

8-NO. 6710/19

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L-6746/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 8-253911/2019 F 032213

Q
06.12.2019
11:15 am

Certified that the document is admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

Q
Dist. Sub-Registrar
06/12/19

Anvit Karmakar.
Ritik Chatterjee

DEED OF DEVELOPMENT AGREEMENT

THIS THE DEED OF AGREEMENT is made on this 6th day of December,

2019

BETWEEN

Avijit Karmakar

Rittik Chatterjee

Sri Avijit Karmakar (PAN No. CHCPK9085Q) son of Late Jagadish Karmakar, aged about 53 years, Teacher by occupation and resident of Amla Para, Purulla, P.O. Purulla, P. S. Purulla (T) District. Purulla (W.B), hereinafter referred to as OWNER (which term or expression shall unless excluded by or repugnant to the context be deemed to include their successor, successors -in -interest and assigns) of the FIRST PART;

AND

"M/S RIYA CONSTRUCTION", a proprietorship concern having its office at N.K.ROYCHOWDHURY Apartment, 444 Sashadhar Ganguly Road, Near Radha-Krishna More, Nilkuthidanga, P.O.Purulla, P.S.Purulla (Town) District.Purulla, West Bengal represented by its proprietor Sri Rittik Chatterjee (PAN NO. ACHRC7597H), aged about 51 years, Son of Late Sisir KumarChatterjee, by Occupation Business, by nationality Indian, permanent resident of D 1/5 Laboni Estate, P.S.: North Bidhan Nagar, District: North 24 Parganas, 700064, West Bengal, hereinafter referred to as the DEVELOPER (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the SECOND PART;

WHEREAS the property situated within the district of Purulla, Police Station: Purulla (Town), Mouza: Purulla, J.L.No. 2 under R.S.Khaltan No. 3108 being R.S. Plot No. 9898 AND 9899, R.S.Khatian No. 3018 and R.S.Plot No. 9900 and 9901 more fully described in the schedule below of this Deed and for the sake of brevity herein after referred as Schedule Property;

AND WHEREAS Schedule property previously belonged to Tulshidas Karmakar and he by a testamentary Instrument transferred the same to the sons of his daughter and appointed his said daughter,

Arijit Karmakar

Ritik Chatterjee

Usharani Karmakar as executor of the will and after the death of said Tulshidas Karmakar Usharani Karmakar obtained Probate from the Court of Ld. District Judge, Purulia being Probate Case No. 5 of 1983 and distributed the schedule property amongst her sons namely, 1. Runu@ Ranjit Karmakar, Jhunu@ Sanjit Karmakar, 3. Sabu@ Monojit Karmakar, 4. Chatu@ Surajit Karmakar, 5. Babu@ Biswajit Karmakar 6. Dhanajit Karmakar and 7. Avijit Karmakar;

AND WHEREAS said Dhanajit Karmakar by a registered deed of Sale being No. 4766 for the year 1998 of D.S.R, Purulia transferred his 1/7th share in the property to the present owner, while Sanu@ Manojit Karmakar transferred his 1/7th share in the property to the present Owner by a deed of gift being No. 6012 for the year 2002 of the Office of A.D.S.R, Purulia and Runu@ Ranjit Karmakar, Jhunu@ Sanjit Karmakar, Babu@ Biswajit Karmakar and Chatu@ Surajit Karmakar had transferred their 4/7th share in the Schedule property to the present owner by a deed of Sale being No. 6082 for the year 2002 of the Office of the A.D.S.R, Purulia and the present Owner became the absolute owner of the schedule property;

AND WHEREAS at the present owner had mutated his name by Mutation Case No. 1083 for the year 2013 before the settlement Authority, which has been fully described in the Schedule A below of this deed and for the sake of brevity herein after referred as Schedule A property;

AND WHEREAS the OWNER duly got the schedule A property and possesses the same having valid right, title, interest and possession, therein;

Amit Karmakar.

Ritik Chatterjee

AND WHEREAS the Schedule A property is house and homestead which the Owner possesses exclusively having valid right, title, interest and possession therein;

AND WHEREAS the Owner possesses the Schedule A property exclusively in assertion of his right, title, and interest which is free from all encumbrances, charges and lis-pendents;

AND WHEREAS the OWNER is desirous to develop the Schedule A property by raising a multi storied building thereon for his benefits;

AND WHEREAS the OWNER has voluntarily agreed and decide to develop the Schedule A property through present DEVELOPER by dismantling the standing structure of the Schedule A property;

AND WHEREAS the DEVELOPER has proposed and requested the OWNER to permit him to develop the Schedule A property by raising/ constructing new multi storied building thereon after dismantling the standing structured of the Schedule A property as per the plan that may be sanctioned by the Purulia Municipality and/or appropriate authority and to put of building/buildings thereon at his own cost and expenses, which the OWNERS have agreed to do on certain terms and conditions, mutually and voluntarily agreed upon by and between the OWNER and DEVELOPER;

The Parties i.e. OWNER and DEVELOPER hereto are desirous of recording the said term and condition in the manner stated herein below.

NOW THE MEMORANDUM OF AGREEMENT WITNESSETH and it is agreed by and between the parties hereto as follows:

1. That the owner shall allow the Developer i.e. the said proprietorship concern M/S. Riya Constructions "to promote, develop and construct basement

Amit Kumar

Rishi Chatterjee

with G+4 or G +5 storied building subject to sanction of Purulia Municipality or appropriate authority on the said premises/homestead land which has been more fully and particularly mentioned and described in the schedule A hereunder written strictly in accordance with the plan to be sanctioned by the Purulia Municipality and/or appropriate authority with its own fund and entirely at its own cost and expenses and the Owner shall in no manner contribute and/or arrange thing either monetary or otherwise for any sort of a constructional and/or other allied work . The entire responsibilities of the said building pertaining to any damage in the near future will be sole risk of the developers i.e. Riya Constructions.

2. That the Second Party and/or Developers shall build a Basement with G+4 (or G+5, subjected to approval by Municipal Authorities) storied building comprising of exclusive commercial and / or residential Flats and /units on each floor from the Ground Floor to Top Floor.

3. That the Second Party and/or the Developer has agreed to bear and shall remain bound to bear the entire costs and expenditure to complete the construction of the said proposed building including underground water reservoir, over head water tank, electrical wiring etc. which is more fully and particularly mentioned and described in the Schedule "B" stated hereunder.

4. The Owner and Developer decided that they will share the total constructed area/saleable area of the buildings to be constructed by the Developer as Owner's allocation and Developer's allocation.

OWNER'S ALLOCATION

Out of the constructed multi-storied building OWNER shall get his allocation in the following manner:

- (a) If permission for basement is obtained from the authority, the basement and the ground floor shall be of commercial use and the

Amit Kumar

Rishi Choudhary

Owner shall get 40% share in respect of Basement of the building and Ground Floor of the Building and the remaining portion shall be of residential use, and the owner shall be entitled to 35% share in respect of First floor, Second Floor, Third Floor and Fourth floor of the building.

- (b) If permission for basement is not granted by the authority, the Ground and the First floor shall be of commercial use and the Owner shall get 40% share in respect of Ground Floor and First Floor of the Building, and the remaining portion shall be of residential use, and the owner shall be entitled to 35% share in respect of Second Floor, Third Floor and Fourth Floor of the building.
- (c) If permission for Fifth Floor is obtained from the authority, it shall be of residential use, and the owner shall be entitled to 25% share in respect of Fifth Floor of the building.

This allocated portion is the exclusive of the OWNER unconcern with the DEVELOPER.

That the owner have every right to execute / Deed / Deeds conveying their right title interest in favour of another person/persons in respect of their allocated including undivided proportionate share of common facility / or passage garage. The developer shall not raise any objection to that effect rather he will act as witness in the deed and if necessary be confirming party to such Deed/Deeds. The owners will receive the entire consideration money from the purchasers of which the Developers has no say.

DEVELOPES' ALLOCATION

Out of the constructed multi-storied building DEVELOPER shall get his allocation in the following manner:

Anvita Karmakar

Ritik Chatterjee

- (a) If permission for basement is obtained from the authority, the basement and the Ground floor shall be of commercial use and the Developer shall get 60% share in respect of Basement of the building and Ground Floor of the Building and the remaining portion shall be of residential use, and the Developer shall be entitled to 65% share in respect of First floor, Second Floor, Third Floor and Fourth floor of the building.
- (d) If permission for basement is not granted by the authority, the Ground and the First floor shall be of commercial use and the Developer shall get 60% share in respect of Ground Floor and First Floor of the Building, and the remaining portion shall be of residential use, and the Developer shall be entitled to 65% share in respect of Second Floor, Third Floor and Fourth Floor of the building.
- (e) If permission for Fifth Floor is obtained from the authority, it shall be of residential use, and the Developer shall be entitled to 75% share in respect of Fifth Floor of the building.
- (f) Provided always that the roof right shall always be with the Developer.

This allocated portion is the exclusive of the DEVELOPER unconcerned with the OWNERS.

5. The Owner and Developer will retain their allocated portion together with proportionate share or interest in the land of the said Premises and also together with proportionate common area and facilities of the newly constructed Building, as his/its allocation. The allocated portion of the DEVELOPER shall be exclusive of the DEVELOPER unconcerned with the OWNER. Similarly, the allocated portion of the OWNER shall be exclusive of the OWNER unconcerned with the DEVELOPER.

Anisat Karimabey.

Rittik Choudhury

6. It is mutually agreed and decided by and between the parties that the OWNER shall liable to pay any cost for installation of Transformer and cost for electric connection to the DEVELOPER according to his share.

7. That the OWNER does hereby authorize and empower the Developer to construct building on the said plot of land as per sanction plan and in compliance of the other statutory provisions to be obtained by the Developer entirely at its own costs and expenses and to do all other and/or further allied, incidental and consequential works in connection with the proposed building and the said premises/land

8. That the OWNER himself or through his constituted attorney will put his signature on the building plan to be prepared from the end of the Developer at its own choice. The latter shall submit the same to Purulia Municipality for obtaining necessary sanction along with all requisite fees.

9. That the Developer shall bear all the expenses including the costs and expenses for obtaining sanction of the building plan the cost of construction which includes various infrastructure for drainage, sewerage, Water supply and electrification etc.

10. That the Developer shall have the right to engage Architects, constructor, qualified Engineers Supervisors and right to enter into contracts entirely at his own cost, risk and expenses or construct the building on the said plot of vacant land of the OWNER which is to entirely remain under the physical possession and occupation of the Developer, till the completion of the construction process.

11. That the Developer shall comply with the building rules and/or other regulations of all the concerned authorities and shall confirm to and strictly abide by the provisions or any bye-laws rules and regulations etc.

Amit Kumar

Ritik Chatterjee

12. The OWNER give license and permission to the Developer to enter upon the Schedule property or part thereof with full right and authority to commence, carry on and complete development work in accordance with the permission and agreement herein mentioned.

13. 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 sanctioned plan and shall entirely bear all expenses to be incurred payment of labour and other charges.

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

15. 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 in respect of Construction of the said flat of the buildings at the said premises.

16. That the Developer in respect of his allotted portion shall receive all amounts and/or sale proceeds from the intending purchasers for booking and or allotments of flats and shall execute valid noted receipts for the same in any form or in any manner whatsoever.

17. That the OWNER hereby undertakes not to raise any unreasonable objection or create any irrelevant interference or interruption during the period of this agreement and while the Developer will be lawfully going on with the works of construction in proper manner with standard materials.

18. That the OWNER undertakes to sign on all papers or documents required for modification or specification in the plan for facilitating the lawful

Amit Karmakar.

Ritik Chatterjee

and proper construction and will have no right to raise any unreasonable objection in this matter and for this purpose the OWNER shall delegate appropriate authority/power to their attorney.

19. That for all money paid to be incurred hereafter by the Developer for construction hereto, the same shall from first and permanent charge will not be effected before the full compensation by way of the construction of the entire building, according to the sanctioned plan.

20. That it is hereby agreed and recorded that the Developer shall have the right to sell and /or transfer and /or lease and /or license and/ or mortgage and/or hypothecate and/or like that the unit/units out of his allocated portion in the proposed building to any intending purchasers and/or person/ persons and/or Financial organization and will be entitled to enter into agreements for sale of those flats at price to be entirely settled by the 2ND party and will receive advance money from the intending purchaser or purchasers and/or person/ persons and/or Financial organizations and will be entitled to enter into agreements for sale of those flats at price to be entirely settled by the 2ND party and will receive advance money from the intending purchaser or purchasers on their own account and will sign on all relevant agreements including memo or consideration and to grant proper and valid receipt thereof, OWNER shall not be liable and responsible in any manner for the advance money that will be received by the Developers from the intending purchaser or purchasers. OWNER shall have no authority to raise any question or to claim any benefit out of the sale price of the flat/s.

21. The Developer shall be liable and responsible to execute appropriate deed/deeds in favour of the intending purchasers for conveying their right, title and interest in respect of their allotted flats including undivided proportionate share of common facilities / or passage garage and the OWNER shall if necessary be confirming party to such deed/deeds and the registration cost and/or other

Arijit Kamakar.

Ritvik Chalkar

allied and/or incidental expenses including the lawyers' fees shall be entirely born by the intending purchaser/purchasers.

22. That the parties hereto have entered into this agreement purely for the purpose of construction at the said premises/land and nothing contained herein shall be deemed to the construct of partnership between the parties in any manner whatsoever.

23. That the Developer shall lawfully complete the entire constructional and allied work within the time limit of 2 ½ years (Two and half years) after getting the sanction plan. The Developer may be further allotted a grace period of six month and within which time it shall compulsorily complete the entire construction process.

24. Notwithstanding anything contained in proceedings clause 27 with regard to time limit the same can reasonably be extended in case of any calamity or natural disaster beyond the control of the Developer.

25. That if the Developer performs its part of the contract in strict adherence to the agreement, then the OWNER shall have no right to cancel this agreement under any circumstances whatsoever and the term conditions stipulations and restrictions contained herein shall be binding upon all the heirs/successors of the OWNER in case of the death latter similarly the OWNER on performing of their part of the construct shall enjoy similar rights too,

26. 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 irrevocable power of attorney in favour of the Developer 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

Avijit Karumakar.

Ritvik Chatterjee

building such power of attorney shall be irrevocable to the extent of proper fulfillment all the papers and terms and condition stated herein by the OWNER.

27. That the OWNER will pay arrears of municipal taxes in respect of the said premises up to the date of obtaining building plan from the Purulla 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.

28. That the Developer shall provide at his own cost electricity wherein water pipelines sewerage sanctioned in the said building.

29. 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.

30. That either of the parties shall not be entitled to assign and/or transfer this agreement to any other person firm/or corporation body.

31. That the OWNER is liable to pay the arrears of land revenue, electric bill/s, tax and other outgoings towards the land till the date of the execution of this instruments.

32. That the Developer shall take all necessary permission from each and every department including Income Tax Department under Section 230A/1 of the income tax act at his own cost and expenses and the parties shall be liable for payments of taxes in respect of their share of flats and construction after completion of new building.

33. That the OWNER hereby agree and confirm that the OWNER herein shall execute and convey all such deeds documents, conveyance without any

Amit Kumar

Rishi Chatterjee

objection in favour of the intending or prospective purchaser/purchasers of the agreement to be constructed by the developers or admit execution of this deed in the jurisdiction office of the registered herein the Second Party and or the developer shall act as a confirming party.

34. That the DEVELOPER shall at his costs and expense and without creating any financial or other liability of the OWNER, construct and complete the building plan.

35. 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. The OWNER shall demolish the existing building and deliver up vacant possession of the Schedule-A property at the earliest.

36. That it is hereby mutually agreed and decided that if any dispute crops up in between 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 the arbitration is exhausted neither party is entitled to take shelter to the Civil Court for decision or settlement of dispute. It is further agreed and decided that body of three people will constitute the board of Arbitration. One Member of the board will be selected by the OWNER, other Members of the board will selected by the DEVELOPER and those two Member 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 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.

Anujit Karmakar.

Ritwik Chatterjee

37. It is hereby agreed that after preparation of Draft of the proposed building plan the owner shall verify the same and owner and developer mutually shall finalize that plan and thereafter the same shall be presented before appropriate authority for sanction.

That the OWNER hereby declares –

(a) That the OWNER is entitled to enter into this agreement with the DEVELOPER and he has 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 have 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 inexistence.

(c) That the OWNER have 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) That the OWNER shall bear the entire expenses in respect of mutation cost, conversion cost and shall pay the rent up to date to the state of W.B. and Municipal Tax up to date of the Schedule "A" property.

SCHEDULE

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2) Khatian
No. 3108, Plot No. 9898, with total mutated area (in acres) 0.0120.

Anirjit Kumar Das.

Rutvik
Haldar

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2) Khatian No. 3108, Plot No. 9899, with total mutated area (in acres) 0.0188.

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2) Khatian No. 3081, Plot No. 9900, with total mutated area (in acres) 0.0362.

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2) Khatian No. 3081, Plot No. 9901, with total mutated area (in acres) 0.0275.

SCHEDULE - A

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2) Khatian No. 3108, Plot No. 9898, with total mutated area (in acres) 0.0120.
(Classification: Viti)

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2) Khatian No. 3108, Plot No. 9899, with total mutated area (in acres) 0.0188.
(Classification: Bastu)

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2) Khatian No. 3081, Plot No. 9900, with total mutated area (in acres) 0.0362.
(Classification: Bastu)

District- Purulia, P.S.-Purulia(T), Mouza with J.L. No. Purulia (2) Khatian No. 3081, Plot No. 9901, with total mutated area (in acres) 0.0275.
(Classification: Bastu)

(total measuring 9.45 decimals) within Purulia Municipal Word No. 20, Holding No. 323)

Bounded by-

North : Premises of Amar Chandra Mandal

South-: Premises of Pranab Kumar Das.

Anjit Karmakar.

Ritik Chatterjee

East : Ramcharan Babu Street (12ft wide road).

West: Houses of Jagannath Hazra.

Specification of the materials to be used for construction of Multistoried Building.

BUILDING

R. C. C. Framed multistoried building with ISI Mark iron-rods and Cement.

WALLS

Standard quality and size of Bricks – 1st class CHIMNI and/or Fly Ass hollow brick.

WINDOW

Standard quality of Aluminium Sliding window with integrated grills painted with Synthetic enamel paint and 3mm glass.

DOORS

Wooden frames and solid flash door shutters with outside teak and knight latch on main Door.

FLOORING

Fully coloured floor tiles . Only Bath Room and kitchen use Ceramic anti skit tiles.

WATER ARRANGEMENTS

Municipality/PHE supply water shall be stored into under- ground reservoir and shall be published into overhead tank of the building as well as Bore-well .Water pipes will be of ISI Mark.

KITCHEN

Black Stone Slab Platform . Sink made of Black Stone/Marble Stone with 2 feet wall tiles on the kitchen platform.

Arijit Karmakar.

Ritik Chatterjee

TOILET

Toilet of Indian white coloured pan (Branded) white Basin (Branded) shower 6 feet high, white glaze tile. All ISI mark pipes (conceal) and CP fittings will provide ESSCO.

ELECTRICITY

Fully concealed wiring of two light points, and two plug points in living room and dining room. One TV connection point and one freeze connection point. Electric Cables, switches, MCB will be of ISI Mark.

STAIR CASE / LANDING

Kota stones with lift Facility.

The writing of this deed is read over and explained to the parties and IN WITNESS WHEREOF the parties after undertaking the meaning and purports of the writings of deed voluntarily and out of their free will executed these present on this 6th day of December 2019 AD in presence of their witnesses.

Signatures of the First Part:

Arijit Karmakar.

Signature of the Second Part:

Ritik Chatterjee

Sudip Mahato
S/o - Late - Manik Ch. Mahato
Vill - Dakshin Bahad
Post - Dum Dum
Dist - Purulia -
Mukti Pada Mahato
S/o Late - Purna chandra Mahato
Vill - Khuli Bondh
P.O - Sihali
Dist - Purulia 17

Amit Karmakar.

Ritik Chatterjee

(The photographs and finger prints of the parties to the instrument are affixed in page No. 19)

Amit Karmakar.

Drafted by me and prepared at my office.

Advocate. Sunita Banerjee.

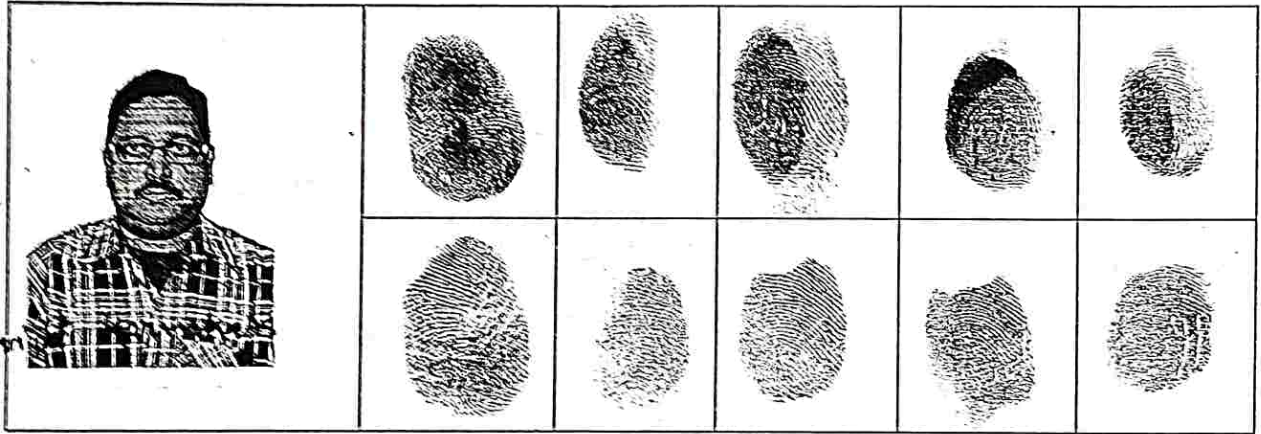
Enrolment No. W.B.(F)/2386/2269/2017.

District Judges' Court, Purulia.

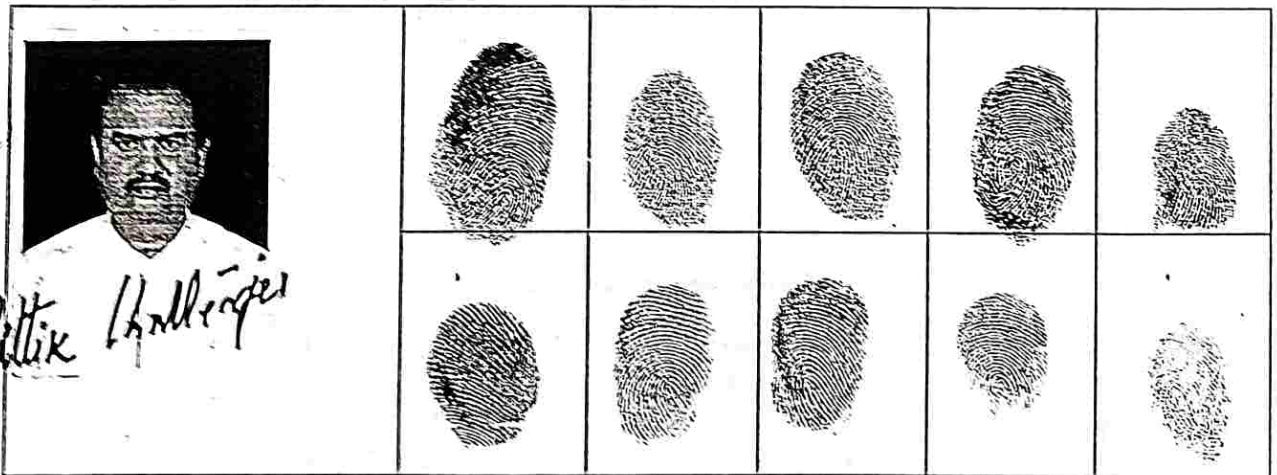
Anjit Karmakar.

Ritik Chatterjee

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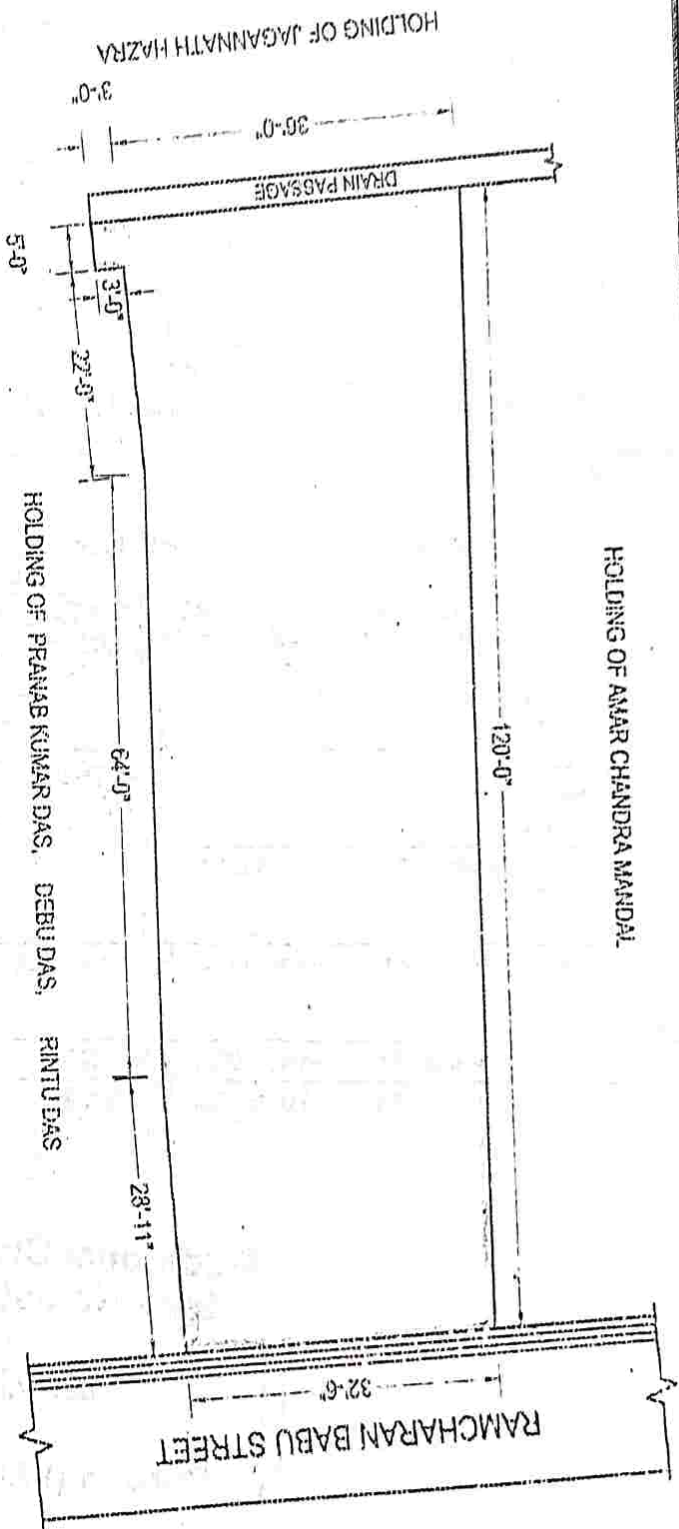
Anjit Karmakar.



Ritik Chatterjee



HOLDING OF AMAR CHANDRA MANDAL



SITE PLAN

SCALE: 20'-0" = 1"

SITE PLAN OF A LAND WITHIN R.S. PLOT NO: 9898 & 9899 OF KHATAN NO: 3108, R.S. PLOT NO: 9900 & 9901 OF KHATA NO: 3081, MOUZA: PURULLA, P.S: PURULLA, J.L. NO: 292/2, MUNICIPAL HOLDING NO: 323, WARD NO: 20, DIST: PURULLA.

AREA OF THE LAND: 9.45 DECIMAL SHOWN IN RED.

OWNER: AVIJIT KARMAKAR

SIGNATURE OF OWNER:

Avijit Karmakar

DRAWN BY:

Jaharlal Mukherjee

JAHARLAL MUKHERJEE
 MUNSIFDANGA, PURULLA
 LIC. NO: 11022/19-22

Rohini Bhullerjee

Major Information of the Deed




Deed No :	I-1402-06446/2019	Date of Registration	06/12/2019
Query No / Year	1402-1000253911/2019	Office where deed is registered	
Query Date	04/12/2019 12:23:07 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Avijit Karmakar Amla Para, Thana : Purulia Town, District : Purulia, WEST BENGAL, Mobile No. : 7063497023, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 47,25,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,010/- (Article:48(g))	Rs. 14/- (Article:E, 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: Ram Charan Babu Street, Mouza: Purulia-(002), , Ward No: 20, Holding No:323 JI No: 0, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9898	LR-3108	Bastu	Vitti	0.012 Acre	1,00,000/-	6,00,000/-	Property is on Road Adjacent to Metal Road,
L2	LR-9899	LR-3108	Bastu	Bastu	0.0188 Acre	1,00,000/-	9,40,000/-	Property is on Road Adjacent to Metal Road,
L3	LR-9900	LR-3081	Bastu	Bastu	0.0362 Acre	1,00,000/-	18,10,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-9901	LR-3081	Bastu	Bastu	0.0275 Acre	1,00,000/-	13,75,000/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			9.45Dec	4,00,000 /-	47,25,000 /-	
		Grand Total :			9.45Dec	4,00,000 /-	47,25,000 /-	




Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Avijit Karmakar (Presentant) Son of Late Jagadish Karmakar Executed by: Self, Date of Execution: 06/12/2019 , Admitted by: Self, Date of Admission: 06/12/2019 ,Place : Office	Photo 	Finger Print 	Signature 
	06/12/2019	LTI 06/12/2019		06/12/2019
Amla Para, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CHCPK9085Q, Aadhaar No: 49xxxxxxxx1032, Status :Individual, Executed by: Self, Date of Execution: 06/12/2019 , Admitted by: Self, Date of Admission: 06/12/2019 ,Place : Office				



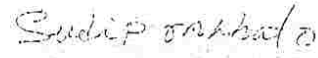
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS Riya Construction 444 Sashadhar Ganguly Road, Near Radha Krishna Mor, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 , PAN No.:: ACHPC7597H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Rittik Chatterjee Son of Late Sisir Kumar Chatterjee Date of Execution - 06/12/2019, , Admitted by: Self, Date of Admission: 06/12/2019, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Dec 6 2019 12:54PM	LTI 06/12/2019		06/12/2019
D 1/5 Laboni Estate, P.O:- Laboni Estate, P.S:- North Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACHPC7597H, Aadhaar No: 58xxxxxxxx2966 Status : Representative, Representative of : MS Riya Construction (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sudip Mahato Son of Late Manik Chandra Mahato Dakshin Bahal, P.O:- Dumdumi, P.S:- Purulia Muffassil, District:-Purulia, West Bengal, India, PIN - 723101			
	06/12/2019	06/12/2019	06/12/2019

Identifier Of Mr Avijit Karmakar, Shri Rittik Chatterjee

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr Avijit Karmakar	MS Riya Construction-1.2 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr Avijit Karmakar	MS Riya Construction-1.88 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr Avijit Karmakar	MS Riya Construction-3.62 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr Avijit Karmakar	MS Riya Construction-2.75 Dec

Endorsement For Deed Number : I - 140206446 / 2019**On 04-12-2019****Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 47,25,000/-



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

On 06-12-2019**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

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

Presented for registration at 11:15 hrs on 06-12-2019, at the Office of the A.D.S.R. PURULIA by Mr Avijit Karmakar, Executant.

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

Execution is admitted on 06/12/2019 by Mr Avijit Karmakar, Son of Late Jagadish Karmakar, Amla Para, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Service

Indetified by Mr Sudip Mahato, , , Son of Late Manik Chandra Mahato, Dakshin Bahal, P.O: Dumdumi, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Others

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

Execution is admitted on 06-12-2019 by Shri Rittik Chatterjee, Proprietor, MS Riya Construction (Sole Proprietoship), 444 Sashadhar Ganguly Road, Near Radha Krishna Mor, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101

Indetified by Mr Sudip Mahato, , , Son of Late Manik Chandra Mahato, Dakshin Bahal, P.O: Dumdumi, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Others

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/12/2019 11:47AM with Govt. Ref. No: 192019200107936961 on 06-12-2019, Amount Rs: 14/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 36267555 on 06-12-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,010/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12980, Amount: Rs.5,000/-, Date of Purchase: 06/12/2019, Vendor name: Pravash Banerjee

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 06/12/2019 11:47AM with Govt. Ref. No: 192019200107936961 on 06-12-2019, Amount Rs: 2,010/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 36267555 on 06-12-2019, 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 1402-2019, Page from 269810 to 269840
being No 140206446 for the year 2019.



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Digitally signed by TRIDEEB KUMAR
ACHARJEE
Date: 2019.12.10 11:26:06 +05:30
Reason: Digital Signing of Deed.

(Trideeb Kumar Acharjee) 2019/12/10 11:26:06 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)