

2559

I-2513/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 095812

(K)
 02.07.20
 14.52
 [Signature]
 4:30 PM
 02/07/2020

Certified that the Document
 is Admitted to Registration the
 Signature Sheet and the End-
 selements Agreement with this
 Documents are the Part of this
 Document.

[Signature]
 A. D. B. Dargawan
 Registrar

03 JUL 2020

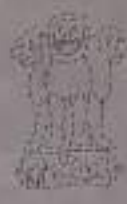
DEVELOPMENT AGREEMENT

This Development Agreement is made on 26th day of
 June 2020 (Two thousand twenty).

K.G. Ghoshal, Adv.

17 JUN 2020

Serial No. 1861 Date
Sold to A.C. Associates
Address Durgapur - 13
Value of Stamps
Date of Purchase of this Stamp Paper 01 JUN 2020
from the Treasury
Name of the Treasury from where Purchased, DURGAPUR.



Subrata Kumar Chakraborty
Stamp Vendor
A.D.S.R. Office, Durgapur-13
Licence No. 5 of 1989

642

স্বয়ংস্বিকৃতি



Indikapit Cahiri
c/o CP. Parikosh Cahira
Mk-20.
Saptharshi Park.
Durgapur-6

[Signature]
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JUL 2020

BETWEEN

SMT. RITA LAHIRI [PAN-ACQPL3781K] wife of Late Paritosh Lahiri by faith- Hindu, by Nationality- Indian, by Occupation- Housewife resident of Sankarpur, P.O.- Durgapur, P.S.- New Township, A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist.- Paschim Bardhaman, PIN- 713206.

Hereinafter referred to and called as "LAND OWNER " (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

K. C. ASSOCIATES, (PAN-AAKFK5269M) a partnership firm having its registered office at Shyam Complex, Benachity, P.O.- Benachity, P.S. and A.D.S.R, office- Durgapur, Sub-Division- Durgapur, Dist- Paschim Bardhaman, PIN- 713213 represented by its partners,

(1) MD. NASIM KHAN [PAN-ANHPK8226A] son of Md. Muslim Khan by faith- Muslim, by Nationality- Indian, by Occupation- Business resident of A1/2, Ashiyana, Naim Nagar, P.O.- Durgapur, P.S. and A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist.- Paschim Bardhaman, PIN- 713203.

(2) SRI MANOJ CHOUDHARY [PAN-AFYPC4626H] son of Late Surendar Choudhury, by faith- Hindu, by Nationality- Indian, by Occupation- Business resident of D-3/10, Suniti Chatterjee Path, City Centre, P.O.- City Centre, P.S. and A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist. - Paschim Bardhaman. PIN- 713216.

(3) SMT. PAPIYA MUKHERJEE [PAN-ALLPM8153A] wife of Sri Pintu Mukherjee, by faith- Hindu, by Nationality- Indian, by occupation- Business, resident of 10/19, Aurobindo Avenue, P.O.- A-zone, P.S. and A.D.S.R. office- Durgapur, Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713204.

Herein after referred to as "THE DEVELOPER" (which term shall include their heirs, executors, representatives and assigns) of the SECOND PART

Whereas the present landowner owning and possessing of a land mentioned in the Schedule in below measuring about 19 Decimal in Block-B under Mouza- Sankarpur, J.L.No.-95, Plot Nos.- R.S.- 71, L.R.- 273 under Khatian No. R.S.- 67, L.R.- 234 under the jurisdiction of Jemua Gram Panchayat Dist- Paschim Bardhaman by virtue of L.R. Records of Rights by Mutation and became the absolute owner of the property mentioned in the First Schedule below.

AND WHERE AS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc and the first Part has no experience in the field of construction and for this reason First Part could not able to take any steps for the said development and as such the First Part is in search of a Developer for the said development work.

AND WHEREAS the First Part herein jointly have approached the Second Part And whereas the Second part after considering various aspects of execution of the project and proposals of the owners, has decided to construct multistoried building there at, consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.

NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

1. DEFINITION

1.1 OWNER/LANDLORD:- Shall mean (1) SMT. RITA LAHIRI [PAN-ACQPL3781K] wife of



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JUL 2020

Late Paritosh Lahiri by faith- Hindu, by Nationality- Indian, by Occupation- Housewife resident of Sankarpur, P.O.- Durgapur, P.S.- New Township, A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist.- Paschim Bardhaman, PIN- 713206.

DEVELOPER:- Shall mean K. C. ASSOCIATES, (PAN-AAKFK5269M) a partnership firm having its registered office at Shyam Complex, Benachity, P.O. Durgapur-13, P.S. and A.D.S.R. office- Durgapur, Subdivision- Durgapur, Dist- Burdwan, represented by its partners.

1.2 LAND:- Shall mean land measuring about about 19 Decimal under Mouza- Sankarpur, J.L.No.-95, Plot Nos.- R.S.- 71, L.R.- 273 under Khatian No.- R.S.- 67 L.R.- 234 under the jurisdiction of Jemua Gram Panchayat Dist- Paschim Bardhaman,

BUILDING:- Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE

1.3 ARCHITECT (S): Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

1.4 PANCHAYET:- Shall mean the Jemua Gram Panchayet and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

1.5 PLAN: Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Jemua Gram Panchayat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any

1.6 OWNER BENEFIT FROM PROJECT:- Shall mean the Land Owner i.e. Rita Lahiri will get 34% out of Total Super Built up Area constructed over the land in Schedule and Rs.13,00,000/- (Rupees thirteen lakh) only as security deposit paid by A/c payee cheque being no. 516281 dated 25/10/2019 of Corporation Bank Benachity Branch which is refundable by the Land Owner to the Developers.

1.7 OWNER'S ALLOCATION:- Shall mean the Land Owner will get 34% out of Total Super Built up Area constructed over the land in Schedule and Rs.13,00,000/- (Rupees thirteen lakh) only as security deposit which is refundable by the Land Owner to the Developers.

1.8 DEVELOPER'S ALLOCATION: Shall mean entire area of the building/s together with the undivided impartiable proportionate share and/or interest in the said land and the common portions after providing Land Owner area as mentioned in Para 1.7

1.9 UNIT/FLAT: Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions -appurtenant 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

1.10 PROJECT: Shall mean the work of development undertake and to be done by the Owners herein or the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction of multi storied building / Housing Complex at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.

1.11 FORCE MAJEURE: Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any

K.C. Associates, Adv.



Dist. Sub-Registrar, Durgapur, Paschim Bardhaman

02 JUL 2020

municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer

1.12 PURCHASER/S shall mean and include:

- A) If he/she be an individual than his/her respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- B) If it be a Hindu Undivided Family then its members of the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns
- C) If it be a Company then its successor or successors-in-interests and/or permitted assigns;
- D) If it be a Partnership Firm then its partners for the time being and their respective heirs, executors, administrators, legal representatives, and/or permitted assigns;
- E) If it be a Trust then is Trustees for the time being and their successor(s)-in-interest and assigns.

1.13 MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa.

1.14 SINGULAR NUMBER: Shall include the plural and vice-versa.

II. COMMENCEMENT: - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned hereinabove at the commencement of this agreement.

III. EFFECTIVENESS:- This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

IV. DURATION:- This agreement is made for a period of 36 month. The date it become effective after completion of the Block- A of the same project with a grace period of 6 month.

V. SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Jemua Gram Panchayet over and above the First Schedule Land.

VI: OWNER DUTY & LIABILITY:-

1. The Land Owner has offered 19 Decimal of land for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That the Owner shall within 7 (Seven) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party
3. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owners and any other party (except K. C. ASSOCIATES) either for sale or for development and construction of multi storied building/ housing complex and the said land is free from any encumbrance.
 - d) That if any disputes such as regarding title, possession arise in future the Land Owner bound to solve the disputes on their own cost and if the Land Owner are unable to solve the disputes and in that case the Land Owner shall be bound to refund the cash benefit mentioned in the second schedule along with interest.

K.C. Associates Adv.



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JUL 2020

4. That the Owners have agreed that they are personally present before the Registering Authority to sign all the agreement for sell and all deeds of conveyance for selling the Flats to the prospective buyer as Land Owner
5. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e. receive sanctioned plan from the Jemua Gram Panchayat, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction of multi storied building if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners and the owners shall agreed to ratify all acts and things lawfully done by the developer.

VII- DEVELOPER DUTY, LIABILITY & RESPONSIBILITY:-

1. The Developer K.C.ASSOCIATES Confirms, accepts and assure the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation & Panchayet area and fully satisfied with the papers / documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof.
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation / alteration / modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the Corporation / appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the second party shall not raise any question regarding the measurement of the schedule mentioned property and second party shall take the entire necessary step to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer of the proposed flats.
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and

K.C. Associates (India)



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JUL 2020

shall be responsible for complying with all provisions of law that may be in force from time to time and the Owners shall not be responsible for any infringement of law that may be in force from time to time during the currency of this Agreement. The Owners Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.

7. That the Developer shall be complete the Development work/Construction of multi storied building/flat at its own cost and expenses with in 36 months from the date of this agreement after completion of the project of Block-A with further additional period of 6 months if needed both the cases the time shall be computed on and from the date of agreement
8. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in case of failure in such cases the Developer shall be entirely responsible.
9. That Developer shall agreed to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities form his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the Flats to the prospective buyers then the Developer himself shall be responsible for the same and answerable. In case for any default in the part of Developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the owners are not responsible for the same.

VIII- Developer Allocation: -

Developers Allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the Land Owner' allocation as mentioned in this deed.

IX- Cancellation

The Owners have every right to cancel and/or rescind this agreement after 36 months, if the Developer shall unable to make payment or handed over the Flat as per this agreement for that Owner has to give a one month clear notice to the Developer.

X- Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.
- d) Xerox copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be

K.G. Chatax (Adv.)



Addl. Dist. Sub-Registrar
Gurgapur, Paschim Bardhaman

02 JUL 2020

supplied by the developers to the owners time to time.

- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt or interrupt the construction work. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance/transfer of the said land shall be borne paid and discharged by the Developer exclusively.
- j) It is worth mentioned that no right, title, interest, claim of the property is not being transferred to the Developers.
- k) The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

K.C. Chatak (Adv)



Addl. Dist. Sub-Registrar
Burdwan, Paschim Bardhaman

02 JUL 2020

SPECIFICATION

a.	All door frame will be made of Sal Wood except kitchen & bathroom.
b.	Door inside the kitchen & bathroom will be P.V.C. door.
c.	One no. basin made of parry ware in Drawing room & one no. corner basin in bathroom to be fixed colour: White parry ware/ Hindware make.
d.	Commode & Q. T. Pan are to be fixed of white colour in toilet room.
e.	Kitchen slab will be Green slab, and necessary shelf arrangement.
f.	Walls tiles of 7' height to be fixed from the F.F. level in kitchen & Bathroom.
g.	Entire floor will be fittings vitrified tiles.
h.	Toilet floors will be marble fittings.
i.	Inside of the flat will be arrange by Developer plaster of paris and Distemper.
j.	For electrical wiring : wire used HPL/polycab/fenolex switch; Priti/anchor/Havells.
k.	Common water tank will be provided.
l.	C.C. Camera in Ground Floor.
m.	All inside door will be made by Ply Flash Door (water proof) & all windows, provided by aluminum sliding with normal glass.

FIRST SCHEDULE ABOVE REFERRED TO (DESCRIPTION OF LAND)

SCHEDULE- A

All that piece and parcel Bastu land measuring 19 (nineteen) Decimal within Mouza-
Sankarpur, J.L.No. -95, L.R. J.L. No. - 109, being Plot No.- R.S.- 71, L.R.-273, Khatian No.-R.S.-
67, L.R.- 234, under under the jurisdiction of Jemua Gram Panchayat P.S.- New Township,
Dist- Paschim Bardhaman.

North : Block-A
South : Hela Babu
East : Jayanta Chakraborty
West : 20 Ft. Metal Road.



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JUL 2020

It is hereby declared that the colour passport size photograph and finger prints of all the parties are hereby attested in an additional pages and this will be treated as a part of this deed.

IN WITNESS WHEREOF THE PARTIES hereto have executed these presents on the day month and year written above.

WITNESSES:

① Indrajit - Cahiro
C/o U. Paritosh Cahiro

Muz. 20.
Saptharshi Park.

Durgapur - 6. K.C. ASSOCIATES

Manoj Choudhary
Partner

[Signature]
SIGNATURE OF LAND OWNER
K. C. ASSOCIATES

HP. Naitmichen
Partner

2. Sambhar Das

s/o - Let Surendh Ch Das.

K. C. ASSOCIATES

Papiza Mukherjee
Partner

209 (D) DOLPHIN TOWER
Saptharshi Park

Drafted, read over and explained to the parties and they admitted that same has been correctly written as per their instruction & typed at my office.

SIGNATURE OF DEVELOPERS

Krishna Geopal Chatak
Advocate, Durgapur Court
ENL. No: F-148-2019.



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JUL 2020



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

GRN: 19-202021-001798279-2

Payment Mode Counter Payment

GRN Date: 22/06/2020 10:54:04

Bank : State Bank of India

BRN : 90011528

BRN Date: 22/06/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 2000648275/3/2020
(Query No./Query Year)

Name : NASIM KHAN

Contact No. :

Mobile No. : +91 9474606471

E-mail :

Address : A12 ASHIYANA NAIMNAGAR DURGAPUR 713203

Applicant Name : Mr Alope Mukhopadhyay

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	2000648275/3/2020	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	2000648275/3/2020	Property Registration- Registration Fees	0030-03-104-001-16	13014

Total

18025

In Words : Rupees Eighteen Thousand Twenty Five only



Adl. Dist. Sub-Registrar
Burdwan, Paschim Bardhaman

02 JUL 2020

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Handwritten signature in Urdu script

A

Colour Photo and Finger prints of both hands enclosed and attested by me.

Handwritten signature in Urdu script

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Handwritten signature: D. Nasim Khan

Colour Photo and Finger prints of both hands enclosed and attested by me.

Handwritten signature: MD. Nasim Khan

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Handwritten signature: Mary Chaudhary

Colour Photo and Finger prints of both hands enclosed and attested by me.

Handwritten signature: Mary Chaudhary

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Handwritten signature: Papiya Mukherjee

Colour Photo and Finger prints of both hands enclosed and attested by me.

Handwritten signature: Papiya Mukherjee
PARTNER



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JUL 2020

भारत सरकार
Government of India


Indrajit Laha
DOB: 05/07/1968
Male



3621 3952 6601

मेरा आधार, मेरी पहचान

Haliu



Indrajit Laha

भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Parash Laha, SAPTARSHI PARK, WEST
SHANKARPUR, Bhagabarpur, Bardhaman, Durgapur Ahi
Township, West Bengal, 713206

3621 3952 6601

191 help@uidai.gov.in www.uidai.gov.in

Haliu



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JUL 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RITA LAHRI
P. K. CHAKRABORTY

14/08/1943

Pan Card Account Number
ACQPL3781K



रिता लहरी 11

11/11/11



02 JUL 2020



02 JUL 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MD NASIM KHAN

MOHD MUSLIM KHAN

25/12/1972

Permanent Account Number

ANHPK8226A

MD. Nasim Khan

Signature



01012009

MD. Nasim Khan



05/15/2009 S.G.





02 JUL 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANOJ CHOUDHURY
SURENDRA CHOUDHURY
03/04/1973
Permanent Account Number
AFYPC4626H



Manoj Choudhury
Signature

Manoj Choudhury

Manoj Choudhury





02 JUL 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PAPYA MUKHERJEE
BIDAL CHAKRABORTY

0413/1976

Bank Account Number
ALLPM0153A



Papya Mukherjee



आयकर विभाग
Income Tax Department

भारत सरकार
GOVT. OF INDIA





4
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JUL 2020



Government of West Bengal

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

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Burdwan

Signature / LTI Sheet of Query No/Year 02062000648275/2020

1. Signature of the Person(s) on a Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Rita Lahiri Sankarpur, P.O.- Durgapur, P.S.- New Township, District - Burdwan, West Bengal, India, PIN - 713206	Land Lord			<i>Rita Lahiri</i> 09.07.2020
Sl No.	Name and Address of Identifier	Identif...	Photo	Finger Print	Signature with date
1	Mr Indrajit Lahiri Son of Late Paritosh Lahiri Saptarshi Park West, Sankarpur, P.O.- Durgapur, P.S.- New Township, District - Burdwan, West Bengal, India, PIN - 713206	Rita Lahiri, Md Nasim Khan, Mr Manoj Choudhury, Mrs Papiya Mukherjee			<i>Indrajit Lahiri</i> 02.07.2020

(Particulars)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 DURGAPUR
 Burdwan, West Bengal



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

02 JUL 2020

Major Information of the Deed

Deed No :	I-0206-02513/2020	Date of Registration	03/07/2020
Query No / Year	0206-2000648275/2020	Office where deed is registered	
Query Date	17/06/2020 12:46:33 PM	0206-2000648275/2020	
Applicant Name, Address & Other Details	Alcke Mukhopadhyay Durgapur, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9474606471, Status : Deed Writer		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 13,00,000/-]		
Set Forth value	Market Value		
Rs. 13,00,000/-	Rs. 62,92,828/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 13,014/- (Article:E. E. B)		
Remarks			

Land Details :

District: Burdwan, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-71	RS-67	Vastu Baid	19 Dec	13,00,000/-	62,92,828/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :				19Dec	13,00,000 /-	62,92,828 /-	



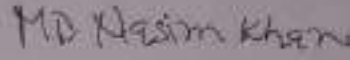





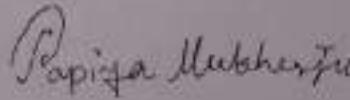
Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Rita Lahiri Wife of Late Partosh Lahiri Sankarpur, P.O:- Durgapur, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ACQPL3781K, Aadhaar No: 34xxxxxxx9555, Status : Individual, Executed by: Self, Date of Execution: 26/06/2020, Admitted by: Self, Date of Admission: 02/07/2020, Place : Pvt. Residence, Executed by: Self, Date of Execution: 26/06/2020, Admitted by: Self, Date of Admission: 02/07/2020, Place : Pvt. Residence

Developer Details :

S. No	Name,Address,Photo,Finger print and Signature
1	<p>K C Associates Shyam Complex, Benachity, P.O:- Benachity, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, PAN No.:: AAKFK5269M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Md Nasim Khan (Presentant) Son of Md Muslim Khan Date of Execution - 26/06/2020, , Admitted by: Self, Date of Admission: 02/07/2020, Place of Admission of Execution: Office</p>	 <p>Jul 2 2020 3:46PM</p>	 <p>LTI 02/07/2020</p>	<p>Signature </p> <p>02/07/2020</p>
<p>A-1/2, Ashiyana, Naimnagar, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713203, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ANHPK8226A, Aadhaar No: 46xxxxxxx5012 Status : Representative, Representative of : K C Associates (as Partner)</p>				
2	<p>Name Mr Manoj Choudhury Son of Laie Surendra Choudhary Date of Execution - 26/06/2020, , Admitted by: Self, Date of Admission: 02/07/2020, Place of Admission of Execution: Office</p>	 <p>Jul 2 2020 3:56PM</p>	 <p>LTI 02/07/2020</p>	<p>Signature </p> <p>02/07/2020</p>
<p>D-3/10, Suniti Chatterjee Path, City Centre, P.O:- City Centre, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: AFYPC4626H, Aadhaar No: 97xxxxxxx5019 Status : Representative, Representative of : K C Associates (as Partner)</p>				
3	<p>Name Mrs Papiya Mukherjee Wife of Mr Pintu Mukherjee Date of Execution - 26/06/2020, , Admitted by: Self, Date of Admission: 02/07/2020, Place of Admission of Execution: Office</p>	 <p>Jul 2 2020 3:49PM</p>	 <p>LTI 02/07/2020</p>	<p>Signature </p> <p>02/07/2020</p>
<p>10/19, Aurobindo Avenue, P.O:- A Zone, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:: ALLPM8153A, Aadhaar No: 20xxxxxxx1808 Status : Representative, Representative of : K C Associates (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr indrajit Lahiri Son of Late Paritosh Lahiri Saptarshi Park West, Sankarpur, P.O:- Durgapur, P.S:- New Township, District:- Burdwan, West Bengal, India, PIN - 713206			<i>Indrajit Lahiri</i>
	02/07/2020	02/07/2020	02/07/2020
Identifier Of Rita Lahiri, Md Nasim Khan, Mr Marioj Choudhury, Mrs Papiya Mukherjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Rita Lahiri	K C Associates-19 Dec

Endorsement For Deed Number : I - 020602513 / 2020

On 17-06-2020

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. 62,92,828/-



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

On 02-07-2020

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

Presented for registration at 15:52 hrs on 02-07-2020, at the Office of the A.D.S.R. DURGAPUR by Md Nasim Khan,

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

Execution is admitted on 02-07-2020 by Md Nasim Khan, Partner, K C Associates (Partnership Firm), Shyam Complex, Benachity, P.O:- Benachity, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr Indrajit Lahiri, , Son of Late Paritosh Lahiri, Saptarshi Park West, Sankarpur, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Execution is admitted on 02-07-2020 by Mr Manoj Choudhury, Partner, K C Associates (Partnership Firm), Shyam Complex, Benachity, P.O:- Benachity, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr Indrajit Lahiri, , Son of Late Paritosh Lahiri, Saptarshi Park West, Sankarpur, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Execution is admitted on 02-07-2020 by Mrs Papiya Mukherjee, Partner, K C Associates (Partnership Firm), Shyam Complex, Benachity, P.O:- Benachity, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

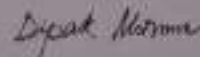
Identified by Mr Indrajit Lahiri, , Son of Late Paritosh Lahiri, Saptarshi Park West, Sankarpur, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Endorsement for issuing commission Case No:- 000323 of 2020

A commission is hereby issued under section 33, sub-section(3) or section 38, sub-section(2) of the The Registration Act, 1908(XVI of 1908), to Dipak Murmu, Upper Division Clerk for the purpose of enquiring whether this document has been executed by Rita Lahiri, , Wife of Late Paritosh Lahiri, Sankarpur, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession House wife by whom it purports to have been executed

Endorsement by Commissioner after execution of Visit Commission Case No:-000323 of 2020

Having visited the residence of Rita Lahiri, , Wife of Late Paritosh Lahiri, Sankarpur, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession House wife I have this day examined the said Rita Lahiri who has been identified to my satisfaction by Mr Indrajit Lahiri, , Son of Late Paritosh Lahiri, Saptarshi Park West, Sankarpur, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others AND the said Rita Lahiri has admitted the execution of this document



Mr Dipak Murmu
Upper Division Clerk
A.D.S.R. DURGAPUR
Burdwan, West Bengal

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 13,014/- (B = Rs 13,000/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 13,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2020 12:00AM with Govt. Ref. No: 192020210017982792 on 22-06-2020, Amount Rs: 13,014/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90011528 on 22-06-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by by online = Rs 5,011/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/06/2020 12:00AM with Govt. Ref. No: 192020210017982792 on 22-06-2020, Amount Rs: 5,011/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90011528 on 22-06-2020, Head of Account 0030-02-103-003-02



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

On 03-07-2020

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.

Endorsement by a Registering Officer ON receipt of Commissioner's report Case No:- 000323 of 2020

From the above report I am satisfied that this document has been executed by the said Rita Lahiri AND I accordingly admit it to registration

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 5,000/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1861, Amount: Rs 5,000/-, Date of Purchase: 17/06/2020, Vendor name: Subrata Kumar Chakraborty
2. Stamp: Type: Court Fees, Amount: Rs. 10/-



Partha Bairaggya
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 0206-2020, Page from 61475 to 61500

being No 020602513 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.07.06 11:36:47 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2020/07/06 11:36:47 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)