

0255003332

Q 020603131/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 570980

M.V - 8611239  
Q - 145858

12/6/2018

Certified that the Document  
is Admitted to Reg. as  
Signature Sheet and the Encl-  
osement. Documents are the Part of this  
Document.

A.S.R. Dasgupta  
Bardwan

12 JUN 2018

**DEVELOPMENT AGREEMENT**

This Development Agreement is made on 12<sup>th</sup> day of  
June 2018 (Two thousand eighteen)


K.G. Chakrabarti

Serial No. 1677 Date 30 MAY 2018  
Sold to Shri. R. L. Lahiri  
Address Durgapur-06  
Value of Stamps ₹ 200/-  
Date of Purchase of this Stamp Paper 21 MAY 2018  
from the Treasury  
Name of the Treasury from where  
Purchased, DURGAPUR.



Subrata Kumar Chakraborty  
Stamp Vendor  
A. D. S. R. Office, Durgapur-1E  
Licence No. 5 of 1969



  
Addl. Dist. Sub-Registrar  
Durgapur, West Bengal

12 JUN 2018



BETWEEN

(1) 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.

(2) SMT. SARMISTHA DEY (DAS) [PAN-AKTPD0491K] daughter of Late Ahindra Nath Das, wife of Sri Dilip Dey by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, resident of E/12, Sukumar Nagar, P.O.- Durgapur, P.S.- Coke Oven , A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist. - Paschim Bardhaman PIN- 713201.

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

AND

K. C. ASSOCIATES, (PAN-AAKFK5269M) a partnership firm having it's 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 it's 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 No. 1 i.e. Rita Lahiri owning and possessing of a land mentioned in the Schedule-A in below measuring about 12 Cottah 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 owners of the property mentioned in the First Schedule below.

Whereas the present landowners 2 i.e. Sarmistha Dey (Das) and her sister Sampa Das are owning and possessing of a land mentioned in the Schedule- B below measuring about 3.5 Cottah or 6 Decimal under Mouza- Sankarpur, J.L.No.-95, Plot Nos.- R.S.- 71, L.R.- 273 under Khatian No.- L.R.- 2380 & 2381 under the jurisdiction of Jemua Gram Panchayet Dist- Paschim Bardhaman as legal heirs of their mother Mala Das who purchased the property by virtue of a registered deed of sale being No. 957 for the year 1990 of A.D.S.R. Office Durgapur from Smt. Rita Lahiri and recorded the land owners name in L.R. Records of Rights by Mutation under Khatian Nos. 2380 & 2381 respectively and became the absolute owners of the property mentioned in the First Schedule below.

And Whereas by a registered deed of Gift Smt. Sampa Das gifted her own 50% share i.e. 1.75

K.G. Ghosh, Adv.



  
Addl. Dist. Sub-Registrar  
Durgapur, Burdwan

12 JUN 2018



Cottah of land to her sister Smt. Sarmistha Dey (Das) vide Deed No. 020602780 for the year 2018 of A.D.S.R. Office, Durgapur and thus by virtue of Gift and as legal heirs of her parents the Land owner No.-2 became the absolute owner and possessor of the property mentioned in Schedule B 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:-

#### I. DEFINITION

1.1 OWNER/LANDLORD:- Shall mean (1) 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.

(2) SMT. SARMISTHA DEY (DAS) [PAN-AKTPD0491K] daughter of Late Ahindra Nath Das, wife of Sri Dilip Dey by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, resident of E/12, Sukumar Nagar, P.O.- Durgapur, P.S.- Coke Oven , A.D.S.R. office- Durgapur, Sub-Division - Durgapur, Dist. - Paschim Bardhaman PIN- 713201.

DEVELOPER:- Shall mean K. C. ASSOCIATES, (PAN-AAKFK5269M) a partnership firm having it's 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 12 Cottah 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,

Shall mean land measuring about 3.5 Cottah or 6 Decimal under Mouza- Sankarpur, J.L.No.- 95, Plot Nos.- R.S.- 71, L.R.- 273 under Khatian No.- L.R.- 2381 under the jurisdiction of Jemua Gram Panchayet 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

K. C. Ghosh Adh.



  
Addl. Dist. Sub-Registrar  
Durgam Cheruvu, Bangalore

12 JUN 2018



- 1.6 **OWNER BENEFIT FROM PROJECT:-** Shall mean the Land Owner No.-1 i.e. Rita Lahiri will get 34% out of Total Super Built up Area constructed over the land in Schedule- A and Rs.22,00,000/-(Rupees Twenty Two Lacs) only as security deposit which is refundable by the Land Owner to the Developers.
- 1.7 Shall mean the Land Owner No.-2 i.e. Sarmistha Dey (Das) will get 30% out of Total Super Built up Area constructed over the land in Schedule- B and Rs.15,00,000/-(Rupees Fifteen Lacs) only as security deposit which is refundable by the Land Owner to the Developers.
- 1.8 **OWNER'S ALLOCATION:-** Shall mean the Land Owner No.-1 will get 34% out of Total Super Built up Area constructed over the land in Schedule- A and Rs.22,00,000/-(Rupees Twenty Two Lacs) only as security deposit which is refundable by the Land Owner to the Developers.
- 1.9 Shall mean the Land Owner No.-2 will get 30% out of Total Super Built up Area constructed over the land in Schedule- B and Rs.15,00,000/-(Rupees Fifteen Lacs) 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 impartible proportionate share and/or interest in the said land and the common portions after providing Land Owners 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 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 M  
1.14 S  
H. C



*[Signature]*  
Addl. Dir. Sub-Registrar  
Durgapur, Burdwan  
12 JUN 2018



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. COMENCMENT: - 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 became 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 from the date of it become effective i.e. after approval of plan 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 No.- 1 has offered 12 Cottah of land for development and the Land Owner- 2 has offered 3.5 Cottah i.e. jointly in total land of 15.5 Cottah for development and construction of a housing complex consisting of flats / apartments & parking spaces.

2. That the Owners 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 owners bound to solve the disputes on their own cost and if the land owners are unable to solve the disputes and in that case the land owners shall be bound to refund the cash benefit mentioned in the second schedule along with interest.

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 Owners

5. That the Owners 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

K.G. Gopalak Anu



*[Handwritten signature]*

Add. Dist. Sub-Registrar  
Dumraon, Bihar

12 JUN 2018




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 1st 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 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 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





  
Addl. Dist. Sub-Registrar  
Durgam, Budwan

12 JUN 2018

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 owners' 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 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.

K. G. Chakraborty, Adv.

h) A success  
technical  
and more



  
Addl. Dist. Sub-Registrar  
Durgam Cheruvu, Bangalore

12 JUN 2018



- 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) The owners shall have no right, title, interest, claim whatsoever in the consideration received by the developers or its nominees out of the developers allocation.
- 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.

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.

K.G. Chatterjee - Addr



Addl. Dy. Sub-Registrar  
Durgapur, Burdwan

12 JUN 2018

FIRST SCHEDULE ABOVE REFERRED TO  
(DESCRIPTION OF LAND)

SCHEDULE- A

All that piece and parcel Bastu land measuring 12 (Twelve) Cottah or more or less 20 (Twenty) 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 the jurisdiction of Jemua Gram Panchayat P.S.- New Township, Dist- Paschim Bardhaman.

North : Mission (Church) & Sharmistha Dey  
South : Rita Lahiri  
East : A. Roy.  
West : 20 Ft. Metal Road.

SCHEDULE- B

All that piece and parcel Bastu land measuring 3.5 (three point five) Cottah or more or less 6 (six) 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.- L.R.- 2381, under the jurisdiction of Jemua Gram Panchayat, P.S.- New Township, Dist- Paschim Bardhaman.

Entire land is Butted and Bounded

North : 12 Ft. Metal Road  
South : Rita Lahiri  
East : Sathi Banik  
West : Mission ( Church).

V. C. Chatterjee



It is hereby also  
are hereby also  
NY



  
Add. Dist. Sub-Registrar  
Durgam Chattrani

12 JUN 2018

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) Sankar Das  
S/O Let Suresh Ch Das  
DOLPHIN TOWER  
Saptharshi Park, Durg-6

2) Imalrajil - Lahiri  
S/O C. Paritosh Lahiri  
MR-20.  
Saptharshi Park.  
Durgapur-6.  
Burdwan.

3. Dilip Das  
S/O Let Upendra Nath Das  
E/12 Sukumar Naga  
Durgapur-1

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.

Krishna Gopal Ghatak  
Advocate, Durgapur Court  
EHL. No. F-148-2019

Saranistha Das (Das)

SIGNATURE OF LAND OWNERS


K. C. ASSOCIATES  
Kari Choudhury  
Partner

K. C. ASSOCIATES  
H.D. Nasim Khan  
Partner

K. C. ASSOCIATES  
Papiza Mukherjee  
Partner

SIGNATURE OF DEVELOPERS



  
Addl. Dist. Sub-Registrar  
Durgapur, Burdwan

12 JUN 2018



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

GRN: 19-201819-024631254-2

Payment Mode Counter Payment

GRN Date: 07/06/2018 11:46:14

Bank : State Bank of India

BRN : 90082747

BRN Date: 07/06/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02061000145858/5/2018

[Query No./Query Year]

Name : ALOKE MUKHOPADHYAY

Contact No. :

Mobile No. : +91 9732015470

E-mail :

Address : B T ROAD RAMKRISHNA PALLY

Applicant Name : Md Nasim Khan

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Sale, Development Agreement or Construction agreement  
Payment No 5

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02061000145858/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	5011
2	02061000145858/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	37014
<b>Total</b>				<b>42025</b>

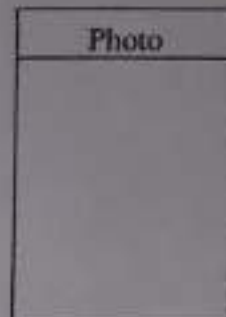
In Words : Rupees Forty Two Thousand Twenty Five only



Addl. Dist. Sub-Registrar  
Durgapur, Burdwan

12 JUN 2018

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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



Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



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

*Signature in black ink*

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					




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

*Sarmistha Dey (Dae)*





  
Addl. Dist. Sub-Registrar  
Durgam, Burdwan

12 JUN 2018

L (B)

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					













Partner

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

K. G. ASSOCIATES

M.D. Nasim Khan

Partner

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Partner

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

K. G. ASSOCIATES

Macey Chatterjee

Partner

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Partner

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

K. G. ASSOCIATES

Pooja Mukherjee

Partner



*[Handwritten signature]*

Addl. Dist. Sub-Registrar  
Durgapur, Burdwan

12 JUN 2018

*[Faint handwritten text]*

*[Faint handwritten text]*

*[Faint handwritten text]*

*[Faint handwritten text]*





Duplicate

ভাৰতৰ নিৰ্বাচন কমিছন  
পৰিষ্কাৰ পত্ৰ  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/37/265/768861



নিৰ্বাচকৰ নাম : শংকৰ দাস  
 Elector's Name : Sankar Das  
 পিতাৰ নাম : সুব্ৰহ্মণ চন্দ্ৰ দাস  
 Father's Name : Suresh Chandra Das  
 লিংগ/Sex : পুৰুষ M  
 জন্ম তাৰিখ  
 Date of Birth : XXXX/1972



Sankar Das

Sankar Das

WB/37/265/768861

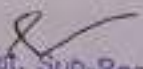
স্বাক্ষৰ  
৯৯৯ নং, ৯৯৯৯, বি.ই. ৩৯৯৯, ৯৯৯৯, ৭১৩১১২

Address:  
SAPTARSHI PARK, SHAMARPUR,  
NEW TOWNSHIP, BURDWAN- 713212

Date: 09/09/2012  
275-নংৰ পৰিষ্কাৰ পত্ৰৰ বাবে  
নিৰ্বাচকৰ স্বাক্ষৰ  
Facsimile Signature of the Electoral  
Registration Officer for  
275 Panchsheel Constituency

ধন্যবাদে এই স্বাক্ষৰ পত্ৰটো আপুনিৰ বাবে এটা  
নতুন স্বাক্ষৰ পত্ৰৰ বাবে প্ৰস্তুত কৰা হৈছে।  
যদি আপুনিৰ স্থানান্তৰিত হৈছে  
তেন্তে এই স্বাক্ষৰ পত্ৰটো  
আপুনিৰ নতুন ঠিকাত  
প্ৰেৰণ কৰিবলৈ  
আপুনিৰ স্থানান্তৰিত হোৱাৰ  
বিশেষত্বৰ বাবে  
আপুনিৰ স্থানান্তৰিত হোৱাৰ  
বিশেষত্বৰ বাবে  
আপুনিৰ স্থানান্তৰিত হোৱাৰ  
বিশেষত্বৰ বাবে



  
Addl. Dist. Sub-Registrar  
Durgapur, Burdwan

12 JUN 2018

### Major Information of the Deed



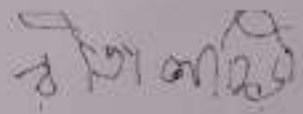
Deed No :	I-0206-03131/2018	Date of Registration	12/06/2018
Query No / Year	0206-1000145858/2018	Office where deed is registered	
Query Date	29/05/2018 1:06:22 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Nasim Khan A-1/2, Ashiyana, Naim Nagar, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713203, Mobile No. : 9732015470, Status : Buyer/Claimant		
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 : 37,00,000/-]		
Set Forth value	Market Value		
Rs. 37,00,000/-	Rs. 86,11,239/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 37,014/- (Article:E, E, B)		
Remarks			

#### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-71	RS-67	Vastu	Baid	20 Dec	22,00,000/-	66,24,030/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	RS-71	RS-67	Vastu	Baid	8 Dec	15,00,000/-	19,87,209/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					26Dec	37,00,000 /-	86,11,239 /-	
<b>Grand Total :</b>					26Dec	37,00,000 /-	86,11,239 /-	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Rita Lahiri (Presentant )</b> Wife of Late Paritosh Lahiri Executed by: Self, Date of Execution: 12/06/2018 , Admitted by: Self, Date of Admission: 12/06/2018 ,Place : Office	 <small>12/06/2018</small>	 <small>LT 12/06/2018</small>	 <small>12/06/2018</small>
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, Status :Individual, Executed by: Self, Date of Execution: 12/06/2018 , Admitted by: Self, Date of Admission: 12/06/2018 ,Place : Office				

Major Information of the Deed :- I-0206-03131/2018-12/06/2018





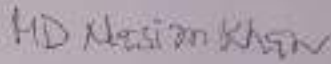


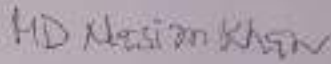


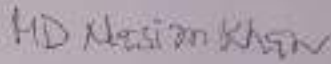


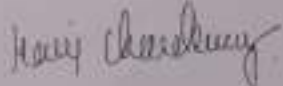


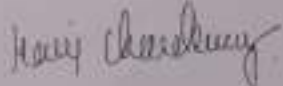


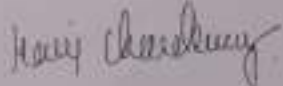
Name	Photo	Fingerprint	Signature
<b>Sarmistha Dey</b> Daughter of Late Ahindra Nath Das Executed by: Self, Date of Execution: 12/06/2018 , Admitted by: Self, Date of Admission: 12/06/2018 ,Place : Office			
	12/06/2018	LTI 12/06/2018	12/06/2018

E/12, Sukumar Nagar, P.O:- Durgapur, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKTPD0491K, Status :Individual, Executed by: Self, Date of Execution: 12/06/2018 , Admitted by: Self, Date of Admission: 12/06/2018 ,Place : Office

#### Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>K C Associates</b> Shyam Complex, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213 , PAN No.: AAKFK5269M, Status :Organization, Executed by: Representative

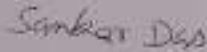
#### Representative Details :

Sl 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> <b>Md Nasim Khan</b>            Son of Mohd Muslim Khan            Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jun 12 2018 1:24PM</td> <td>LTI 12/06/2018</td> <td>12/06/2018</td> </tr> </tbody> </table> <p>A-1/2, Ashiyana, Naim Nagar, 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 Status : Representative, Representative of : K C Associates (as partner)</p>	Name	Photo	Finger Print	Signature	<b>Md Nasim Khan</b> Son of Mohd Muslim Khan Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office					Jun 12 2018 1:24PM	LTI 12/06/2018	12/06/2018
Name	Photo	Finger Print	Signature										
<b>Md Nasim Khan</b> Son of Mohd Muslim Khan Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office													
	Jun 12 2018 1:24PM	LTI 12/06/2018	12/06/2018										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Manoj Choudhury</b>            Son of Late Surendra Choudhury            Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Jun 12 2018 1:08PM</td> <td>LTI 12/06/2018</td> <td>12/06/2018</td> </tr> </tbody> </table> <p>D-3/10, Suniti Chatterjee Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFYPC4626H Status : Representative, Representative of : K C Associates (as partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr Manoj Choudhury</b> Son of Late Surendra Choudhury Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office					Jun 12 2018 1:08PM	LTI 12/06/2018	12/06/2018
Name	Photo	Finger Print	Signature										
<b>Mr Manoj Choudhury</b> Son of Late Surendra Choudhury Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office													
	Jun 12 2018 1:08PM	LTI 12/06/2018	12/06/2018										

Major Information of the Deed :- I-0206-03131/2018-12/06/2018

Name	Photo	Finger Print	Signature
<b>Mrs Papiya Mukherjee</b> Wife of Mr Pintu Mukherjee Date of Execution - 12/06/2018, , Admitted by: Self, Date of Admission: 12/06/2018, Place of Admission of Execution: Office	 <small>Jun 12 2018 1:24PM</small>	 <small>L/R 12/06/2018</small>	 <small>12/06/2018</small>
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 Status : Representative, Representative of : K C Associates (as partner)			

**Identifier Details :**

Name & address	
Mr Shankar Das Son of Suresh Chandra Das Dolphin Towers, Saptarshi Park, P.O:- Jemua, P.S:- New Township, District:-Burdwan, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Rita Lahiri, Sarmistha Dey, Md Nasim Khan, Mr Manoj Choudhury, Mrs Papiya Mukherjee	12/06/2018
	

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Rita Lahiri	K C Associates-20 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Sarmistha Dey	K C Associates-6 Dec

**Endorsement For Deed Number : I - 020603131 / 2018**

Major Information of the Deed :- I-0206-03131/2018-12/06/2018



On 29-05-2018

**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 86,11,239/-



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

On 12-06-2018

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

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

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

Presented for registration at 12:36 hrs on 12-06-2018, at the Office of the A.D.S.R. DURGAPUR by Rita Lahiri , one of the Executants.

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

Execution is admitted on 12/06/2018 by 1. 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, 2. Sarmistha Dey, Daughter of Late Ahindra Nath Das, E/12, Sukumar Nagar, P.O: Durgapur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession House wife

Identified by Mr Shankar Das, , Son of Suresh Chandra Das, Dolphin Towers, Saptarshi Park, P.O: Jemua, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

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

Execution is admitted on 12-06-2018 by Md Nasim Khan, partner, K C Associates (Partnership Firm), Shyam Complex, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr Shankar Das, , Son of Suresh Chandra Das, Dolphin Towers, Saptarshi Park, P.O: Jemua, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Execution is admitted on 12-06-2018 by Mr Manoj Choudhury, partner, K C Associates (Partnership Firm), Shyam Complex, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr Shankar Das, , Son of Suresh Chandra Das, Dolphin Towers, Saptarshi Park, P.O: Jemua, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Execution is admitted on 12-06-2018 by Mrs Papiya Mukherjee, partner, K C Associates (Partnership Firm), Shyam Complex, Benachity, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213

Identified by Mr Shankar Das, , Son of Suresh Chandra Das, Dolphin Towers, Saptarshi Park, P.O: Jemua, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713206, by caste Hindu, by profession Others

Major Information of the Deed :- I-0206-03131/2018-12/06/2018



### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,014/- ( B = Rs 37,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 37,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/06/2018 12:00AM with Govt. Ref. No: 192018190246312542 on 07-06-2018, Amount Rs: 37,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90082747 on 07-06-2018, 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 Stamp Rs 5,000/-, by online = Rs 5,011/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 1699, Amount: Rs.5,000/-, Date of Purchase: 30/05/2018, Vendor name: Subrata Kumar Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/06/2018 12:00AM with Govt. Ref. No: 192018190246312542 on 07-06-2018, Amount Rs: 5,011/-, Bank: State Bank of India ( SBIN0000001), Ref. No. 90082747 on 07-06-2018, 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**

Major Information of the Deed - I-0206-03131/2018-12/06/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 57381 to 57402

being No 020603131 for the year 2018.



Digitally signed by ABHIJIT  
CHATTERJEE  
Date: 2018.06.14 16:16:38 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 14-06-2018 16:15:42  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)