etc would be cement concrete / decorative tiles

II. Boundary and main gate to be made of iron squares of suitable sections. The main purpose is it should be of robust as well as beautiful in look, so as to the complex / other establishments are visible from the road.

III. Accommodation / space for caretaker / guard in the ground floor.

IV. Separate mail box/

V. Separate main switch/ meter room at ground floor.

e. RAILINGS

All R.C railing and fabricated Iron railings to verandah and wherever applicable shall be as per Architect's design.



Addl. Dist. Sub-Registrar
Bolour, Birbhum

17 DEC 2010

Passport size photos and Finger prints of LAND OWNER and DEVELOPER are annexed hereto which do form part and parcel of this deed.

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

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

WITNESSES:

1. Somnath Das.
S/o Lt. Partha Sarathi Das.
Professor Pally, Bolpur, Birbhum
 2. Jayanti Prakash Choudhury.
S/o Late Parsurati Das Choudhury
School Bagari Bolpur Birbhum.
 3. Moumuni Choudhury (Mund).
S/o - Jayati Prakash Choudhury.
School Bagari, Bolpur.
Dist. - Birbhum.
- Jayanti Choudhury
.....
Signatures of the Land Owner
- Shree Riddhi Siddhi Construction
Dimple Kumar Shaha
Proprietor
.....
Signature of the Developer

Drafted and Prepared By:

Somnath Das.
SOMNATH DAS
Advocate
Bolpur Court, Birbhum
Enrolment No. F-195/2017

Computer Typed By:

Papia Das
PAPIA DAS
Professor Pally
Bolpur: Birbhum



Construction Office

Proprietor




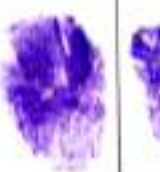
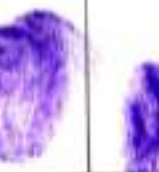
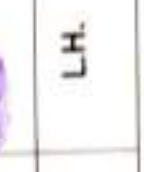



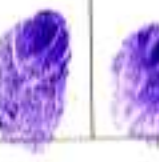

**Addl. Dist. Sub-Registrar
Bolpur, Birbhum**

17 DEC 2010

*



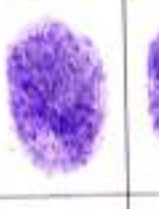
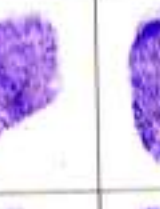
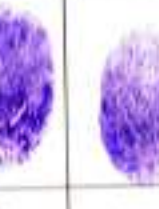


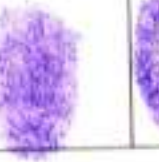
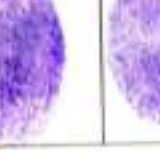
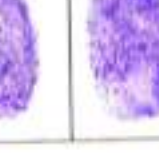

Passport size photo and ten finger impression of both the parties:

✓
jayanti chowdhury

						L.H.
						R.H.

Jayanti chowdhury

✓
Bimpy Kumar Shah

						L.H.
						R.H.

Shree Siddhhi Siddhhi Construction
Bimpy Kumar Shah
Proprietor



Addl. Dist. Sub-Registrar
Belour, Birbhum

17 DEC 2018



Jayanti chowdhury





ভারত সরকার

भारत सरकार

Unique Identification Authority of India

Government of India

ডালিকাভুক্তির নম্বর/ Enrolment No.: 2016/00635/31115

To
জয়ন্তী চৌধুরী
Jayanti Chowdhury
W/O Jyoti Prakash Chowdhury
School Bagan West
Bolpur M
Bolpur
Birbhum West Bengal - 731204
9475265664

Download Date: 09/06/2017

Generation Date: 04/06/2017



Signature valid

আমার আধার সংখ্যা / Your Aadhaar No. :

8063 5347 7743

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



জয়ন্তী চৌধুরী
Jayanti Chowdhury
জন্মতারিখ/DOB: 22/04/1954
মহিলা/ FEMALE



8063 5347 7743

আমার আধার, আমার পরিচয়

Jayanti chowdhury.

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT OF INDIA

DIMPY KUMAR SHAH
RAJ KUMAR SHAH
01/09/1990
 Permanent Account Number
CRXPS1149G

Dimpay Kumar Shah
 Signature



If this card is lost / someone's card found to found,
 please inform / return to /
 Income Tax PAN Service Unit, NSDL,
 3rd Floor, Sapphire Chambers,
 Near Banner Telephone Exchange,
 Banner, Pune - 411 045
 Tel: 91-20-2721 3080, Fax: 91-20-2721 3081
 e-mail: taxinfo@nsdl.co.in

Dimpay Kumar Shah.



ভারত সরকার
Government of India



নাম: ডিম্পয় কুমার শাহ
Dimpay Kumar Shah
পিতা: রাজ কুমার শাহ
Father: RAJ KUMAR SHAH
জন্ম তারিখ / DOB: 01/09/1990
পুরুষ / Male



7239 3699 1047

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Unique Identification Authority of India



Address:
SRINIKETAN ROAD, BOLPUR,
Bolpur (P), Birbhum, Bolpur, West
Bengal, 731204

7239 3699 1047

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Dimpay kumar Shah.



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

GRN: 192019200121108691 Payment Mode Online Payment
GRN Date: 16/12/2019 17:56:34 Bank : State Bank of India
BRN : IK0AJGIWT6 BRN Date: 16/12/2019 17:57:16

DEPOSITOR'S DETAILS

Id No. : 03030001878268/4/2019
[Query No./Query Year]

Name : SHREE RIDDHI SIDDHI CONSTRUCTION
Contact No. : Mobile No. : +91 9732138447
E-mail :
Address : BOLPURBIRBHUM
Applicant Name : Mr Somnath Das
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	03030001878268/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	6020
2	03030001878268/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6041

In Words : Rupees Six Thousand Forty One only



3804

Major Information of the Deed

Deed No :	I-0303-09804/2019	Date of Registration	17/12/2019
Query No / Year	0303-0001878268/2019	Office where deed is registered	
Query Date	08/12/2019 8:51:27 PM	A.D.S.R. BOLPUR, District: Birbhum	
Applicant Name, Address & Other Details	Somnath Das Bolpur, Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 9732138447, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 35,77,286/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :



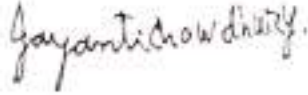
District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: School bagan by road, Mouza: Bolpur, JI No: 99, Pin Code : 731204

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1202	LR-16051	Bari	Bastu	7 Dec	1,00,000/-	28,21,210/-	Width of Approach Road: 16 FL, Adjacent to Metal Road,
Grand Total :					7Dec	1,00,000 /-	28,21,210 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1186 Sq Ft.	1,00,000/-	7,56,076/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 593 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 593 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1186 sq ft	1,00,000 /-	7,56,076 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Jayanti Chowdhury (Presentant) Wife of Mr Jyoti Prakash Chowdhury Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office			
	17/12/2019	LTI 17/12/2019	17/12/2019	
School Bagan, P.O:- Bolpur, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AODPC0275L, Aadhaar No: 80xxxxxxxx7743, Status :Individual, Executed by: Self, Date of Execution: 17/12/2019 , Admitted by: Self, Date of Admission: 17/12/2019 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Shree Riddhhi Siddhhi Construction Rabindra Sarani, 1st Lane, Bolpur, P.O:- Bolpur, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 , PAN No.:: CRXPS1149G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dimpy Kumar Shah Son of Mr Raj Kumar Shah Date of Execution - 17/12/2019, , Admitted by: Self, Date of Admission: 17/12/2019, Place of Admission of Execution: Office			
	Dec 17 2019 1:12PM	LTI 17/12/2019	17/12/2019	
Sriniketan Road, P.O:- Bolpur, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CRXPS1149G, Aadhaar No: 72xxxxxxxx1047 Status : Representative, Representative of : Shree Riddhhi Siddhhi Construction (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Somnath Das Son of Late Partha Sarathi Das Professor Pally, P.O - Bolpur, P.S.- Bolpur, Bolpur, District - Birbhum, West Bengal, India, PIN - 731204			
	17/12/2019	17/12/2019	17/12/2019

Identifier Of Mrs Jayanti Chowdhury, Mr Dimpy Kumar Shah

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Chowdhury	Shree Riddhhi Siddhhi Construction-7 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Chowdhury	Shree Riddhhi Siddhhi Construction-1186.00000000 Sq Ft

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: School bagan by 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:- 1202, LR Khatian No:- 16051	Owner:জয়ন্তী চৌধুরী, Gurdian:জ্যোতি প্রকা চৌধুর, Address:স্কুলবগান, বোলপুর, বীরভূম, Classification:বাড়, Area.0.07000000 Acre,	Mrs Jayanti Chowdhury


Endorsement For Deed Number : I - 030309804 / 2019

On 16-12-2019

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 35,77,286/-




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

Cn 17-12-2019

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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:45 hrs on 17-12-2019, at the Office of the A.D.S.R. BOLPUR by Mrs Jayanti Chowdhury ,Executant.

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

Execution is admitted on 17/12/2019 by Mrs Jayanti Chowdhury, Wife of Mr Jyoti Prakash Chowdhury, School Bagan, P.O: Bolpur, Thana: Bolpur, , Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession House wife

Indetified by Mr Somnath Das, . . Son of Late Partha Sarathi Das, Professor Pally, P.O: Bolpur, Thana: Bolpur, . City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-12-2019 by Mr Dimpy Kumar Shah, Sole Proprietor, Shree Riddhhi Siddhhi Construction (Sole Proprietoship), Rabindra Sarani, 1st Lane, Bolpur, P.O:- Bolpur, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204

Indetified by Mr Somnath Das, . . Son of Late Partha Sarathi Das, Professor Pally, P.O: Bolpur, Thana: Bolpur, . City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21/-

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

Online on 16/12/2019 5:57PM with Govt. Ref. No: 192019200121108691 on 16-12-2019, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJGIWT6 on 16-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 6,020/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 25814, Amount: Rs.1,000/-, Date of Purchase: 11/12/2019, Vendor name:

Mathura Bihari Basu

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

Online on 16/12/2019 5:57PM with Govt. Ref. No: 192019200121108691 on 16-12-2019, Amount Rs: 6,020/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJGIWT6 on 16-12-2019, 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 201368 to 201399
being No 030309804 for the year 2019.



Digitally signed by KAMALIKA DATTA
Date: 2019.12.17 17:03:04 +05:30
Reason: Digital Signing of Deed.

Kamaliika

(Kamalika Datta) 2019/12/17 05:03:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal.

(This document is digitally signed.)