

SX No. 998/21

T-961/21

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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15.02.2021
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certified that the document is
presented to Registration. The
original and the
duplicate sheets and the
development sheets attached
with this document are the part
of this document.

Sub-Registrar
West Bengal

15/2/21

Purwima Mukherjee

SIDHI VINAYAK & VAISHNDEVI
DEVELOPERS

1. Kambik Sinha

2. At K...

Partners

DEED OF DEVELOPMENT AGREEMENT

This Deed of Development Agreement is executed on this 15th Day of February, 2021 (Two Thousand Twenty One)

BETWEEN

Purnima Mukherjee

SIDHDI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Koushik Sinha*

2. *Sri Sanjit Kumar*

Partners

PURNIMA MUKHERJEE (PAN:ADSPM1808P) W/O: LATE MADHUSUDAN MUKHERJEE by faith Hindu by occupation business resident of N.C Dasgupta Road, Near Rathtola More, Namopara, Post office Namopara, Police Station Purulia Town, District Purulia, West Bengal, Pin-723103, hereafter called and referred to as the Land Lady/Land Owners (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include her respective heirs, executors, administrators, legal representatives and assignees etc.) of the FIRST PART.

AND

"SIDHDI VINAYAK & VAISHNODEVI DEVELOPERS" a Partnership Firm (PAN-ADFFS6420E) having its Office at Purulia represented by its two Partners 1. Sri Koushik Sinha (PAN: AWAPS6846C) son of Sri Kishore Kumar Sinha, by faith-Hindu By occupation Business, by caste Kayeshta, resident of Old Police Line, Chabi Biri Bagan, P.O & Dist. Purulia -723101 West Bengal, 2. Sri Sanjit Kumar Dutta (PAN: ADIPD3039R) son of late Dukha Bhanjan Dutta, resident of Kalitala Lane, Chowk bazar, within Purulia Town, P.S.-Purulia Town, P.O.-Purulia, District Purulia, Pin.723101, West Bengal and, (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors, successors - in - interest and assigns) herein after referred as DEVELOPER of the OTHER PART

AND

WHEREAS the property under R.S. Khatian No. 3178 being R. S. Plot No. 12985, area 27.93 decimal under Mouza Purulia, JI. No. 02, Perg. Chharra under Purulia Town Police Station within Purulia Municipal Ward No. 16 Holding no. 8, in the District of Purulia, fully described in the Schedule 1 below of this Deed (for the sake of brevity herein after referred as Schedule 1 property) has been recorded in the name of Purnima Mukherjee as permanent Rayat of the land.

AND

WHEREAS the Purnima Mukherjee OWNER of the land desirous to develop the schedule 1 property by raising multi storied building thereon for her benefit.

AND

WHEREAS the present owner have intended to develop the schedule land by constructing a multi-storied building thereon and as the present owner have no infrastructural facilities and lacuna of experiences in the arena of construction work have decided to appoint the developer to develop the same and the

Purvina Mahalinga

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. *Kombik Sinha*

2. *S. K. S. S.*

Partners

developer while coming to know the intention of the owner agreed to develop the property and the owner also agreed with the proposal of the developer and hence this deed of development agreement.

AND

WHEREAS the land owner have assured the developer that the said property is free from all encumbrances liens attachment and mortgage of any nature what so ever and has the owner in peaceful possession of the said property. The owners have assured the developers that they have marketable and saleable right and title over and above the schedule 1 property.

NOW THIS DEED OF DEVELOPMENT AGREEMENT WITNESSES AS FOLLOWS :-

1. That the first party/landowner delivered peaceful possession of the schedule-1 property to the second party/developer in the execution of deed of development agreement to the second party developer for the purpose of development and construction of multistoried building consisting of residential independents flats / apartment and commercial unit and the second party developers shall accordingly take over possession of the land in question for the aforesaid purpose.

2. That the first party/land owner has fully assured the developer that the land in question is free from all kinds of encumbrances, charges, liens, attachment and encroachment, mortgage etc. and there is no notice of the proposed multistoried building or buildings thereon and also there is no objection or hindrance of obstacles in obtaining approval and sanctioned plan for construction of multistoried building/apartment from the competent authorities.

3. That the first party/land owners further assured the developer that apart from them no one else is/are entitled to or has/have any right and interest over the schedule-1 property or any part thereof either as a partner or as the co-shares and co-partner in joint family or otherwise the first party/land owners are not the benamdar trustee for any one in respect of the schedule - 1 property and the first party / landowners are fully entitled to transfer, convey, dispose and alienate the property in any manner to any one as he/she/they think/s proper and fit his/her/their own and sole discretion.

4. That the first party/land owner also assured the developer that the developer will be in no manner liable for any of the outgoing and outstanding dues relate into the schedule land for the period prior to execution of this deed of development agreement and the same shall be sole liability and responsibility of first party/land owner only.

Purnima Mukherjee

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Kamalika Sinha.

2. 

Partners

5. That the second party/ developer do all acts and deeds matters thinks, necessary for relating to the development and construction of proposed multistoried building apartment consisting of building apartment consisting of independent residential flats, garage, parking space, commercial unit etc. in general only on specific relief's written hereunder :-

6. The relief's have been given by the first party to developer as follows :-

a) To prepare, or revise the building plans of the proposed Multi-storied building on the land in question and to process submit the same approval and sanction from the competent authority Concerned in this name or either in the name of the land owner at the cost and expenses of developer.

b) To appoint technical person, architects, engineers, constructors etc. and managerial personals for development and construction of the proposed multistoried building and for allied jobs as may be deemed necessary for the purpose.

c) To make application in the concerned authorities in the name of the first party/land owner in the name for sites.

7. That the first party/land owner and Developer are entitled to get the constructed area of the multistoried building constructed by the developer through their own finance as per owner allocation and developer allocation mentioned in below of this deed.

8. OWNER'S ALLOCATION:

After construction of the entire multi-storied building the OWNERS shall be entitled to 32% of commercial super built up area and 32% of residential super built up area front to end portion of the building as per proportional share.

9. DEVELOPER'S ALLOCATION

After deducting the said OWNER'S ALLOCATION the existing portion of the building of the Total Construction of the said constructed area of the building will be the DEVELOPER'S allocation.

Purvima Mukherjee

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DEVELOPERS

1. Kambik Sinha.

2. J. K. Saha

Partners

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9/1. OWNER'S & DEVELOPER'S ALLOCATION

FLOOR	OWNERS ALLOCATION	DEVELOPERS ALLOCATION
Ground Floor Parking Area	Saleable Parking 32%	Saleable Parking 68%
Ground Floor	SHOP NO.-S-3 & S-4 FLAT NO.-NIL	Remaining all flat & shop(Except-Shop No.- 3&4)
First Floor	FLAT NO.-D,F & J	Remaining all (Except Flat No.- D,F & J)
Second Floor	FLAT NO.-B,D & E	Remaining all (Except Flat No.- B,D & E)
Third Floor	FLAT NO.-A ,C & D	Remaining all (Except Flat No.- A ,C & D)
Fourth Floor	FLAT NO.-D,H & I	Remaining all (Except Flat No.- D,H & I)
Fifth Floor (if granted permission from Purulia Municipality)	FLAT NO.-B,C & D	Remaining all (Except Flat No.- B,C & D)

It is mentioned here:-

It is decided by the parties that the flat numbers/unit numbers mentioned in above of owners allocation Shop No. 3 & 4 and Flat No. "B" on second floor, A & C on third floor, and B on fifth floor will keep by the owner and rest numbering of the commercial unit / flat of the owners allocation will be sold by the Developers of the flat with their cost but owner of the flat/unit will get the price @ mentioned here under, after deducting the applicable taxes;

- Ground floor residential flat area @ Rs.2300.00 (two thousand three hundred rupees) per sq. ft. (super built up area).
- first floor to fourth floor area @ Rs.2500.00 (two thousand five hundred rupees) per sq. ft. (super built up area).
- Fifth floor area @ Rs.2400.00 (two thousand four hundred rupees) per sq. ft. (super built up area).
- Commercial area on the ground floor @ Rs.4000.00 (Four thousand rupees) per sq. ft. (super built up area)

Purnima Mukherjee

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DEVELOPERS

1. Kanchik Saha

2. S. Saha

Partners

And after selling the owners share Flat/unit the developer should deposit the whole amount (after deducting applicable taxes) in the account of owner of the land of this deed.

- i) if the FIRST PARTY / LAND OWNER get more space in the residential and commercial allocation than their scheduled allocation i.e. 32% constructed area (super built up). In the above residential and commercial space, in that case, they will pay @ above mentioned rate per square feet (super built up area) to the DEVELOPER at the time of transfer, similarly if the FIRST PARTY / LAND OWNER get less than 32% share of the residential and commercial allocation in the building, then the DEVELOPER shall pay @ above mentioned rate per sq.ft. (Super built up area) to the FIRST PARTY / LAND OWNER of this deed at the time of transfer. G.S.T and other taxes are applicable as per Government Rule prevailing at the time of transfer.
- ii) That sketch map attached here with this deed will be a part of this deed for the purpose of disposition of the various units viz. Commercial Unit/ Flats / Unit designations, etc. of the building.
- iii) The OWNER'S allocated area will be the exclusive share of the OWNER in which the DEVELOPERS and/or her legal heirs, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid will not be tenable or valid. Similarly, the DEVELOPERS allocated portion will be their exclusive share unconcern with the OWNER in which the OWNER and/or her legal heirs, nominees, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid will not be tenable or valid. After obtaining the sanction plan the OWNER and DEVELOPER shall jointly and mutually demarcate their own share on the sanctioned plan of the said proposed building as OWNER'S ALLOCATION and after such demarcation the balance portion of the proposed building will be treated as DEVELOPER'S ALLOCATION. Over the top roof of the aforesaid proposed multistoried building, the DEVELOPER and the OWNERS will have the right in accordance with their proportionate share along with the parapet wall i.e. 32% OWNER'S ALLOCATION and 68% DEVELOPER'S ALLOCATION. It is further agreed and decided that the DEVELOPERS shall deliver the OWNERS ALLOCATION of the full and complete to the OWNER free of cost, charge and encumbrances.
- iv) In the event of sale process on the OWNERS ALLOCATION, the OWNER will execute such deeds in OWNER ALLOCATION as the owner shall be exclusively entitled to her own allocation having valid right, title, interest, ownership, etc. over its own allocation and the owners can sell, transfer, lease, let out etc. to any intending person at her own discretion.

Purvishan Mufalhyin

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Kambik Sinha

2. [Signature]

Partners

v) The DEVELOPERS shall be exclusively entitled to DEVELOPER'S ALLOCATION only having valid right, title, interest there in as per this agreement with exclusive right to enter into agreement for sale, transfer, let out, lease, license over the same. If the DEVELOPERS intended to transfer their allocation in part or full by way of sale or any deed of conveyance to any intending buyer or purchaser then no prior consent from the OWNER is required to the effect. The DEVELOPERS may be entitled to take advance from the intending purchaser of their own allocation and they are allowed and/or to be permitted to execute and register sale deed in respect of their own allocation. The DEVELOPERS as per their own discretion will be entitled to write or deliver possession of their allocated portion partly or wholly to any person or any such intending buyer, transferee, lease, tenant etc. and no prior consent of the OWNER is required to that effect and this agreement by itself be deemed to be and treated as the consent of both the parties. At the request of the DEVELOPERS, the OWNER shall give power through the registered deed of power of attorney to the DEVELOPERS allocated portion having power to enter into an agreement for sale, lease, license, gift or any such other purpose and also having right to receive the money against that deed or the consideration money.

vi) It is hereby further agreed that on completion of OWNER allocated portion, the DEVELOPERS in writing, request the OWNER to take possession of their allocated portion. If any dispute arises in-between the parties regarding their allocation as stated in this deed the matter should be referred to the Arbitrator within a reasonable time from the occurrence of such dispute.

The owner's allocated area will be the exclusive share of the owner in which the developers and or their legal heirs, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be tenable or valid. The developers allocated portion will be their exclusive share unconcern with the owner in which the owner and/or their legal heirs, nominees, assignees, representatives etc. shall not be entitled to lay any claim or any claim laid that will not be tenable or valid.

It is further agreed and decided that the developers shall deliver the owners allocation of the full and complete to the owner free of cost. The developers shall be exclusively entitled to developer's allocation only having valid right title interest therein as per this agreement with exclusive right to enter into agreement for sale, transfer, letout, lease, license, mortgage, over the same but in the event of sale process of this deed will execute such deeds but the developers may take advance from the intending purchasers and the owners in no way may execute and register any sale deed in respect of their share . The owner shall be exclusively entitled to their own allocation having valid right, title, interest, ownership etc. over its own allocation and the owner can sell, transfer, lease, letout, mortgage etc. to any intending person/persons at her own

Purima Mukherjee

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Koushik Sinha.

2. Satish Sinha.

Partners

discretion and in the event of developers allocation, if the developers intended to transfer their allocation in part or full by way of sale or any deed of conveyance to any intending buyer or purchaser then no prior consent from the owner is required to the effect. The developers may be entitled to take advance from the intending purchaser of their own allocation and they are allowed and/or to be permitted to execute and register sale deed in respect of their own allocation without taking the consent in writing from the owners. The developers as per their own discretion will be entitled to written or deliver possession of their allocated portion partly or wholly to any person or any such intending buyer, transferee, lease, tenant etc. and no further consent of the owners is required to that effect and this agreement by itself be deemed to be and treated as the consent of both the parties. At the request of the developers the owners shall give power through the registered deed of power of attorney to the developers allocated portion having power to enter into an agreement for sale, lease, license, gift or any such other purpose and also having right to receive and received the money against that deed or the consideration money. It is hereby further agreed that on completion of owners allocated portion the developers either verbally or in written request, the owners to take possession of their allocated portion.

10. That the DEVELOPER having financial resources at their disposal shall at its own costs and expenses provide all bricks cement, stones tiles slates lime iron timber and glass and all other materials of standard quality for the purpose of completing the said building according to the plan and shall entirely bear all expenses to be incurred payment of labor and other charges.

11. That the OWNER shall render all moral assistance to the DEVELOPER during the period of construction to facilitate the smooth carrying out of the aforesaid construction work uninterruptedly.

12. That the OWNER shall not be liable and responsible in case the DEVELOPER fails to comply with any statutory rules and regulations in respect of the construction and allied works or deviate from the sanctioned plan issued by the Purulia Municipality/appropriate authority in respect of Construction of the said flat of the buildings at the said premises.

13. That the DEVELOPER shall receive all amounts and/or sale proceeds from the intending purchasers for booking and/or allotments of flats in respect of their allocated portion and shall execute valid noted receipts for the same on its own account without making the OWNER liable and responsible for the same in any form or in any manner whatsoever.

Purvima Mukherjee

SIDHHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Kamalika Sinha

2. Aditi Sinha

Partners

14. That the OWNER hereby undertakes not to raise any objection or create any irrelevant interference or interruption during the period of this agreement and while the DEVELOPER shall be lawfully going on with the works of construction in proper manner with standard materials .
15. That the OWNER undertakes as to sign on all papers or documents required for modification or specification in the plan for facilitating the lawful and proper construction and will have no right to raise any objection in this matter.
16. That it is hereby recorded that the DEVELOPER shall have the right to sell and / or transfer their allocated portion in the proposed building to any intending purchaser or purchasers and will be entitled to enter into agreements for sale of those flats at price to be entirely settled by the DEVELOPER and will receive advance money from the intending purchaser or purchasers on their own account and will sign or all relevant agreements including memo or consideration and to grant proper and valid receipt thereof.
17. That the parties hereto have entered into this agreement purely for the purpose of construction at the Schedule land and nothing contained herein shall be deemed to the construct as partnership between the parties in any manner whatsoever.
18. That the DEVELOPER shall lawfully complete the entire construction and allied work within the time limit of 03 years (three years) from the date of availability of Sanctioned plan. The DEVELOPER may be further allotted a grace period of 06 (six) months and within which time it shall compulsorily complete the entire construction process if within stipulated time the developer fails to deliver the owner allocation portion, then the developers will be liable to provide bank interest for the owner allocation portion as per norms.
19. Notwithstanding anything contained in above clause 18 with regards to time limit the same can reasonably be extended in case of any calamity or natural disaster beyond the control of the DEVELOPER.
20. That if the DEVELOPER performs its part of the contract to the satisfactory of the owner then the OWNERS shall have no right to cancel this agreement under any circumstances whatsoever and the term conditions

Purvima Mukherjee

SIDHHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Romika Sinha.

2. 

Partners

stipulations and restriction contained herein shall be binding upon all the heirs/successors of the OWNERS in case of his/her death.

21. That either of the Parties shall not be entitle to sign and /or transfer this agreement to any other person firm/ or corporation body.
22. That the DEVELOPER shall take all necessary permission from each and every department including Income Tax Department under the provisions of Income Tax Act. at his own cost and expenses. The owner of the land and developers shall be liable for payments of any tax or taxes in respect of their allocated portion and construction after completion of the new building.
23. That the developers complete the building as per schedule -2 of this deed.
24. That the OWNER hereby agree and confirm that the OWNER herein shall execute and convey all such deeds, documents, conveyance without any objection in favour of the intending or prospective purchaser/purchasers in respect of allocated portion of DEVELOPER by presenting herself .
25. That for the purpose of enabling the DEVELOPER to construct the said building on the land of the said premises and to complete the construction thereof, the OWNER will execute power of attorney in favour of the DEVELOPER or any of the partner to do all necessary acts of construction of building as well as for entering into agreements for sale relating to sell of those flats in the proposed building such power of attorney shall be irrevocable to the extent of proper fulfillment all the papers and terms & conditions stated herein by the OWNER.
26. That the OWNER will pay arrears of municipal taxes in respect of the Schedule land up to the date of obtaining building plan from the Purulia municipality and thereafter DEVELOPER will pay the taxes during period of contract on completion of the said proposed building at the said land the taxes and other statutory imposition shall be proportionately shared between the purchasers and/or as per allocation of OWNER and DEVELOPER.
27. That if before completion of the construction ,but after the construction is made or raised or is in progress the said property or any part thereof is effected by any notice or notices of requisition or assignment of the government or any public body and is intended so to be acquired by the government or any public

Purima Mukherjee

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Komik Sinha

2. [Signature]

Partners

body for public purpose at any time, then the DEVELOPER will at his option, shall be entitled to resigned this agreement and in that case, the OWNER shall bound to pay all types of cost of construction to the DEVELOPER if the OWNER receive any amount for such construction from the authority concern and if any land dispute shall arise in respect of the schedule land where the building in question has been constructed in such case owner of the land will be responsible and bound to give compensation to the developers.

28. That the OWNER agree to indemnify the DEVELOPER against all actions, suits, proceedings and claims that may arise out of the title of the OWNER over the said property.

29. That either of the Parties shall not be entitle to sign and /or transfer this agreement to any other person firm/ or corporation body.

30. That the DEVELOPER shall take all necessary permission from each and every department including Income Tax Department under the provisions of Income Tax Act. at his own cost and expenses and the parties shall be liable for payments of taxes in respect of their allocated portion and construction after completion of the new building.

31. That the OWNER hereby agree and confirm that the OWNER herein shall execute and convey all such deeds, documents, conveyance without any objection in favour of the intending or prospective purchaser/purchasers in respect of allocated portion of DEVELOPER by presenting himself .

32. That the DEVELOPER shall at his own cost and expense and without creating any financial or other liability of the OWNER, construct and complete the building and various unit and /or apartments therein in accordance with building plan/ revised building plan.

33. That the DEVELOPER before entering into the Schedule property for developing the property by erecting building therein, shall make proper arrangement and shall take all necessary steps to that effect. It is specifically mentioned here that both the parties mutually and voluntarily agreed that neither of the parties is Consumer of the other and either of the parties of this Deed shall not be entitled to lay their claim/grievances being the Consumer of other.

Premima Marketing

SIDHHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Renuka Sinha

2. 

Partners

34. That it is hereby mutually agreed and decided that if any dispute crops up in between the OWNER and DEVELOPER, in that event dispute to be sent for arbitration for settlement and/or decision before the Arbitrator and the decision of the Arbitrator will be final. It is specifically agreed and decided by the parties that unless process of arbitration is exhausted neither party is entitled to take shelter to the Civil Court and/or Tribunal for decision or settlement of dispute. It is further agreed and decided that body of three persons will constitute the board of Arbitration. One Member of the board will be selected by the OWNER, other Member of the board will be selected by the DEVELOPER and those two Members of the board will select a person as President. In case of difference of opinion between the Members, the decision of the President shall be final. The board of Arbitrators shall have exclusive jurisdiction and authority to decide all the disputes and litigations relating to this agreement and they also hold and possess exclusive jurisdiction and authority to decide all the disputes and litigations in the manner, which they deem just, fit and proper. The Board of Arbitrators will act by applying the rule of natural justice and good conscious.

35. That the OWNER hereby declare

(a) That the OWNER is entitled to enter into this agreement with the DEVELOPER and they have full right and absolute authority to sign and execute the same.

(b) That the OWNER shall not agree, commit or contract or entered into any agreement for sale or lease of the schedule property or any part thereof to any person or persons other than the DEVELOPER and that he/she has not created any mortgage, charge or any other encumbrances on the Schedule property as mentioned till this date of Agreement and also will not enter in to such agreement so long the agreement will be in existence. It is mentioned here that the original deeds and documents of the schedule land shall be kept in the office of the DEVELOPER.

(c) That the OWNER has not done any act, deed, matter or thing whereby or by reason whereof, the development of the schedule property and/or any part of the same may be prevented or affected in any manner whatsoever.

d) The owner of the land and developer shall left a Rasta in the eastern side of the building for common use of the land owner of holding no.7 and 8 ward no.16 and developer of this deed, but, if the owner of the land or her heirs will sell the property northern side of the building being holding no.7 in ward no.16 under Purulia Municipality to any other person or persons, then the above mentioned

Purnima Mukherjee

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Kanki Sinha

2. S. K. Sinha

Partners

Rasta will be only use Rasta of Developer or the purchasers of the building standing on the holding no.8.

38. That it is decided by the parties that owners shall be bound to pay the (GST) or any other taxes and installation of transformer and generator installation charges and Society security charges to the developer of this deed for owner's allocation, and if owners shall sell or gift her allocation in favour of any third party purchaser or purchasers and or donee, the purchaser or donee shall be bound to pay the (GST) taxes or any other taxes and transformer and generator installation charges and Society security charges to the developer of this deed.

39. That it is decided by the parties that owner will be bound to pay the maintenance charges of the building after receiving complete possession of the Flat.

Jurisdiction

All courts within the limit of the Purulia shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of this present between the parties.

SCHEDULE:-1

District Purulia, Additional Sub Registration office at Purulia, Perg. Chharra, P. S. Purulia Town, Mouza Purulia, JI. No. 292/2, R.S./L.R Khatian No. 3178 being R. S./L.R Plot No. 12985, measuring an area 27.93 decimal within Purulia Municipal old ward no. 16 Holding no. 8, situated N.C Dasgupta Road (Bucha Bandh Road), Rathtola Namopara.

Butted and bounded as follows -

North - Holding of land owner Purnima Mukherjee and others.

South - N.C Dasgupta Road and holding of Aswini Kumar Dan

East - Holding of Ashok Sao and others.

West - Pradip Chourashia and others.

SCHEDULE - 2

FOUNDATION : R.C.C. column foundation and framed structure based on individual columns from Basement to Top Floor.

Purwina Mahajan

SIDHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Romika Sinha.

2. De Shrivastava

Partners

WALL : 8", 5", 3" Thick Brick work for outside wall and 3" thick brick work for all inside wall.

PLASTERING : Sand cement Mortar Plaster on inside and outside walls, ceiling etc.

DOORS : Wooden frames with general quality of local wood and commercial flush door for shutters on standard size fitting with handle and one house hold, for each main door and standard fitting of each of the inside flush door. The PVC frame with palla will be fitted with in each kitchen, toilet .

WINDOWS : Aluminum section windows including glass of 3 mm thick and M. S. Grill.

TOILET : Floor Tiles and Wall Tiles for dado up to 5'-0" height finished with local glaze tiles and one Indian type water close white local Anglow Indian commod for single toilet and one English type white local commode only for WC including PVC low down white local cistern, two CP Bib Cock point hot & cold, one CP shower point shall be provided in one toilet.

FLOORING : All floors will be Floor Tiles finish.

DINING / DRAWING : One white local wash basin.

KITCHEN : Cooking slab / bench will be fitted with Kodappa or Marbles with 2' wide wall over the cooking slab will be finished with Wall tiles.

PLUMBING AND SANITATION : PVC pipe to be used for outer and inner water connection as concealed works and PVC Hi-density sanitary pipes and Fittings will be provided.

ELECTRICAL WORKS : All wiring will be concealed or half concealed upto two light, one fan and one 5 amp plug points in each bed room and one light and one Exhaust fan points in each kitchen and two light, one fan, one 5 / 15 amp plug in each Drawing-cum-dining room and one light point in each Toilet will be provided.

PAINTING : Plaster of parish will be provided on Inner side walls and ceiling of flats and to the outer walls of the building will be finished with snowcem.

WATER SUPPLY ARRANGEMENT: The main source of water will be from deep-tube-well. Suitable size over head tank will be constructed on the roof. A pump also be fitted to lift the water from ground to over head tank. A good network of pipe lines will be distributed to all the flats .

Purvina Mukherjee

SIDHHI VINAYAK & VAISHNODEVI
DEVELOPERS

1. Kamalika Sinha.

2. 

Partners

ROOF : The roof of the building will be finished with water and proofing Grey Citu Mosaic.

LIFT: The lobby of the floor common area and lift facility available.

Note :- Signature with photo and fingers print of the parties are affixed on the specimen copy annexed with this Deed.

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

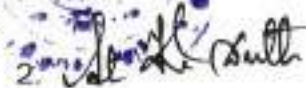
Witnesses

1. Bijaya Mukherjee
P.O - Namo Para.
M. C. Dasgupta Road
Dist - Purulia.
Debesh Halder
Namo Para
Purulia

1. Purvina Mukherjee

Signature of the OWNER

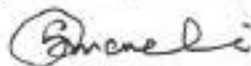
1. Kamalika Sinha.

2. 

Signature of the PARTNERS OF
"SIDHHI VINAYAK & VAISHNODEVI DEVELOPERS"
(DEVELOPERS)

Scribe - The Deed has been drafted as per instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writings of this Deed, put their respective signature and Fingers impression by their own hand and fingers.

Kumaresh Meheta
(Kumaresh Meheta)
Deed Writer, Purulia.
License No. 129/PPL
Typed in my office.





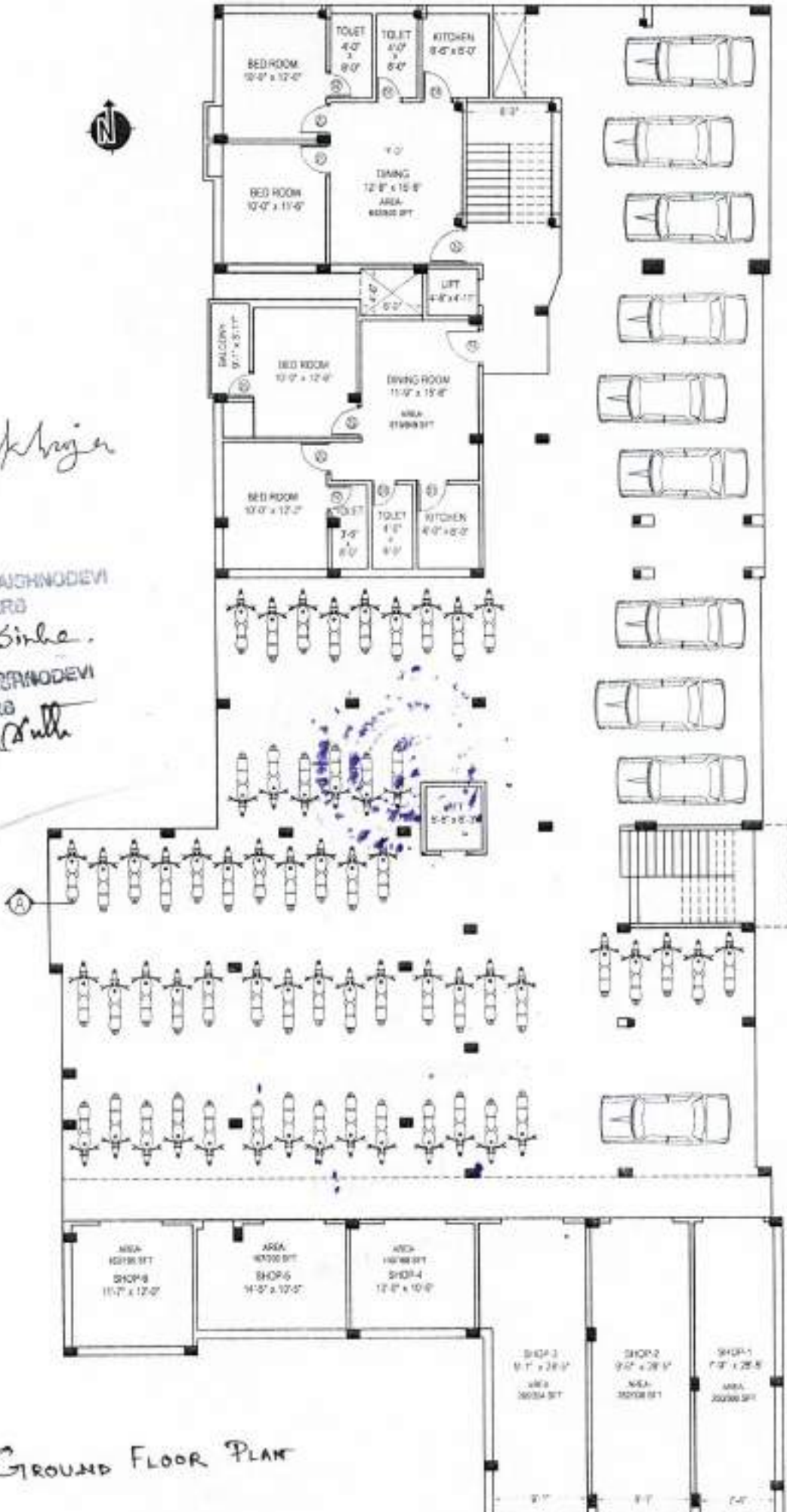
Purvishu Mukherjee

SIDDHI VINAYAK & VAISHNODI
DEVELOPERS

Kambik Sinha

SIDDHI VINAYAK & VAISHNODI
DEVELOPERS

At K. Sinha



GROUND FLOOR PLAN

Purnima Mishra

SIDHI VINAYAK & VAISHNODEN
DEVELOPERS

Kambik Sinha

At the South

PARTNER













TYPICAL 1st, 2nd, 3rd & 4th FLOOR PLAN
SCALE: 8'-0"=1"

SIGNATURE OF THE
PRESENTED/EXECUTAN/
SELLER/BUYER/CLAIMENT
WITH PHOTO












UNDER RULE 44A OF THE I. R. ACT 1908

N.B. – LH BOX – THUMB TO SMALL PRINT












R.H. BOX – THUMB TO SMALL PRINT

 <i>Purvina Mukhija</i>	LH					
	RH					

ATTESTED:- *Purvina Mukhija*

 <i>Atul Kulkarni</i>	LH					
	RH					

ATTESTED:- *Atul Kulkarni*

 <i>Kambhikar Vinay</i>	LH					
	RH					

ATTESTED:- *Kambhikar Vinay*

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



धारणी अकाउंट संख्या (नं. 18)
 Form 188A Account Number Card

ADFFS6420E

नं. 188A
 SIDHI VINAYAK & VAISHNODEV LDEV5 DPRE5

एम. एच. 100/एन. 1000
 डाकघर, नवी मुंबई-400 001
 02/0/2018



इस कार्ड के साथ/समेत या अलग-अलग को/सेवाएं
 प्राप्त करने के लिए कृपया सूचना दें/सहित
 1. न. 188A, धारणी अकाउंट
 फॉर्म नं. 188A, धारणी अकाउंट
 संख्या संख्या, धारणी अकाउंट नं. 188A
 टी. 411 015

If this card is used/along with/along with
 please inform / inform to
 Income Tax & AN Service Unit, NEDU
 5th Floor, Main Building
 Plot No. 104, Survey No. 57704
 Model Colony, Near Deep Junction Chowk
 Pune - 411 015

Tel: 91-20-27218130/91-20-27218131
 e-mail: aninfo@nedu.gov.in

SIDHI VINAYAK & VAISHNODEV LDEV5 DPRE5
DEVELOPERS
red K. Sult
PARTNER



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADIPD3039R



नाम / Name
SANJIT KUMAR DUTTA
पिता का नाम / Father's Name
DUKHA BHANJAN DUTTA



जन्म की तिथि / Date of Birth
23/09/1973

Sanjit
संकेत - Signature

AP02017

इस कार्ड के खोने/धन पर कृपया सूचित करें/टीयर:
आयकर विभाग द्वारा, पर उस ही पते
5 बी ब्लॉक, 5वीं स्टोरी,
फ्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कोला, नज़द डीप बंगला चौक,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
5th Floor, 341st Street,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.
Tel: 91-20-2711 8080, Fax: 91-20-2731 6081
e-mail: cominfo@nsdl.co.in

Sanjit

PERMANENT ACCOUNT NUMBER
ADSPM1808P

NAME
PURNIMA MUKHERJEE

FATHER'S NAME
SUBODH CHANDRA CHATTERJEE

DATE OF BIRTH
22-07-1948

SIGNATURE
Purnima Mukherjee

COMMISSIONER OF INCOME TAX, W.B. - II

✓ Purnima Mukherjee
Purnima Mukherjee



ভারত সরকার
Government of India

সজিত কুমার দত্ত
Sanjit Kumar Dutta
জন্ম তারিখ / DOB : 23/09/1973
পুরুষ / Male



7022 4780 0927

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় পরিষদ
Unique Identification Authority of India

ঠিকানা:
S/O: দুঃখভঞ্জন দত্ত, চক বাজার
কালিতলা পের, পুরুলিয়া গম
এলাকা-13, পুরুলিয়া-5, পুরুলিয়া,
পূর্ববঙ্গ, পশ্চিম বঙ্গ, 723101

Address:
S/O: Dukhabhanjan Dutta,
CHOWK BAZAR KALITOLA
LANE, PURULIA M WARD 13
Purulia - 1, Purulia, Purulia - West
Bengal, 723101

7022 4780 0927



1800 330 1943



help@uaid.gov.in

WWW

www.uaid.gov.in




পূর্ণিমা মুখার্জী
 Purima Mukherjee
 Aadhaar ID: 9296 3488 8659
 লিঙ্গ / GENDER: FEMALE

9296 3488 8659
 আমার আধার, আমার পরিচয়

Purima Mukherjee



ঠিকানা:
 W/O: মদনমোহন মুখার্জী, এন.সি.
 পথদেও রোড, পূর্ণিমা পৌরসভা
 ওয়ার্ড-১৬, পূর্ণিমা-১, পূর্ণিমা
 পশ্চিম বঙ্গ - ৭২১১০১

Address:
 W/O: Madhusudan Mukherjee, N
 C DASGUPTA ROAD, PURIMA
 MUNICIPALITY WORD-16,
 Purima - 1, Purdya,
 West Bengal - 725101

9296 3488 8659





Purima Mukherjee



ভারত সরকার
Government of India



বিজয়া মুখার্জী
Bijsya Mukherjee
পিতা - মধুসূদন মুখার্জী
Father: Madhusudan Mukherjee
জন্মতারিখ / DOB: 10/02/1974
লিঙ্গ / Gender: Female



4259 9867 5756

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয়পত্রের প্রদানকারী
UIDAI Identification Authority of India

ঠিকানা

D/O: মধুসূদন মুখার্জী, ৩৯ বি
নানডুগা রোড, পুরুলিয়া পৌরসভা
ওয়ার্ড-১৬, পুরুলিয়া ১,
পুরুলিয়া, পশ্চিম বঙ্গ,
723101

Address

D/O: Madhusudan Mukherjee, N C
SASGUPTA ROAD, PURULIYA
MUNICIPALITY WARD-16,
Purulia - I, Purulia, Purulia, West
Bengal 723101

4259 9867 5756

1347
1800 300 1347

UIDAI
uidai@uidai.gov.in

www
www.uidai.gov.in

Bijsya Mukherjee
Bijsya Mukherjee

Major Information of the Deed



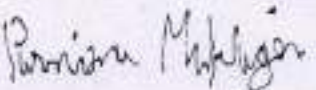
Deed No :	I-1402-00961/2021	Date of Registration	15/02/2021
Query No / Year	1402-2000222997/2021	Office where deed is registered	
Query Date	31/01/2021 8:03:50 PM	1402-2000222997/2021	
Applicant Name, Address & Other Details	KUMARESH MEHETA BHUL, Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 7908945754, Status :Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 1,86,20,009/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: N. C. Dasgupta Road, Road Zone : (Madhya Bazar – Rail Gate) , Mouza: Purulia-(002) , Ward No: 16 JI No: 02, Pin Code : 723103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-12985 (RS :-)	LR-3178	Bastu	Bastu	27.93 Dec	9,00,000/-	1,86,20,009/-	Property is on Road
Grand Total :					27.93Dec	9,00,000 /-	186,20,009 /-	



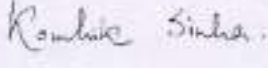


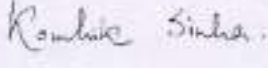


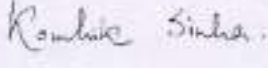


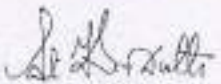


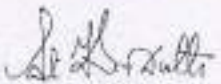


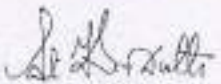
Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Purnima Mukherjee (Presentant) Wife of Late Madhusudan Mukherjee Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office			
	15/02/2021	15/02/2021	LTI	15/02/2021
N C Dasgupta Road Near Rathtola More, P.O:- Namopara, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723103 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/02/2021 , Admitted by: Self, Date of Admission: 15/02/2021 ,Place : Office				

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Sidhi Vinayak & Vaishnodevi Developers Kali Tola Lane Chowk Bazar, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101, PAN No.:: ADxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr Koushik Sinha Son of Mr Kishore Kumar Sinha Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 15/02/2021, Place of Admission of Execution: Office</p> </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 15 2021 5:04PM</td> <td>LTI 15/02/2021</td> <td>15/02/2021</td> <td></td> </tr> </tbody> </table> <p>Old Police Line Chabibiri Bagan, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sidhi Vinayak & Vaishnodevi Developers (as)</p>	Name	Photo	Finger Print	Signature	<p>Mr Koushik Sinha Son of Mr Kishore Kumar Sinha Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 15/02/2021, Place of Admission of Execution: Office</p>				Feb 15 2021 5:04PM	LTI 15/02/2021	15/02/2021	
Name	Photo	Finger Print	Signature										
<p>Mr Koushik Sinha Son of Mr Kishore Kumar Sinha Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 15/02/2021, Place of Admission of Execution: Office</p>													
Feb 15 2021 5:04PM	LTI 15/02/2021	15/02/2021											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p>Mr Sanjit Kumar Dutta Son of Late Dukhabhanjan Dutta Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 15/02/2021, Place of Admission of Execution: Office</p> </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 15 2021 5:06PM</td> <td>LTI 15/02/2021</td> <td>15/02/2021</td> <td>15/02/2021</td> </tr> </tbody> </table> <p>Chowk Bazar Kalitola Lane, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sidhi Vinayak & Vaishnodevi Developers (as)</p>	Name	Photo	Finger Print	Signature	<p>Mr Sanjit Kumar Dutta Son of Late Dukhabhanjan Dutta Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 15/02/2021, Place of Admission of Execution: Office</p>				Feb 15 2021 5:06PM	LTI 15/02/2021	15/02/2021	15/02/2021
Name	Photo	Finger Print	Signature										
<p>Mr Sanjit Kumar Dutta Son of Late Dukhabhanjan Dutta Date of Execution - 15/02/2021, , Admitted by: Self, Date of Admission: 15/02/2021, Place of Admission of Execution: Office</p>													
Feb 15 2021 5:06PM	LTI 15/02/2021	15/02/2021	15/02/2021										

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Miss BIJAYA MUKHERJEE Daughter of Late MADHUSUDAN MUKHERJEE Rathtola Namopara, P.O:- Namopara, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723103</p>			
	15/02/2021	15/02/2021	15/02/2021

Identifier Of Mr Pumima Mukherjee, Mr Koushik Sinha, Mr Sanjit Kumar Dutta

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Purnima Mukherjee	Sidhhi Vinayak & Vaishnodevi Developers-27.93 Dec

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: N. C. Dasgupta Road, Road Zone : (Madhya Bazar – Rail Gate) , Mouza: Purulia-(002) , Ward No: 16 JI No: 02, Pin Code : 723103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 12985, LR Khatian No:- 3178		Seller is not the recorded Owner as per Applicant.

On 15-02-2021

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

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

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

Presented for registration at 13:50 hrs on 15-02-2021, at the Office of the A.D.S.R. PURULIA by Mr Purnima Mukherjee ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,86,20,009/-

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

Execution is admitted on 15/02/2021 by Mr Purnima Mukherjee, Wife of Late Madhusudan Mukherjee, N C Dasgupta Road Near Rathtola More, P.O: Namopara, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession Business

Identified by Miss BIJAYA MUKHERJEE, , Daughter of Late MADHUSUDAN MUKHERJEE, Rathtola Namopara, P.O: Namopara, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

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

Execution is admitted on 15-02-2021 by Mr Koushik Sinha, , Sidhhi Vinayak & Vaishnodevi Developers (Partnership Firm), Kali Tola Lane Chowk Bazar, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101

Identified by Miss BIJAYA MUKHERJEE, , Daughter of Late MADHUSUDAN MUKHERJEE, Rathtola Namopara, P.O: Namopara, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

Execution is admitted on 15-02-2021 by Mr Sanjit Kumar Dutta, , Sidhhi Vinayak & Vaishnodevi Developers (Partnership Firm), Kali Tola Lane Chowk Bazar, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101

Identified by Miss BIJAYA MUKHERJEE, , Daughter of Late MADHUSUDAN MUKHERJEE, Rathtola Namopara, P.O: Namopara, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2021 4:29AM with Govt. Ref. No: 192020210228061741 on 15-02-2021, Amount Rs: 7/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 502075652 on 15-02-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 35,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 26471, Amount: Rs.5,000/-, Date of Purchase: 15/02/2021, Vendor name: Debdas Bhattacharya

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/02/2021 4:29AM with Govt. Ref. No: 192020210228061741 on 15-02-2021, Amount Rs: 35,000/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 502075652 on 15-02-2021, Head of Account 0030-02-103-003-02



Ruhul Amin

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. PURULIA

Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2021, Page from 18901 to 18933

being No 140200961 for the year 2021.



Digitally signed by RUHUL AMIN
Date: 2021.02.23 16:56:50 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 2021/02/23 04:56:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)