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A.D.S.R. - Burdwan  
Burdwan

28 NOV 2017

**DEVELOPMENT AGREEMENT**

Mouza- Kaliganj(कालीपड़), J.L. No.110

Under The Area of Jemua Gram Panchayat

1 of 17 pages

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This Development Agreement is made on this the 28<sup>th</sup> day of  
November, 2017.

**BETWEEN**

**SMT. RITA EUSTACE BOSE** [PAN No.ADZPB1163B] w/o Mr. Lawrence Monimoy Bose, by faith- Christian, by occupation- Housewife, Indian Citizen, permanent resident of - Q.N. 90/4, Telco Colony, Jamshedpur, Gobindpur, P.O.-Telco, P.S.-Telco, Dist.-East Singhbhum, Telco Works, Jharkhand - 831004, and corresponding resident of - B5/10, Milan Pally, Kururia Danga, P.O.-Amrai, Durgapur-3, P.S.-Durgapur, Dist.-Burdwan(Paschim Bardhaman), Pin-713203.

Hereinafter referred to & called as the "**Landowner**" (which the terms & expressions shall unless excluded by or repugnant to the context be deemed to mean & include her legal heirs, successors, executors, legal representatives and assigns) on the First Part.

**AND**

**BHOOMI DEVELOPERS**, [PAN No.AASFB6423G] a partnership firm, having its' office at - 18A/1, Tetikhola, Arrah, P.O.-Arrah, P.S.-New Township, Dist.-Paschim Bardhaman, Pin-713212, (Represented by one of it's partner namely; **Sri Suresh Ruidas** [PAN No.APZPR2179F], s/o Sri Sanatan Ruidas, by faith-Hindu, by occupation-Business, Indian Citizen, residing at - 18A/1, Tetikhola, Arrah, P.O.-Arrah, P.S.-New Township, Dist.-Paschim Bardhaman, Pin-713212),

Hereinafter referred to & called as "**Developer**" (which the expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, legal representatives, administrators, executors, and assigns) on the Second Part.

**WHEREAS** the Landowner is seize, own and possess of and/or/otherwise well and sufficient entitled to ALL THAT piece and parcel of land measuring an area of land 40(Forty) Decimal more or less 24.24(Twenty Four point Twenty Four) Katha, in the Dist.-Burdwan (now Paschim Barddhaman), under P.S.-N.T.P.S., within Mouza-Kaliganj. J.L. No.110, R.S. Khatian No.367, R.S. Plot

No.1467(Fourteen Hundred Sixty Seven) & R.S. Khatian No.834, R.S. Plot No.1468(Fourteen Hundred Sixty Eight), and L.R. Khatian No.743, L.R. Plot No.1839(Eighteen Hundred Thirty Nine) & L.R. Khatian No.1842, L.R. Plot No.1842(Eighteen Hundred Forty Two), by virtue of Regd. Deeds vide No.I-4796/2003, Serial No.4575/2003 of A.D.S.R. Durgapur, and vide No.I-05736/2008, Serial No.05291/2008 of A.D.S.R. Durgapur, and also by virtue of L.R.R.O.R. vide Khatian No.743 & 1842, which is hereinafter more fully mentioned in the "First Schedule", and hereinafter called as "said property".

**AND WHEREAS** the Landowner desires to develop the "Said Property", by construction of multi-storied building/s up to Ground Floor + Sixth Floor and further limit of floors (if approved), consisting of as many as flat, garages etc., with the permissions of the Jemua Gram Panchayat, and/or Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, and due to paucity of funds and lack of sufficient time & experience, and as the Landowner would not be able to take necessary steps everywhere for the said development construction works, as such the landowner has approached the developer herein, to do the said development construction work at the developer's cost & expenses, with the permissions & approvals of the Jemua Gram Panchayat, and/or Asansol Durgapur Development Authority and/or any other concern Authority/ Authorities, and Developer herein after prolong discussion with the Landowner, has agreed to do the development construction work over the schedule mentioned property, and to avoid any future disputes & litigation, both the parties AGREED to prepare and execute this written agreement on terms & conditions having been settled by & between the parties after mutual discussion.

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

- 1) That this agreement shall be deemed to have commenced on and with effect from the date, month and the year first above written.



2) GENERAL MEANING OF THE TERMS:-

- i) BUILDING: shall mean the multistoried building/s up to Ground Floor + Sixth Floor and further limit of floors (if approved), consisting of as many as flats/units, garages etc., to be construct according to the permissions & approvals, by the concerned authority/authorities, which will be sanctioned by the Jemua Gram Panchayat and/or Asansol Durgapur Development Authority and/or any other concern Authority/Authorities, from time to time and to be constructed on the 'said property' more-fully and specifically describe in the "First Schedule" written hereunder, and the said building herein after referred to as the "SAID BUILDING".
- ii) PREMISES as well as SAID PROPERTY: shall mean ALL THAT piece and parcel of land measuring an area of land 40(Forty) Decimal more or less 24.24(Twenty Four point Twenty Four) Katha, in the Dist.-Burdwan, under P.S.-N.T.P.S., within Mouza-Kaliganj, J.L. No.110, R.S. Khatian No.367, R.S. Plot No.1467(Fourteen Hundred Sixty Seven) & R.S. Khatian No.834, R.S. Plot No.1468(Fourteen Hundred Sixty Eight), and L.R. Khatian No.743, L.R. Plot No.1839(Eighteen Hundred Thirty Nine) & L.R. Khatian No.1842, L.R. Plot No.1842(Eighteen Hundred Forty Two), more-fully and particularly mentioned, described, explained, enumerated and provided in the 'First Schedule' hereunder written and/or given, and the premises hereinafter referred to as the "SAID PREMISES as well as SAID PROPERTY".
- iii) PLAN: shall mean the plan for construction of the 'said building' on the 'said premises', which are approved and/or permitted by the Jemua Gram Panchayat &/or by the concerned Authorities, and shall also include variations/modifications, alterations therein that may be made by the Developer herein, if any, as well as all revisions, renewals and extension thereof, made or caused by the Developer and/or the Landowner with mutual consent.
- iv) DEVELOPMENT AGREEMENT: shall mean the date of Execution of this Agreement Between the Landowner herein and the Developer herein relating to the development, promotion, construction, erection of building/s at and upon the 'said premises', and shall

also include all discussed modifications, alterations, and changes, if any, made therein and all extensions, if any, thereof from time to time.

- v) THE UNIT/FLAT: shall mean any Unit/Flat/apartment or any other covered space in the Building/s, which is capable of being exclusively owned, used and/or enjoyed, and Unit/Flat in the Buildings lying/erected at and upon the said premises, and the right of common use of the common portion apartment to the concerned Unit/Flat, and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.
- vi) PARKING SPACE: shall mean the covered space at the Ground Floor of the said Building/s and also surrounding the said Building/s, if any that may be earmarked by the Developer herein.
- vii) ARCHITECT(S): shall mean such Architect(s) whom the Developer may from time to time, appoint for execution of the development of the schedule mentioned land.
- viii) PROJECT: shall mean the multistoried building/s up to Ground Floor + Sixth Floor and further limit of floors (if approved), consisting of as many as flats, garages etc. i.e. the works of development, undertake and to be done by the Developer herein, over the "said premises" in pursuance of the Development Agreement and /or any modification or extension thereof, till the completion of such development, erect, promotion, construction of building/s at and upon the said premises.
- ix) COMMENCEMENT OF CONSTRUCTION WORK: shall mean the "DATE" on which the Developer will start excavation of earth at the "said premises" to do the development construction work/proposed project, after received all the permissions & approvals for the same, from the concerned authority/authorities. Be it mentioned the Developer herein shall intimate the "Date" by writing to the Landowner herein, and both the parties shall made an endorsement to that effect by entering into a joint document.

- x) COMMON PURPOSES: shall include the purpose of maintaining the premises, the Building/s & in particular the common portions rendition of services in common to the unit/flat/apartment, collection and disbursement of the common expenses and dealing with the matters of common interest of the unit/flat owners & occupiers relating to their mutual, rights and obligations for the beneficial use and enjoyment of their respective unit's/ flat's exclusively common portion in common.
- xi) LANDOWNER:- shall mean **SMT. RITA EUSTACE BOSE** w/o Lawrence Monimoy Bose & her successor/s, legal heir/s, assign/s, or representative/s.
- xii) DEVELOPER: shall mean **BHOOMI DEVELOPERS**, a partnership firm, (Represented by one of it's partner namely; **Sri Suresh Ruidas** s/o Sri Sanatan Ruidas, & its' successors-in-office, successors in interest and assigns, representatives.
- xiii) FORCE MAJEURE: shall mean & include natural calamities, act of god, fire, civil commotion, riot, war, strike, lockout, notice or prohibitory order from any authority, shortage of essential commodities, and/or any other act or commission or circumstance beyond the control of the Developer.
- xiv) EFFECTIVENESS:- This agreement shall became effective from the date of execution of this agreement.
- xv) WORDS COMMONLY USED TO REFER THE MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa.
- xvi) SINGULAR NUMBER: Shall include the plural and vice-versa unless the context states otherwise.

### 3) LANDOWNER'S & DEVELOPER'S ALLOCATION:-

That it has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be construct by the Developer herein on the 'First Schedule' below property, will be in this way:-

- i) that the Landowner will get 1(one) self contained unit/flat measuring about more or less 1200 Sq. Ft. Super Built-Up Area,

as per her choice, at the proposed multistoried building/s, on the actual coverage/usage of the land, in accordance with sanction building plan, duly approved & permitted by the Jemua Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.

- ii) That the Developer will get the remaining units/flats/parking space/portions/ constructed area, on the actual coverage/usage of the land, as per sanction building plan duly approved & permitted by the Jemua Gram Panchayat, and/or by the concerned authority, subject to payment of total sum of Rs.99,00,000/-(Ninety Nine Lakh) only towards the Landowner herein, after adjusting/deducting the Landowner's allotted flat/unit sale value, as mentioned & described in the "Second Schedule" hereunder.

**4) Duties & Liabilities of the Landowner, and it is hereby undertake & agreed by the Landowner as follows:-**

- i) That the Landowner is now absolutely seize and possess of or otherwise well and sufficiently entitled to the said premises, as the absolute owner with free from all encumbrance, having marketable title thereof, and without receiving any notice for acquisition and requisition from any authority having been beyond the ceiling limit under the Urban Land (Ceiling and Regulation Act, 1976), and being not attached with any suit, decree or order of any court of law or due Income Tax or Revenue or any public demand whatsoever, in spite of that if there is an dispute in respect of the said property then the landowner shall be fully responsible, and shall be solve the same at her own costs and expenses, as early as possible, from the date of raising out of the said dispute.
- ii) That the Landowner in pursuance of this agreement, hand-over the peaceful physical vacate possession of the 'said premises' as mentioned in the "First Schedule" hereunder, to the Developer herein, for the proposed development project/construction of multistoried building/s, simultaneously within the 7(seven) days from the execution of this agreement, and the same shall remain

under the possession of the Developer till the completion of the said proposed development project/construction of building/s, and till handover the possession of flat/unit/ apartment thereof with registered deed of conveyance(s) / sale by each of unique intended owner/s thereof.

iii) That the Landowner shall pay all taxes, fees, outgoings and etc. including arrears of the Government/ Jemua Gram Panchayat and/or any other authority/ authorities before the concerned authority/authorities, in respect of said premises, till the date of signing of these presents.

iv) That if any dispute arises regarding the title and ownership & possession in respect of the said premises of the landowner herein, from any person/s or any other, then the landowner at their own costs and expenses to be clear the "said property" having establishing of right and marketable title in their name, with free from all encumbrance, though the landowner admit that no suits and /or proceedings and /or litigations are pending before any court of law of the said property or any part thereof, and if any dispute arise in future in respect of the said property & against the development works thereon, & for which if the Developer become unable to complete the said project thereon, then the Landowner shall be liable to pay to the Developer, the entire costs and expenses of the Developer incurred for the said project/development works at the "said property", till that date, as assessed by the Developer in accordance with the market value.

v) That the Landowner shall not claim in any manner save & except that written in the "Second Schedule" herein below.

vi) That the Landowner during the continuance of the development work, of the project shall not cause any impediment or hindrance or obstruction in whatsoever nature and/or manner in the construction of the proposed building and/or project caused by the developer.

vii) That the landowner shall not sell, lease, mortgage, let-out and /or charge the said premises and/or any part thereof towards any third party on and from the date of execution of this Agreement till



the date of completion of the project including subsisting of this Agreement, and, also the landowner shall not, do any acts, deeds or things, whereby the Developer may be prevented from selling, assigning and /or disposing of any flat/unit/portion in the said proposed building/s. It is further-declared by the landowner that she did not sign and/or execute any agreement in any manner with any third party in respect of the "First Schedule" property, and subsequently, if any sort of agreement/s is/are found then the same will be treated as null & void.

viii) That the landowner shall have no right or power to terminate these presents, till the completion of the aforesaid development project, including to sell/transfer all the flat/unit/portion in the said proposed building/s towards the intending purchaser/s or buyer/s, subject to the terms & conditions & time limit of these presents.

ix) That the Landowner shall handover to the Developer the original title Deeds, Parcha/land records of rights / Tax Receipts & other relevant documents / papers, what she possess in respect of the First Schedule hereunder, simultaneously with the signing of these presents.

**5) Rights, Duties & Liabilities of the Developer, and it is hereby undertake & agreed by the Developer as follows:-**

i) That the Developer by these presents, shall have every right and power to start all kinds of development works of the proposed project, on and from the date of signing of this agreement, including obtaining building plan & permissions from the Jemua Gram Panchayat, and/or by the concerned authority/authorities, including the proper plan for development of the said property described in the "First Schedule" hereunder written, and to submit the same to the Jemua Gram Panchayat and/or to the concerned authority for obtaining approval for the same, and to enter upon the said property either as on or along with others to look after and to control all the affairs of the proposed development works, and to erect new building/s, and structures by virtue of the sanctioned building plan, and to supervise the development work in respect of

the new construction through contractor/s, sub-contractor/s, architect/s and surveyor's as may be required by the said developer for construction of the proposed building/s.

- ii) That the Developer by these presents, shall have every right and power to sell, transfer, assign and dispose of any unit/s or flat/s, and parking space at the said proposed multistoried building/s or project at the said premises, in respect of Developer's allocated portion, on ownership basis towards any intending purchaser/s or buyer/s, and/or in any other manner as may be deem fit and proper, and accept any consideration money in regards to the unit/flat/apartment/portion with common facilities at the said proposed project at the "First Schedule" herein, as deem fit & proper, after receive Regd. Development Power of Attorney from the Landowner herein.
- iii) That the Developer by these presents, shall have every right and power to collect and receive earnest money and/or advance or part payment of full consideration from any prospective buyer/s or lessee/s for booking and sale of such flat or flats, shops and parking space, and also to receive and collect or demand the rent from the tenants of the building standing on the said property, and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same, in respect of the allocated portion / share of the Developer.
- iv) That the Developer by these presents, shall have every right and power, to execute from time to time, agreements or agreement for sale, of such flat/s, or garages, and to transfer the same, on ownership basis by deed of conveyance in respect of the building/s, which will be constructed on the said property, and also to execute and sign conveyance, transfer and surrender in respect of the said property, or any part thereof, and present documents or documents for registration, and admit the execution of any such document/s before the appropriate registering authority, in respect of the allocated portion / share of the Developer, after receive Regd. Development Power of Attorney from the Landowner herein.

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- v) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, which will be needed by the Developer for the proposed development project, shall be prepared by the developer at its' own costs and expenses in the name of the landowner or his name, without reimbursement the same by the Landowner, and the landowner shall sign on the plan application, papers, documents etc. as when the developer asked for the same without demanding any remuneration and /or money for the same.
- vi) That by virtue of these presents, the Developer is hereby empowered to raise the construction of the proposed new building/s of maximum limit of floors consisting of as many as flats, shops, garages etc. on the above mentioned property as well as on the property more-fully mentioned in the "First Schedule" hereunder by investing his own finance, and, the Developer may take construction loan / project loan or take loan / borrowed money from any financial institutions or any Nationalized, Private or Public Sector Banks for the proposed construction at the "First Schedule" hereunder, and the Landowner shall not be liable in any course of incident for the same.
- vii) That the Developer shall be authorized in the name of the landowner, if necessary to apply for temporary and/or permanent; connection for electricity, sewerage, drainage, water and /or other facilities, if needed, for the construction of the building as well as completion of the projects at the costs of the developer.
- viii) That the Developer shall complete the construction of the "Said Building/s" at its costs and expenses, in pursuance of the sanctioned building plan & permissions within **48(Forty Eight) months, with further additional period of 6(Six) months**, if needed, and the time shall be computed on and from the date of obtaining the sanctioned building plan and/or all the necessary permissions & approvals from the appropriate authority/ authorities for the "Said Building/s", subject to the circumstances of Force Majeure.



- ix) That the stipulated time for construction as stated above shall be extended, if the Developer is prevented to continue the Development Works of the project by any unforeseen reasons beyond the control of the Developer and/or force majeure and in that case the time so to be expired should be extended further beyond the aforesaid contractual period without raising any objection from the part of the Landowner.
- x) That all the taxes, rates, fees, outgoings etc., which will be arise after the execution of these presents, in respect of the "said premises", shall be borne by the Developer, till the date of handover of the project to its' respective unit/flat owner/s.
- xi) That the Developer shall continue the development construction works of the "said Building" at the "said Premises" under the name of style, as the Developer shall choice/ fix and that will be final.
- xii) That the Developer shall have exclusive right to amalgamate the "Said Property" to any other adjacent plot of land / lands situated around the said property, without taking any prior permission from the landowner, in the manner whatsoever the developer may deem fit and proper. The landowner shall sign and execute all necessary Agreement/s, documents, deed of amalgamation and other paper/s in whatsoever manner and/or nature to the Developer, without raising any objection and demanding any amount in respect thereof, but the Landowner's consideration will remain same, as written in these presents.
- xiii) The Developer hereby undertakes to keep the landowners indemnified against any third party, claim, suits, costs, proceedings and claims for any third party including and /or statutory authorities, which may arise out of the Developer's actions with regard to the development and/or construction of the building on the "said premises".
- xiv) That the Developer by virtue of these presents, shall have right &/or authority to deal with any person/persons &/or enter into any contract &/or agreement & borrow money &/or take advance against any unit/flat/portion along with acquired right under this



agreement from any Nationalized, Private or Public Sector Bank &/or financial institution.

- xv) That the Developer shall be responsible for any acts, deeds, or things done towards any fund collection from one or more prospective buyer of the proposed flats/apartment.
- xvi) That the Developer shall be liable/responsible for receiving any booking amount / advance/full consideration amount in connection with any agreement for sale from one or more prospective buyer/s of the proposed flats/units in respect of the proposed project at the first schedule hereunder.
- xvii) That the Developer shall have exclusive right to negotiate with any intending purchaser/s or buyer/s, in respect of the flats/units of the Landowner's share, at the said multistoried building/s over the First Schedule hereunder, on such terms & conditions & rates, as the Developer deem fit & proper.

**6) Mutual consent of the Parties :-**

- i) That all the term & conditions of this agreement shall be bound to obey by all the parties of these presents.
- ii) The landowner and the Developer have entered into these presents purely as a contract, and nothing contained herein shall be deemed to constitute as a partnership between the landowner and the Developer in any manner nor shall the parties here to be constituted as Association of persons.
- iii) That all dispute and differences arising out of these presents, shall be referred to an Advocate as to be decided by the parties for arbitration, who shall act, as Arbitrator having power of summary procedure & may or may not keep any record of Arbitration proceedings and shall be governed by the provisions of Indian Arbitration & Conciliation Act 1996 with all modification for the time being in force & whose decision shall be final & binding upon all the parties herein.
- iv) The court under which jurisdiction the land is situated shall have the jurisdiction to entertain and determine all actions, suits and

*[Handwritten signature]*

proceedings arising out of these presents between the parties hereto.

- v) That all the constructing units/flats at the proposed project will be use only for Residential Purpose.

**FIRST SCHEDULE** as referred herein above

**(Description of Land/Premises)**

In the Dist.-Burdwan(now Paschim Bardhaman), P.S.-New Township, within the area of Jemua Gram Panchayat, at **Mouza-Kaliganj (কালীগঞ্জ)**, J.L. No.110,

1) **R.S. Plot No. 1467**(Fourteen Hundred Sixty Seven), **L.R. Plot No.1839**(Eighteen Hundred Thirty Nine), **R.S. Khatian No.367**(Three Hundred Sixty Seven), **L.R. Khatian No.743** (Seven Hundred Forty Three), measuring an area of land - **35(Thirty Five) Decimal** more or less **21.21(Twenty One point Two One) Katha**

2) **R.S. Plot No. 1468**(Fourteen Hundred Sixty Eight), **L.R. Plot No.1842**(Eighteen Hundred Forty Two), **R.S. Khatian No.834**(Eight Hundred Thirty Four), **L.R. Khatian No. 1842**(Eighteen Hundred Forty Two), measuring an area of land - **5(Five) Decimal** more or less **3(Three) Katha**,

**Total** measuring an area of land - **40(Forty) Decimal** more or less **24.24(Twenty Four point Two Four) Katha**, under Jemua Gram Panchayat, B.L.&L.R.O. Faridpur-Durgapur, situated at Kaliganj Christan Pally, (Near - Srijani Guest House and Pratiksha Apartment), Durgapur-12, P.O.-Arrah, Dist.-Paschim Bardhaman, and the Land is recorded as Baid, which is presently use as Bastu for Residential Purpose.

Butted and Bounded as follows:-

North: R.S. Plot No.1121(P).

South : R.S. Plot No.1467(P).

East : 16' feet wide Road.

West : R.S. Plot No.1466(P).

by  
[Signature]

**SECOND SCHEDULE** as referred herein above**(Description of Allocation of the Landowner & Developer)**

That it has been agreed between the parties that the tune of share or division of the units/Flats/apartment to be construct by the Developer herein on the 'First Schedule' below property, will be in this way:-

- i) That the Landowner will get 1(one) self contained unit/flat measuring about more or less 1200 Sq. Ft. Super Built-Up Area, as per her choice, at the proposed multistoried building/s, on the actual coverage/usage of the land, in accordance with sanction building plan, duly approved & permitted by the Jemua Gram Panchayat and/or by the concerned authority, in respect of the "First Schedule" hereunder.
- ii) That the Developer will get the remaining units/flats/parking space/portions/ constructed area, on the actual coverage/usage of the land, as per sanction building plan duly approved & permitted by the Jemua Gram Panchayat, and/or by the concerned authority, subject to payment of total sum of Rs.99,00,000/- (Ninety Nine Lakh) only towards the Landowner herein, after adjusting/deducting the Landowner's allotted flat/unit sale value, in the following manner:-
  - a) That the Developer has paid the amount of Rs.4,00,000/- (Four Lakh) only, to the Landowner, on the date of Registration of this Agreement, i.e. Rs.1,99,000/- (One Lakh Ninety Nine Thousand) only in cash and Rs.2,01,000/- (Two Lakh One Thousand) only through Cheque vide No.482102 of Indian Overseas Bank.
  - b) That the Developer shall be liable to pay the remaining amount of Rs.95,00,000/- (Ninety Five Lakhs) only, after 3(three) years from the date of 'Commencement of Construction Work', i.e. the date, when the Developer shall start construction work, with the approved building plan & all the necessary permissions & approvals of the concerned authority, at the 'First Schedule' hereunder.



- c) That the Developer shall be pay/liable to clear the aforesaid remaining amount to the Landowner herein, part by part, within 1(one) year, during 3<sup>rd</sup> (third) to 4<sup>th</sup> (fourth) year of construction work, from the date of 'Commencement of Construction Work', failing which the Landowner will get the liberty to terminate this agreement.

### **THIRD SCHEDULE**

#### **General Specification of "said building"**

Foundation	:	R.C.C. Framed, anti-termite foundation
Structure	:	R.C.C. Framed Structure
Roof	:	RCC Slab with proper Water Proofing Treatment.
External Wall Finishing	:	Snow Cem
Interior Wall Finishing	:	All internal Wall - Plaster of Paris finishing.
Flooring	:	Ceramic Tiles in all rooms, and anti-skid ceramic Tiles in Toilet & Kitchen.
Doors	:	Main entrance Wooden frame with flush door, & in all rooms frame with flash door, & lock, & P.V.C. Door at Toilet & Kitchen.
Window	:	Anodized Aluminum sliding windows with glass.
SANITARY FITTINGS & TOILET	:	Concealed pipeline, glazed tiles up to 5' feet height, Plumbing CP fittings of ISI standard
Kitchen Platform & wall	:	Cooking platform with granite slab. One stainless steel sink, ceramic tiles up to 24" above cooking platform.
Electrical Installation	:	Concealed Wiring throughout the flats, switches with adequate power point in each room.
Lift	:	24 (twenty four) hours Lift Service (Standard Quality).
Fire Protection	:	Fire Extinguishing Equipment at Common Space, Lightning arrestors at suitable place
COMMON FACILITIES	:	Septic Tank, water supply arrangement, pathways, boundary wall, roof, meter space and others as stated herein
GENERATOR	:	24 hours power backup.
SECURITY	:	24*7 hours security for entire complex

A separate sheet has been annexed to this deed containing the signature, fingers print and photographs of the Landowners & Developers herein, which is the part and parcel of these presents.



IN WITNESS WHEREOF both the parties of these presents do hereby put their respective signatures, in the free, fair state of mind, after gone through all the terms & conditions & expressions of these presents on this the 28<sup>th</sup> day of November, 2017 at Durgapur.

WITNESSES:-

① Ajit Singh  
S/O Late Naraya ch Singh  
Vill- Kaliganj  
post - Arsmak  
Durgapur 12  
Dist - Burdwan

② Lawrence Monimoy Bose  
S/O Late Augustin Bose  
N-90/4, Tella Colony  
Janshapur, 831004  
Ghatband

Rita Le Bose  
Rita Eustace Bose

SIGNATURE OF LANDOWNER

Suresh K. Das

SIGNATURE OF DEVELOPER

Drafted by me and computerized at my office as per instruction of both the parties, read over & explained by me, and also identified by me.

Debabrata Biswas  
Debabrata Biswas, Advocate  
Durgapur Court, City Centre  
Enrollment No. W.B./686/2010

Figure, Colour Passport Size Photograph, Finger Prints of Both The Hands Of The Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport Size Photograph, Finger Prints of Both the Hands Is Attested

*Rita C. Bose*  
*Rita Constance Bose*

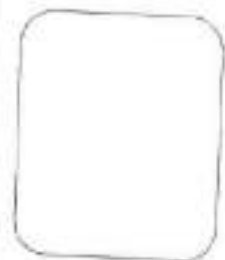
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport Size Photograph, Finger Prints of Both the Hands Is Attested

*Suresh Rai Jay*

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport Size Photograph, Finger Prints of Both the Hands Is Attested

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport Size Photograph, Finger Prints of Both the Hands Is Attested

*[Handwritten signature]*

Mouza-Kaliganj, J.L. No.110, R.S. Khatian No.367, R.S. Plot

ELECTORAL COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন  
IDENTITY CARD  
পরিচয় পত্র

WB37265584712



Elector's Name : Ajit Singh  
Father/Mother : Suresh  
Father/Mother : Suresh  
Husband's Name : Neelam Singh  
Husband's Name : Neelam Singh  
Sex : Male  
Age as on 01.01.97 : 38  
৩৮ বছর বয়স



Ajit Singh

Address : V.L. - Kaliganj  
Post - Jitmas  
Dist. - Burdwan

ঠিকানা : এল.এল. - কালীগঞ্জ  
পোস্ট - জিটমাস  
জেলা - বর্ধমান

*[Handwritten signature]*

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন-নিয়ন্ত্রক

Ajit Singh

265 Durgapur 2 Assembly Constituency

২৬৫ দুর্গাপুর ২ বিধানসভা কেন্দ্র

Location : Durgapur

স্থান : দুর্গাপুর

Date : 08.01.95

তারিখ : ০৮.০১.৯৫

Mouza-Kaliganj, J.L. No.110, R.S. Khatian No.367, R.S. Plot

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

GRN: 19-201718-012323147-1

Payment Mode Online Payment

GRN Date: 28/11/2017 11:27:38

Bank : IDBI Bank

BRN : 144307004

BRN Date: 28/11/2017 11:28:33

DEPOSITOR'S DETAILS

Name : DEBABRATA BISWAS

Contact No. :

Mobile No. : +91 9476230460

E-mail :

Address : DURGAPUR COURT CITY CENTRE

Applicant Name : Mr DEBABRATA BISWAS

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 7

Id No. : 02060001592339/8/2017

(Query No / Query Year)

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	02060001592339/8/2017	Property Registration- Stamp duty	0030-02-103-003-02	2511
2	02060001592339/8/2017	Property Registration- Registration Fee	0030-03-104-001-16	99614

Total

101025

In Words : Rupees One Lakh One Thousand Twenty Five only

### Major Information of the Deed


Deed No :	I-0206-05484/2017	Date of Registration	28/11/2017
Query No / Year	0206-0001592339/2017	Office where deed is registered	
Query Date	20/11/2017 11:43:44 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	DEBABRATA BISWAS DURGAPUR COURT, CITY CENTRE, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9476230460, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[430B] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 99,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 47,50,080/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 99,014/- (Article:E, E, B)		
Remarks			

#### Land Details :

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

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	RS-1467	RS-367	Vastu	Bald	35 Dec	1/-	41,56,320/-	Width of Approach Road: 16 Ft.
L2	RS-1468	RS-834	Vastu	Bald	5 Dec	1/-	5,93,760/-	Width of Approach Road: 16 Ft.
		<b>TOTAL :</b>			<b>40Dec</b>	<b>2/-</b>	<b>47,50,080/-</b>	
		<b>Grand Total :</b>			<b>40Dec</b>	<b>2/-</b>	<b>47,50,080/-</b>	

#### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mrs RITA EUSTACE BOSE (Presentant)</b> Wife of Shri LAWRENCE MONIMOY BOSE Executed by: Self, Date of Execution: 28/11/2017 , Admitted by: Self, Date of Admission: 28/11/2017 ,Place : Office			
	Q.N. - 90/4, TELCO COLONY, JAMSHEOPUR, GOBINDPUR, P.O:- TELCO, P.S:- TELCO, District:-Purbi Singhbhum, Jharkhand, India, PIN - 831004 Sex: Female, By Caste: Christian, Occupation: House wife, Citizen of: India, PAN No.:: AOZPB1163B, Status :Individual, Executed by: Self, Date of Execution: 28/11/2017 , Admitted by: Self, Date of Admission: 28/11/2017 ,Place : Office	28/11/2017	L1 28/11/2017	28/11/2017

28/11/2017 Query No:-02060001592339 / 2017 Deed No. I - 020605484 / 2017, Document is digitally signed.

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Mouza-Kaliganj, J.L. No.110, R.S. Khatian No.367, R.S. Plot


**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BHOOMI DEVELOPERS</b> 18A/1, TETIKHOLA, ARRAH, P.O:-ARRAH, P.S:- New Township, Durgapur, District-Burdwan, West Bengal, India, PIN - 713212, PAN No.: AASFB6423G, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri SURESH RUIDAS</b> Son of Shri SANATAN RUIDAS Date of Execution - 28/11/2017, Admitted by: Self, Date of Admission: 28/11/2017, Place of Admission of Execution: Office			
		Nov 28 2017 2:15PM	LT 28/11/2017	28/11/2017
	18A/1, TETIKHOLA, ARRAH, P.O:-ARRAH, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ARZPR2179F Status : Representative, Representative of : BHOOMI DEVELOPERS (as PARTNER)			

**Identifier Details :**

Name & address	
Shri AJIT SINGH Son of Mr NARAYAN CHANDRA SINGH VILL. KALIGANJ, P.O:-ARRAH, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs RITA EUSTACE BOSE, Shri SURESH RUIDAS	
	28/11/2017

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs RITA EUSTACE BOSE	BHOOMI DEVELOPERS-35 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs RITA EUSTACE BOSE	BHOOMI DEVELOPERS-5 Dec

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Mouza-Kaliganj, J.L. No.110, R.S. Khatian No.367, R.S. Plot


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Endorsement For Deed Number : I - 020605484 / 2017

On 21-11-2017

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 47,50,080/-

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

On 28-11-2017

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

Admissible under rule 21 of West Bengal Registration Rules, 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 14:00 hrs on 28-11-2017, at the Office of the A.D.S.R. DURGAPUR by Mrs RITA EUSTACE BOSE, Executant.

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

Execution is admitted on 28/11/2017 by Mrs RITA EUSTACE BOSE, Wife of Shri LAWRENCE MONIMOY BOSE, Q.N. - 904, TELCO COLONY, JAMSHEDPUR, GOBINDPUR, P.O: TELCO, Thana: TELCO, Purbli Singhbhum, JHARKHAND, India, PIN - 831004, by caste Christian, by Profession House wife

Identified by Shri AJIT SINGH, . . Son of Mr NARAYAN CHANDRA SINGH, VILL. KALIGANJ, P.O: ARRAH, Thana: New Township, . City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

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

Execution is admitted on 28-11-2017 by Shri SURESH RUIDAS, PARTNER, BHOOMI DEVELOPERS (Partnership Firm), 18A/1, TETIKHOLA, ARRAH, P.O:- ARRAH, P.S:- New Township, Durgapur, District-Burdwan, West Bengal, India, PIN - 713212

Identified by Shri AJIT SINGH, . . Son of Mr NARAYAN CHANDRA SINGH, VILL. KALIGANJ, P.O: ARRAH, Thana: New Township, . City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 99,014/- ( B = Rs 99,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 99,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/11/2017 11:28AM with Govt. Ref. No. 192017180123231471 on 28-11-2017, Amount Rs: 99,014/-,  
Bank: IDBI Bank ( IBKL0000012), Ref. No. 144307004 on 28-11-2017, Head of Account 0030-03-104-001-16

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Mouza-Kaliganj, J.L. No.110, R.S. Khatian No.367, R.S. Plot

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,011/-

**Description of Stamp**

1. Stamp Type: impressed, Serial no 5900, Amount: Rs 5,000/-, Date of Purchase: 27/11/2017, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB. Online on 28/11/2017 11:28AM with Govt. Ref. No: 192017180123231471 on 28-11-2017, Amount Rs: 2,011/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 144307004 on 28-11-2017, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2017, Page from 94972 to 94998

being No 020605484 for the year 2017.



Digitally signed by ABHIJIT  
CHATTERJEE  
Date: 2017.11.28 17:25:32 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 28-11-2017 17:16:19  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

28/11/2017 Query No:-02060001592339 / 2017 Deed No :- 020605484 / 2017. Document is digitally signed.

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Mouza-Kaliganj, J.L. No.110, R.S. Khatian No.367, R.S. Plot

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