



02-09-2020
11:00 am

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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- 1 Chittaranjan Mandal
- 2 Anant Nath Mandal
- 3 Nimal Mandal
- 4 Biswajoy Mandal
- 5 Biswajoy Mandal
- 6 Sisir Kumar Mandal
- 7 Jibon kr Mandal
- 8 Narendra Nath Mandal
- 9 Tarun Kumar Mandal
- 10 Rajon Sen Mandal
- 11 Lakshmi Sen Mandal
- 12 Ritesh Chatterjee

DEED OF DEVELOPMENT AGREEMENT

THIS THE AGREEMENT made at Purulia Town in the District of Purulia West Bengal this the 1st day of September 2020 AD

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

Adil Dign. Sub-Registrar
Purulia

02/09/2020

- 1 Chittaranjan Mandal
- 2 Ananth Nath Mandal
- 3 Nimai Mandal
- 4 Binoy Mandal
- 5 Birendranath Mandal
- 6 Sisir Kumar Mandal
- 7 Jiban Kumar Mandal
- 8 Narendranath Mandal
- 9 Tarun Kumar Mandal
- 10 Bijan Kumar Mandal
- 11 Lokesh Kumar Mandal
- 12 Rishi Ballaraj

BETWEEN

(1) Chittaranjan Mandal (PAN No. GDMPM 8739P) son of late Nibaran Mandal, (2) Ananth Nath Mandal (GDMPM 8792 N) son of late Nibaran Mandal, (3) Nimai Mandal (PAN No. GDMPM 8791R) son of late Nibaran Mandal, (4) Binoy Mandal (PAN No. FTXPM1430D) son of late Nibaran Mandal, (5) Birendranath Mandal (PAN No. AVJPM 0047M) son of late Amar Mandal, (6) Sisir Kumar Mandal (PAN No. AIYPM 1653 R) son of late Amar Mandal, (7) Jiban Kumar Mandal (PAN No. BBFPM0960E) son of late Amar Mandal, (8) Narendra Nath Mandal (PAN No. BZEPM 0105 Q) son of late Ambuj Mandal, (9) Tarun Kumar Mandal (PAN No. DQZPM7612 G) son of late Ambuj Mandal, (10) Bijan Kumar Mandal (PAN No. DMEPM 5924 C) son of late Ambuj Mandal and (11) Lokesh Kumar Mandal (PAN No. BGUPM 4068D) son of late Ambuj Mandal, all are by faith Hindu, citizen of India, all except 6,7 are permanent residents of Village: Balkata, P.O: Biltora, P.S: Purulia (Mufassil), District Purulia and No. 6 and 7 are residents of Village: Ledason, P.O and P.S: Santuri District Purulia and at present residents of Ramcharan Babu Street, (Near Rash Mela), P.S: Purulia (Town), P.O and District Purulia, herein after referred as OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to include his successor/successors, successors - in - interest and assigns) of the one part:

AND

"M/S RIYA CONSTRUCTION", a proprietorship concern having its office at N.K.ROYCHOWDHURY Apartment, 444 Sashadhar Ganguly Road, Near Radha-

- 1 Chittaranjan Mandal
- 2 Anath Nath Mandal
- 3 Nimai Mandal
- 4 Birey Mandal
- 5 Biswanatha Nath Mandal
- 6 Sisir Kumar Mandal
- 7 Jibson K. Mondal
- 8 Narendra Nath Mandal
- 9 Tarun Kumar Mandal
- 10 Bijon K. Mandal
- 11 Late Sri K. Mondal
- 12 Rittik Chatterjee

Krishna More, Nilkuthidanga, P.O. Purulia, P.S. Purulia (Town) District. Purulia, West Bengal represented by its proprietor Sri Rittik Chatterjee (PAN NO. ACHPC7597H), aged about 51 years, Son of Late Sisir Kumar Chatterjee, 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 under R. S. Khatian No. 1858 being R. S. Plot No. 9897 of Mouza Purulia, under Purulia Town Police Station within Purulia Municipality in the District of Purulia which has been fully described in the Schedule below of this Deed (for the sake of brevity herein after referred as SCHEDULE PROPERTY) previously owned, held and possessed by Janjali Mondalani wife of Sarbeswar Mondal having permanent Raiyati right with the right of occupancy therein;

AND WHEREAS said Janjali Mondalani in course of her possession over the SCHEDULE PROPERTY having permanent Raiyati right with the right of occupancy therein died in her widowhood leaving behind only son Nibaran Mondal as her sole legal successor who on death of Janjali Mondalani duly got the SCHEDULE PROPERTY by inheritance, thus Nibaran Mondal on death of Janjali Mondalani duly got valid right, title, interest and possession over the SCHEDULE PROPERTY by inheritance having

- 1 Chittaranjan Mondal
- 2 Anath Nath Mondal
- 3 Nimai Mondal
- 4 Binoy Mondal
- 5 Birendra Nath Mondal
- 6 Shishir Kumar Mondal
- 7 Jiban Kumar Mondal
- 8 Narayana Nath Mondal
- 9 Tasun Kumar Mondal
- 10 Bujon Ven. Mondal
- 11 Late Shri. Sri Mondal
- 12 Rellik Chatterjee

permanent Raiyati right with the right of occupancy therein and accordingly started to possess the same in assertion of his own right therein;

ANDWHEREAS Nibaran Mondal in Course of his possession over the SCHEDULE PROPERTY in assertion of his own right, title, interest and possession therein died leaving behind six sons namely (1) Amar Mondal, (2) Ambuj Mondal, (3) Chittaranjan Mondal the OWNER No. 1, (4) Anath Nath Mondal the OWNER No. 2, (5) Nimai Mondal the OWNER No.3 and Binoy Mondal the OWNER No. 4 as his legal successors who duly got the SCHEDULE PROPERTY by inheritance in equal share i.e. $1/6^{\text{th}}$ share each, thus on death of Nibaran Mondal aforesaid (1) Amar Mondal, (2) Ambuj Mondal, (3) Chittaranjan Mondal the OWNER No. 1, (4) Anath Nath Mondal the OWNER No. 2, (5) Nimai Mondal the OWNER No.3 and Binoy Mondal the OWNER No. 4 duly got valid right, title, interest and possession over the SCHEDULE PROPERTY by inheritance having permanent Raiyati right with the right of occupancy therein in equal share i.e. $1/6^{\text{th}}$ share each and accordingly started to possess the same jointly as per their calculated $1/6^{\text{th}}$ share in assertion of their own right therein;

ANDWHEREAS said Amar Mondal in course of his possession in the SCHEDULE PROPERTY having valid right, title, interest and possession therein to the extent of his calculated $1/6^{\text{th}}$ share died leaving behind three sons namely (1) Birendra Nath Mondal the OWNER No. 5, (2) Shishir Kumar Mondal the OWNER No. 6 and (3) Jiban Kumar Mondal the OWNER No. 7 as his legal successors, thus on death of Amar Mondal aforesaid (1) Birendra Nath Mondal the OWNER No. 5, (2) Shishir Kumar Mondal the OWNER No. 6 and (3) Jiban Kumar Mondal the OWNER No.

- 1 Chittanoy Mondal
- 2 Ananth Nath Mondal
- 3 Nimal Mondal
- 4 Binoy Mondal
- 5 Biswanath Mondal
- 6 Sibin Kumar Mondal
- 7 Jitendra Mondal
- 8 Narendra Nath Mondal
- 9 Tarun Kumar Mondal
- 10 Biswanath Mondal
- 11 Lokesh Kumar Mondal
- 12 Rakesh Chatterjee

7 duly got the share/interest of Amar Mondal i.e. his $1/6^{\text{th}}$ share in SCHEDULE PROPERTY and accordingly came in possession in the SCHEDULE PROPERTY having valid right, title, interest and possession therein and possess the same jointly as per their calculated $1/18^{\text{th}}$ share each in the SCHEDULE PROPERTY;

ANDWHEREAS said Ambuj Mondal in course of his possession in the SCHEDULE PROPERTY having valid right, title, interest and possession therein to the extent of his calculated $1/6^{\text{th}}$ share died leaving behind four sons namely (1) Narendra Nath Mondal the OWNER No. 8, (2) Tarun Kumar Mondal the OWNER No. 9, (3) Bijan Kumar Mondal the OWNER No. 10 and (4) Lokesh Kumar Mondal the OWNER No. 11 as his legal successors, thus on death of Ambuj Mondal aforesaid (1) Narendra Nath Mondal the OWNER No. 8, (2) Tarun Kumar Mondal the OWNER No. 9, (3) Bijan Kumar Mondal duly got the $1/6^{\text{th}}$ share of Ambuj Mondal in the SCHEDULE PROPERTY and accordingly came in possession SCHEDULE PROPERTY having valid right, title, interest and possession therein and possess the same jointly as per their calculated $1/24^{\text{th}}$ share each in the SCHEDULE PROPERTY;

ANDWHEREAS the SCHEDULE PROPERTY is the joint property of the OWNERS and OWNERS jointly possess the SCHEDULE PROPERTY as per their calculated share having valid right, title, interest and possession therein;

ANDWHEREAS the SCHEDULE PROPERTY is under exclusive physical possession of the OWNERS free from all encumbrances, charges and lis pendens;

- 1 Chittarajon Mandal
- 2 Ananta Nath Mandal
- 3 Nimai Mandal
- 4 Binoy Mandal
- 5 Biswendra Nath Mandal
- 6 Sibir Kumar Mandal
- 7 Jibander Mandal
- 8 Narasimha Nath Mandal
- 9 Tagun Kumar Mandal
- 10 Rajom Joy Mandal
- 11 Late Mr. K. Mandal
- 12 P. K. Mallik

ANDWHEREAS the OWNERS are desirous to develop the schedule property by raising multi storied building thereon for their benefit;

ANDWHEREAS the OWNERS have voluntarily agreed and decided to develop the Schedule property through DEVELOPER of this Deed;

ANDWHEREAS the DEVELOPER of this Deed has proposed and requested the OWNERS to permit him to develop the Schedule property by raising/constructing new multistoried building over the SCHEDULE PROPERTY as per the Plan that to be sanctioned by Purulia Municipality and/or appropriate authority and to put up building / buildings thereon at his own costs and expenses, which the OWNERS have agreed to do on certain terms and conditions, mutually and voluntarily agreed upon by and between the OWNERS and DEVELOPER;

The Parties i.e. OWNERS and DEVELOPER hereto are desirous of recording the said terms and conditions in the manner stated here in below.

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

1. That the OWNERS shall allow the DEVELOPER i.e. the said proprietorship firm M/S. Riya Construction "to promote, develop and construct multistoried storied commercial - cum - residential building with basement subject to sanction of Purulia Municipality or appropriate authority on the SCHEDULE PROPERTY which has been more fully and particularly mentioned

- 1 Chittanjan Mandal
- 2 Ananta Nath Mandal
- 3 Nimai Mandal
- 4 Biroy Mandal
- 5 Basu Das Nath Mandal
- 6 Sisir Kumar Mandal
- 7 Jitendra K. Mandal
- 8 Narendra Nath Mandal
- 9 Tarun Kumar Mandal
- 10 Bujom K. Mandal
- 11 Subhojit K. Mandal
- 12 Rishi Chatterjee

and described in the Schedule hereunder written strictly in accordance with the plan to be sanctioned by the Purulla Municipality and/or appropriate authority with its own fund and entirely at its own cost and expenses and the OWNERS will in no manner contribute and/or arrange anything either monetary or otherwise for any sort of a constructional and/or other allied works. The entire responsibilities of the said building pertaining to any damage in the near future will be sole risk of the DEVELOPER i.e. Riya Construction.

2. That the DEVELOPER shall build a six storied Building comprising of exclusive self contained units on the each floor from the Ground Floor to the fifth floor with basement.

3. That the OWNERS in lieu of receiving price/value of their right/share, shall receive to the extent of 7,800 square feet super built up area of the building which shall be six storied with basement according to owners allocation described in the clause 6 of this agreement.

4. That the DEVELOPER is at liberty initially to construct five storied building (G + 4) with basement and shall remain bound to satisfy the OWNERS share of the proposed six storied building with basement i.e. to the extent of 7,800/- square feet super built up area of the building at third floor and fourth floor of the building in terms of clause 3 and thereafter may construct sixth floor of the building as per his choice

- 1 Chittoor Rayan Mandal
- 2 Ananthu Wathi Mandal
- 3 Nimai Mandal
- 4 Binay Mandal
- 5 Birendra North Mandal
- 6 Sibiy Kumar Mandal
- 7 Jibban kr. Prasadal
- 8 Hazendra gada Mandal
- 9 Taran Kumar Mandal
- 10 Bijan 761 Mandal
- 11 Lakshy Kr Mandal
- 12 Pillik Habespa

wherein the OWNERS shall have no right and/or claim and/or objection as they are entitled to in total 7,800 square feet super built up area of the proposed six storied building (G + 5) with basement.

5. That 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 over the SCHEDULE PROPERTY including water reservoir, overhead water tank, electrical wiring etc.

6. The OWNERS and DEVELOPER decided that they will share and/or allocate the total constructed area/saleable area of the Buildings with proportionate land to be constructed by the DEVELOPER in the manner stated hereunder. The OWNERS' share/allocation described under the head OWNERS' ALLOCATION and DEVELOPER's share/allocation described under the head DEVELOPER'S ALLOCATION.

OWNERS' ALLOCATION.

Out of the six storied commercial cum residential building with basement OWNERS shall get or entitled to get total 12 in number of Flats/residential units in the following manner:

- (a) Three residential apartments in Second and third floor (each floor, total six in two floors) on the North-West part of the building;
- (b) six flats in fourth floor towards North-West and South-West side of the building;

- 1 Chittan Singh Mandel
- 2 Anantha Nath Mandel
- 3 Nimal Mandel
- 4 Binny Mandel
- 5 Bindana Nath Mandel
- 6 Sibin Kumar Mandel
- 7 Jitendra kr. Mandel
- 8 Harshendra Nath Mandel
- 9 Taran Kumar Mandel
- 10 Rajan Kr. Mandel
- 11 Akshay kr Mandel
- 12 Rishi Chatterjee

Provided always the allotments shall not be on the top floor of the building.

- (c) While covering owners allocation as described in clause (a) and (b), total measurement of 12 Flats/Units shall be 7,800 square feet super built up area and approximate measurement of each flat/unit shall be 650 square feet with super built up area. If total super built up area exceeds 7,800 square feet, in that event the OWNERS shall pay the price/value of the balance super built up area to the DEVELOPER @ Rs. 2500/- per square feet in the course of construction.

DEVELOPER'S ALLOCATION

Save and except 7,800 square feet super built up area [or excess area as stated in clause (c),] remaining part of the multistoried commercial - cum - residential building which is of six floors with basement, the DEVELOPER shall get entire sale proceeds / super built up area of the multistoried commercial - cum - residential building which is of six floors with basement.

7. It is mutually agreed and decided by and between the parties i.e. OWNERS and DEVELOPER that the OWNERS shall remain bound to pay to the DEVELOPER the proportionate cost for Installation of Transformer and cost for Electric Connection.

8. That the OWNERS do hereby authorize and empower the DEVELOPER to construct building on the SCHEDULE PROPERTY as per sanctioned plan and in compliance of the

- 1 Chitta Rajan Mandal
- 2 Ananta Nath Mandal
- 3 Nirmal Mandal
- 4 Binoy Mandal
- 5 Bibiana Nath Mandal
- 6 Sisir Kumar Mandal
- 7 Jiban Kr. Mandal
- 8 Narendra Nath Mandal
- 9 Tarun Kumar Mandal
- 10 Rajom Mr. Mandal
- 11 Kakesh Kr Mandal
- 12 Ritik Chatterjee

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 SCHEDULE PROPERTY.

9. That the OWNERS will put their signature on the building plan to be prepared at the instance of the DEVELOPER at its own choice. The DEVELOPER for and on behalf of the OWNERS shall submit the same to the Purulia Municipality/appropriate authority for obtaining necessary sanction along with all requisite fees.

10. 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 infrastructures for drainage, sewerage water supply and electrification etc.

11. That the DEVELOPER shall have the right to engage Architects, contractor, qualified Engineers Supervisors and right to enter into contracts entirely at his own cost, risk and expenses or construct the building on SCHEDULE PROPERTY which is to entirely remain under the physical possession of the DEVELOPER, till the completion of the construction process.

12. 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

- 1 Chittasingh Mondal
- 2 Ananth Nath Mondal
- 3 Nimai Mondal
- 4 Binay Mondal
- 5 Binay Mondal
- 6 Sidir Kumar Mondal
- 7 Jiban kr. Mondal
- 8 Narendra Nath Mondal
- 9 Taban Kumar Mondal
- 10 Bagon Nath Mondal
- 11 Katesh kr Mondal
- 12 Raktik Chatterjee

any bye-laws or rules for the time being in force and will keep the OWNERS absolutely indemnified against all fines, penalties and losses incurred by reason of breach of any such bye-laws rules and regulations etc.

13. The OWNERS 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.

14. That the DEVELOPER having financial resources at his 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.

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

16. That the OWNERS shall not be liable and responsible in case the DEVELOPER fail to comply with any statutory rules and regulations in respect of the construction and allied works or deviate from the sanctioned plan issued by the Purulia Municipality/appropriate authority in respect of construction of the multistoried building over the SCHEDULE PROPERTY.

17. After execution of the instant agreement the

- 1 Chittoor as handia
- 2 Ananth Nethi Mandala
- 3 Nimal Mandala
- 4 Binoy Meenada
- 5 Divyandra Nethi Mandala
- 6 Sibir Kumar Mandala
- 7 Jibbar kr. Mandala
- 8 Narayandra Nethi Mandala
- 9 Tarun Kumar Mandala
- 10 Rajan Ven. Mandala
- 11 Lakshmi kr. Mandala
- 12 Rithic Chalangee

DEVELOPER shall from time to time keep the OWNERS constantly informed regarding the progress of the construction work.

18. That the DEVELOPER 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 on its own account without making the OWNERS liable and responsible for the same in any form or in any manner whatsoever in respect of his allocated portion as stated above.

19. That the OWNERS hereby undertake 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.

20. That the OWNERS undertake as to sign on all papers or documents required for modification or specification in the plan for facilitating the lawful and proper construction and will have no right to raise any unreasonable objection in this matter.

21. That for all money paid to be incurred hereafter by the DEVELOPER for construction hereto, the same shall from first and permanent charges on the SCHEDULE PROPERTY described in the schedule below of this Deed and the

- 1 Chittoor Bazar Mandal
- 2 Ananthavathi Mandal
- 3 Nimeel Mandal
- 4 Binay Mandal
- 5 Boverimadala Math Mandal
- 6 Sibir Kumar Mandal
- 7 Tirubani Kr. Mandal
- 8 Narasimha Math Mandal
- 9 Tagur Kumbha Mandal
- 10 Biron 1st Mandal
- 11 Lake Ah Kr Mandal
- 12 Pillikhallesipie

charge will not be effected before the full compensation by way of the construction of the entire building, according to the sanctioned plan.

22. That it is hereby recorded that the OWNERS for transfer of the allocated portion of the DEVELOPER as stated about shall execute appropriate power of attorney in favour of the DEVELOPER and/or any person as nominated by the DEVELOPER for the purpose of sale/transfer of the allocated portion of the DEVELOPER by executing appropriate deed of sale or conveyance in favour of such person or persons as decided by the DEVELOPER and caused the deed to be registered and the DEVELOPER shall be right to appropriate entire consideration money in his account exclusively wherein the OWNERS shall have no claim or demand or what so ever and if any claim made that shall be void and illegal.

23. The DEVELOPER in respect of his allocated portion shall have the right to sell and / or transfer the flats in the proposed building to any intending purchaser or purchasers and will be entitled to enter into agreements for sale of those flats at price to be entirely settled by the DEVELOPER and will receive advance money from the intending purchaser or purchasers on his own account and will sign or all relevant agreements including memo or consideration and to grant proper and valid receipt thereof, OWNERS shall not be liable and responsible in any manner for the advance money that will be received by the DEVELOPER from the intending purchaser or purchasers. OWNERS shall

- 1 Chitlangi Mandal
- 2 Ananth North Mandal
- 3 Nimal Mandal
- 4 Binny Mandal
- 5 Birendra North Mandal
- 6 Sibir Kumar Mandal
- 7 Jibson Jor. Masoda
- 8 Harendra Nath Mandal
- 9 Tasim Khatun Mandal
- 10 Rajan K. Mandal
- 11 Laksh K. Mandal
- 12 Ritik Shalgie

have no authority to raise any question or to claim any benefit out of the sale price of the flats.

25. The DEVELOPER shall be liable and responsible for execution appropriate deed/deeds in favour of the intending purchasers for conveying the right, title and interest in respect of allotted flats including undivided proportionate share of common facilities / or passage garage and caused to be registered and the DEVELOPER shall if necessary be confirming party to such deed/deeds and the stamp duty on such deed/deeds and the registration cost and /or other allied and /or incidental expenses including the lawyer's fees shall be entirely born by the intending purchaser/purchasers.

26. 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 as partnership between the parties in any manner whatsoever.

27. That the DEVELOPER shall lawfully complete the entire constructional and allied work within the time limit of 2 ½ years from the date of availability of sanctioned plan. The DEVELOPER may be further allotted a grace period of 6 months and within which time it shall complete the entire construction process. For the purpose of this agreement time shall not be deemed to be considered as the essence of the contract.

1 Chittaranjan Mandal

2 Ananta Nath Mandal

3 Nimai Mandal

4 Binay Mandal

5 Biswajit Nath Mandal

6 Sibir Kumar Mandal

7 Jibeen Kr. Mandal

8 Narendra Nath Mandal

9 Tasim Kumar Mandal

10 Biswanath Mandal

11 Kabeer Kr Mandal

12 Pallab Chatterjee

28. Notwithstanding anything contained in above clause with regards to time limit the same can reasonably be extended in case of any calamity or natural disaster or like that beyond the control of the Second Party.

29. That if the DEVELOPER performs its part of the contract, then the OWNERS shall have no right to cancel this agreement under any circumstances whatsoever and the term conditions stipulations and restriction contained herein shall be binding upon all the heirs/successors of the OWNERS in case of the death of any or more OWNERS.

30. 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 OWNERS will execute 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 Units/flats in the proposed building such power of attorney shall be irrevocable to the extend of proper fulfillment all the papers and terms & conditions stated herein by the OWNERS.

31. That the OWNERS will pay arrears of municipal taxes in respect of the said premises up to the date of obtaining building plan from the Purulia municipality and thereafter Parties half each will pay the taxes during period of contract and on completion of the proposed building at the land described in the Schedule below, the taxes and other statutory imposition shall be proportionately shared between the purchasers/unit holders.

- 1 Chitambar E. S. Mandar
- 2 Anoth Nath Mandar
- 3 Nimali Mandar
- 4 Binay Mandar
- 5 Bhavendra Nath Mandar
- 6 Sisir Kumar Mandar
- 7 Jilgan Kr. Mandar
- 8 Harshendra Nath Mandar
- 9 Tashu K. Mandar
- 10 Rajom. V. Mandar
- 11 Laksh. M. Kr. Mandar
- 12 Riturik Chatterjee

32. That if the before completion of the construction but after the construction is made or raised or is in progress the said property or any part thereof is effected by any notice or notices of requisition or assignment of the government or any public body and is intended so to be acquired by the government or any public body for public purpose at any time, then the DEVELOPER will at his option, shall be entitled to resigned this agreement and in that case, the OWNERS shall remain bound to pay all types of cost of construction to the DEVELOPER if the OWNERS receive any amount for such construction from the authority concern.

33. That either of the Parties shall not be entitle to sign and /or transfer this agreement to any other person firm/ or corporation body unless mutually and voluntarily agree. If any transfer made by any party of this deed to any third party that shall be subject to confirmation of other.

34. That the DEVELOPER and OWNERS if necessary shall take all necessary permission from each and every department including Income Tax Department under section 230A/1 of the Income tax act at their 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 the new building.

35. That the OWNERS and /or the DEVELOPER both hereby agree and confirm that the OWNERS herein shall execute and convey all such deeds documents, conveyance without any objection in favour of the intending or prospective

- 1 Chittar Bagum Mandal
- 2 Ananth Nath Mandal
- 3 Nimai Mandal
- 4 Binay Mandal
- 5 Bibhansu Nath Mandal
- 6 Sibir Kumar Mandal
- 7 Jitson Ver. Mandal
- 8 Nazendra Nath Mandal
- 9 Tapu Kumar Mandal
- 10 Bagum Ver. Mandal
- 11 Katesh Ver Mandal
- 12 Ritik Chatterjee

purchaser/purchasers of the agreement to be constructed by the DEVELOPER or admit execution of this deed in the jurisdiction office of the registered herein the DEVELOPER shall act as a confirming party.

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

37. That the DEVELOPER before entering into the Schedule property for developing the property by erecting building therein, shall make proper arrangement and shall take all necessary steps to that effect. It is specifically mentioned here that both the parties mutually and voluntarily agreed that neither of the parties is Consumer of the other and either of the parties of this Deed shall not be entitled to lay their claim/grievances being the Consumer of other. It may be noted here that the word "Consumer" shall mean under the context of Consumer Protection Act in force or such other law in that regard if the Consumer Protection Act substituted or repealed.

38. That it is hereby mutually agreed and decided that if any dispute crops up in between the OWNERS 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

- 1 Chittar Boyan Manda
- 2 Ananth Natta Manda
- 3 Nimmali Manda
- 4 Binay Manda
- 5 Biskandha Natta Manda
- 6 Sisir Kumon Manda
- 7 Jagan kr. Manda
- 8 Narayana Natta Manda
- 9 Tagun Kanna Manda
- 10 Boyan kr. Manda
- 11 Lakshya kr. Manda
- 12 Ritee Challanjes

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 persons will constitute the board of Arbitration. One Member of the board will be selected by the OWNERS, other Member of the board will be selected by the DEVELOPER and those two Members of the board will select a person as President. In case of difference of opinion between the Members, the decision of the President shall be final. The board of Arbitrators shall have exclusive jurisdiction and authority to decide all the disputes and litigations relating to this agreement and they also hold and possess exclusive jurisdiction and authority to decide all the disputes and litigations in the manner, which they deem just, fit and proper. The Board of Arbitrators will act by applying the rule of natural justice and good conscious.

39. That the OWNERS hereby declare
- (a) That the OWNERS are entitled to enter into this agreement with the DEVELOPER and they have full right and absolute authority to sign and execute the same.
 - (b) That the OWNERS 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 they 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 in existence.
 - (c) That the OWNERS have not done any act, deed, matter or thing whereby or by reason whereof, the

- 1 Chhota Rajon Mandol
- 2 Anant Nath Mandol
- 3 Nimesi Mandol
- 4 Binay Mandol
- 5 Biswanath Nath Mandol
- 6 Sidia Kumon Mandol
- 7 Jitendra Ker. Mandol
- 8 Hareendranath Mandol
- 9 Tapan Kumar Mandol
- 10 Rajom Ven Mandol
- 11 Lakshmi Kr Mandol
- 12 Rishi Chatterjee

development of the schedule property and/or any part of the same may be prevented or affected in any manner whatsoever.

SCHEDULE

District Purulia, P. S. Purulia Town, Mouza Purulia, J. L. No. 292, Khatian No. 1858, R.S. Plot 9897 measuring an area of 4 cuttaks and 3 Chhataks (Approx). One room and rest Vacant land.

And is Bounded By:

North: House of Shambhu Agarwal,

South: Land of Avijit Karmakar,

East: Ramcharan Babu Lane,

West: House 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 Fly Ass hollow brick (according to Government Rules).

WINDOW –

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

DOORS –

1. Chitra Singh Mandla
2. Ananta Nath Mandla
3. Nimani Mandla
4. Binay Mandla
5. Bhavendra Nath Mandla
6. Sibir Kumar Mandla
7. Jitendra Singh Mandla
8. Narendra Singh Mandla
9. Tashin Kumar Mandla
10. Gagan Singh Mandla
11. Katesh Singh Mandla
12. Rishi Shukla Singh

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

FLOORING -

Fully coloured floor tiles. Only Bath Room & Kitchen use Ceramic anti skit tiles.

WATER ARRANGEMENT -

Municipality/PHE supply water shall be stored into under ground reservoir and shall be pumped 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.

TOILETS -

Toilets of Indian white coloured pan (Branded) white Basin (Branded) shower 6 feet high, white glaze tiles. All ISI mark pipes (conseal) & CP fittings will provide ESSCO.

ELECTRICITY -

Fully concealed wiring of two light points, one Fan point, one plug point and two light points in each bedroom. Three 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 writings of this deed read over and explained to the parties and IN WITNESS WHEREOF the parties after understanding the meaning and purports of the writings of this deed voluntarily and out of their free will executed these presents on this 1st day of September 2020 (English Calendar) in presence of their witnesses.

SIGNATURE OF OWNERS

- 1 Chitta Singh Mandal
- 2 Amal Nath Mandal
- 3 Nimal Mandal
- 4 Binoy Mandal
- 5 Anand Nath Mandal
- 6 Sidh Kumar Mandal
- 7 Jagan Kr. Mandal
- 8 Narendra Nath Mandal
- 9 Taran Kumar Mandal
- 10 Rajan Kr. Mandal
- 11 Late Sh. Kr. Mandal
- 12 Rishi Chatterjee

Chitta Rayan Mandal
 Ananta Nath Mandal
 Nimai Mandal
 Binoy Mandal
 Biswanda Nath Mandal
 Sudir Kumar Mandal
 Jiganta Mandal
 Narendra Nath Mandal
 Tagun Kumar Mandal
 Ranjan Ven Mandal
 Lakshmi K Mandal
 Ritik Chatterjee

SIGNATURE OF DEVELOPER

WITNESSES

- 1) Mukti Rada Mahato
 do - Late - Purna chandra Mahato
 Vill - Khudibandi - P.O - Sikahi
 P.S - Dist - Purbulga
- 2) Trishesh Mandal
 do - Chittaranjan Mandal
 Vill - Bakali - P.O - Bilga
 Dist - Purbulga - P.S - Purbulga (M)

Ritik Chatterjee

[NB.1: The instrument is valued at Rs. 34,71,961 but this being a transaction under article [0110] Rs. 7,000/- is paid as stamp duty and Rs. 7 as registration fees.
 NB.2.: The signature and photograph of the parties to the instrument is given from page 23 to 25.]

Drafted by me and prepared at my office.

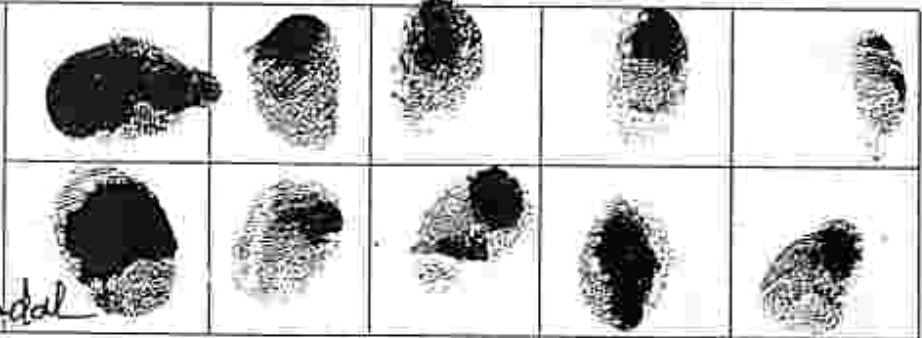
Anitara Mandal
 Advocate.

Chitta Rayan Mandal

Enrolment No. WB/705/1996



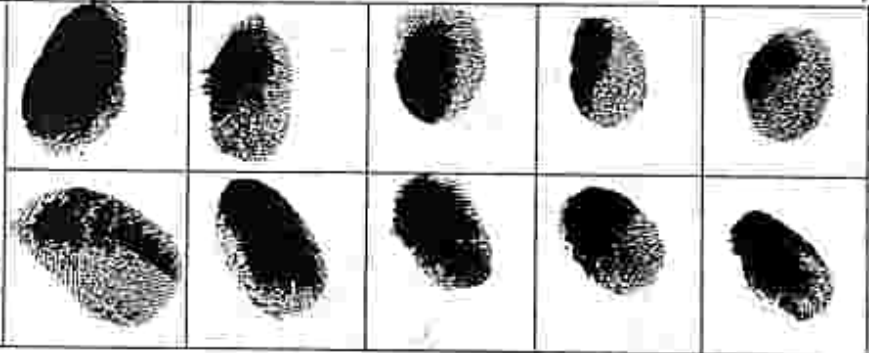
Chittar Singh Mandal



Chittar Singh Mandal



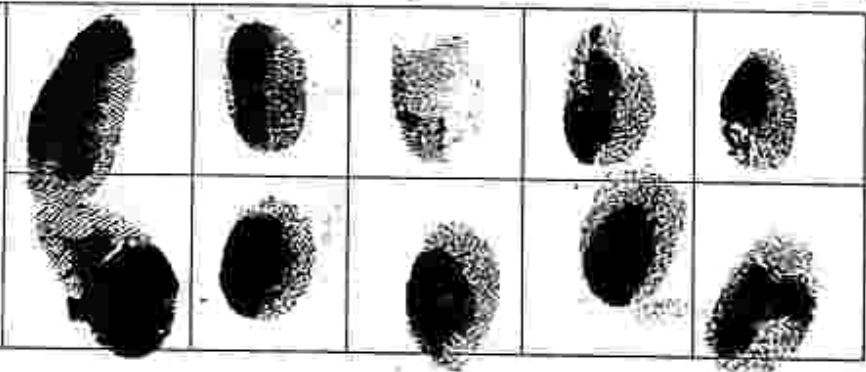
Anand Nath Mandal



Anand Nath Mandal



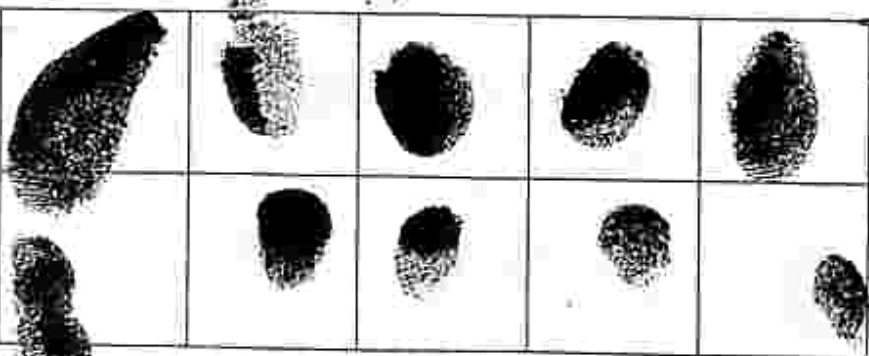
Nimal Mandal



Nimal Mandal



Binoy Mandal



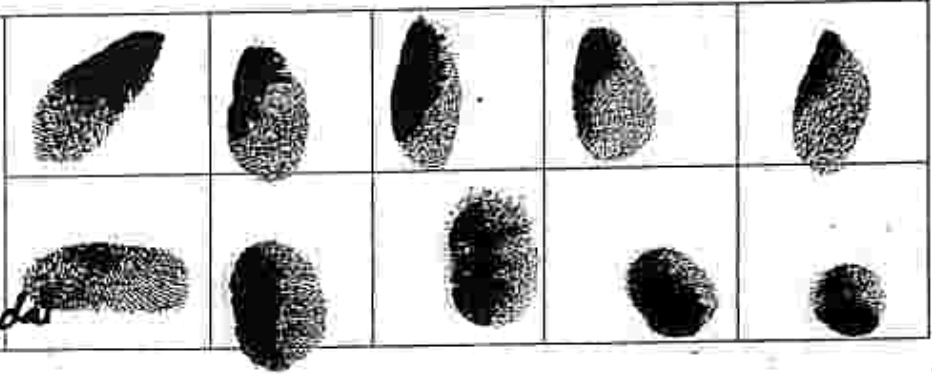
Binoy Mandal

(29)

Bibrem



Mondal

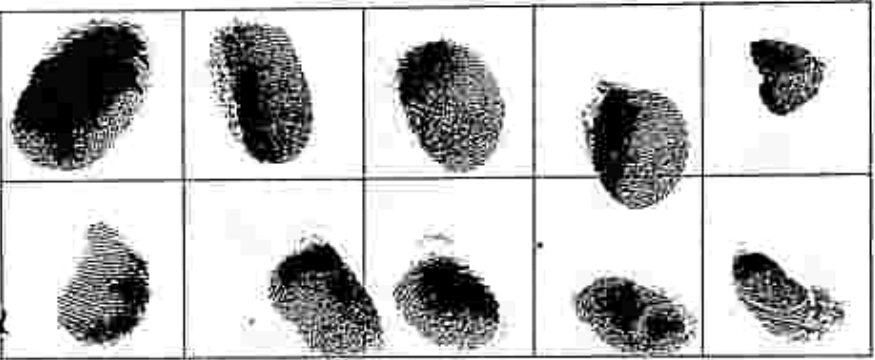


Bibrem Mondal

Sus

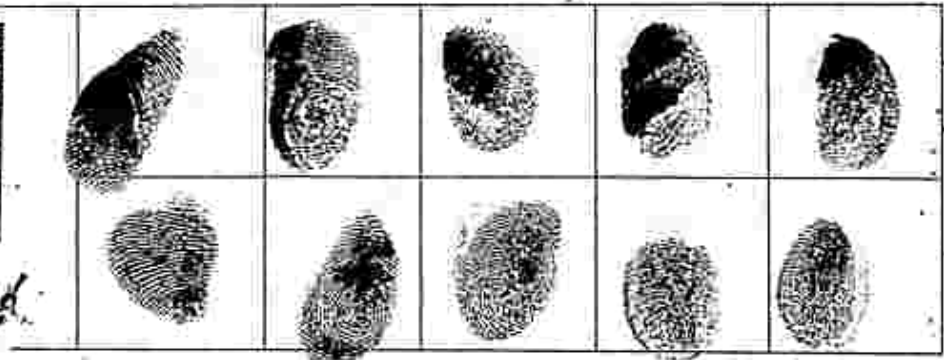


Mondal



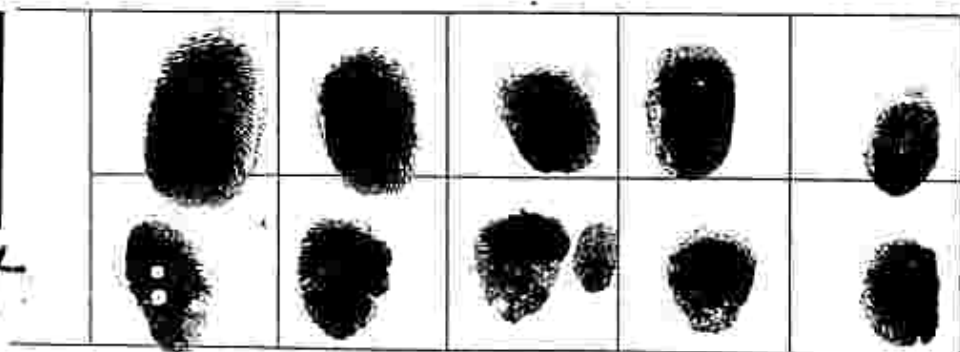
Sus Mondal

Jibson for Mondal



Jibson for Mondal

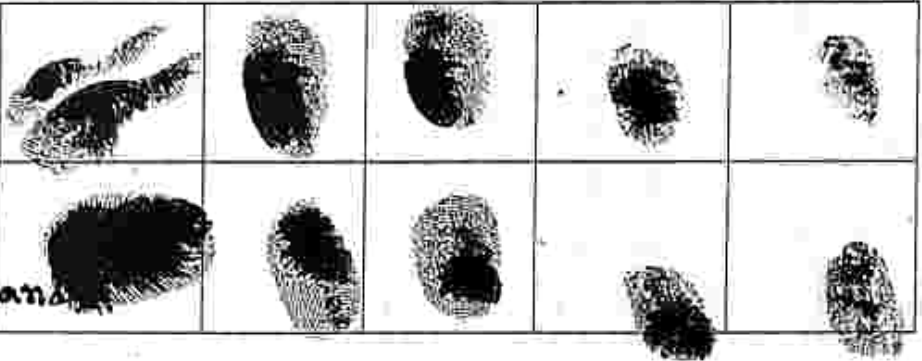
Narendra Mondal



Narendra Mondal



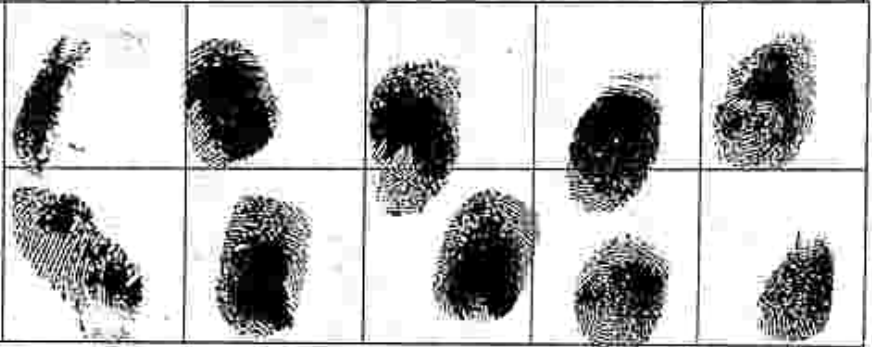
Tajun Khamar Mandel



Tajun Khamar Mandel



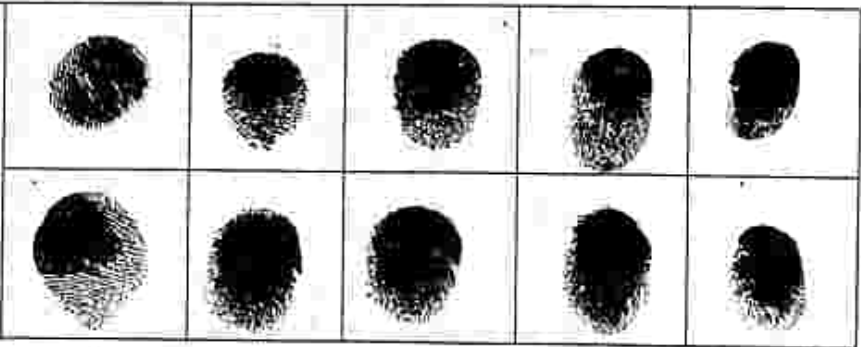
Bangsan Koi Mandel



Bangsan Koi Mandel



Loke M. H. Mandel



Loke M. H. Mandel



Rittik Chatterjee



Rittik Chatterjee



HOLDING OF SAMBHU AGARWAL

MUNICIPAL DRAIN PASSAGE

33'-1"

52'-3"

33'-8"

MUNICIPAL DRAIN PASSAGE

23'-4"

28'-4"

38'-4"

81'-8"

HOLDING OF AVIJIT KARMAKAR

RAMCHARAN BABU STREET

SITE PLAN

SCALE: 20'-0" = 1"

HOLDING OF JAGANNATH HAZRA

SITE PLAN OF A LAND WITHIN R.S. PLOT NO: 9897, OF KHATAN NO: 1858, MOUZA: PURULIA, P.S: PURULIA, J.L. NO: 292/2, MUNICIPAL HOLDING NO: 323. WARD NO: 20, SITUATED AT RAMCHARAN BABU STREET, DIST: PURULIA.

AREA OF THE LAND: 04 COTTAH, 03 CHHATAK, 00 SFT SHOWN IN RED.

- OWNER:
1. CHITTARANJAN MANDAL,
 2. ANATH NATH MANDAL,
 3. NIMAI MANDAL,
 4. BINOY MANDAL,
 5. BIRENDRANATH MANDAL,
 6. SISHIR KUMAR MANDAL,
 7. JIBAN KUMAR MANDAL,
 8. NARENDRA NATH MANDAL,
 9. TARUN KUMAR MANDAL,
 10. BIJAN KUMAR MANDAL,
 11. LOKESH KUMAR MANDAL

SIGNATURE OF OWNER:

1. Chittaranjan Mandal
2. Anath Nath Mandal
3. Nimai Mandal
4. Binoy Mandal
5. Birendra Nath Mandal
6. Sibir Kumar Mandal
7. Jiban Kr. Mandal
8. Sarenendra Nath Mandal
9. Tarun Kumar Mandal
10. Bijan Kr. Mandal
11. Lokesh Kr. Mandal

SIGNATURE OF DEVELOPER:

Signature of Developer

DRAWN BY:

Signature of Drafter

JABARLAL MUKHERJEE
MUNSIFFDANGA, PURULIA
LIC. NO: 11022/15-22

Major Information of the Deed




Deed No :	I-1402-02563/2020	Date of Registration	02/09/2020
Query No / Year	1402-3001019950/2020	Office where deed is registered	
Query Date	26/08/2020 4:19:17 PM	1402-3001019950/2020	
Applicant Name, Address & Other Details	Chittaranjan Mahato Ramcharan Babu Street, Near Rash Mela, Thana : Purulia Town, District : Purulia, WEST BENGAL, Mobile No. : 7029486820, Status : Seller/Executant		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 34,71,961/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



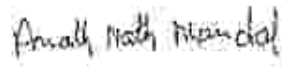


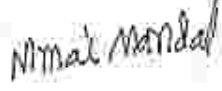


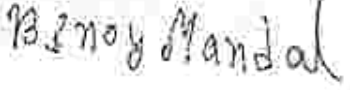


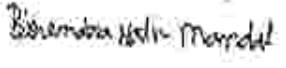
Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Ram Charan Babu Street, Mouza: Purulia-(002), Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-9897 (RS :-)	LR-1858	Bastu	Bastu	4 Katha 3 Chatak	4,00,000/-	34,71,961/-	Property is on Road Adjacent to Metal Road.
Grand Total :					6.9094Dec	4,00,000 /-	34,71,961 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Chittaranjan Mandal (Presentant) Son of Late Nibaran Mandal Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
		02/09/2020	L7 02/09/2020	02/09/2020
Ramcharan Babu Street, Near Rash Mela, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.: GDxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Shri Anath Nath Mandal Son of Late Nibaran Mandal Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
		02/09/2020	LTI 02/09/2020	02/09/2020
Ramcharan Babu Street, Near Rash Mela, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: GDxxxxxx2N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri Nimai Mandal Son of Late Nibaran Mandal Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
		02/09/2020	LTI 02/09/2020	02/09/2020
Ramcharan Babu Street, Near Rash Mela, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: GDxxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office				
4	Name	Photo	Finger Print	Signature
	Shri Binoy Mandal Son of Late Nibaran Mandal Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
		02/09/2020	LTI 02/09/2020	02/09/2020
Ramcharan Babu Street, Near Rash Mela, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: FTxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri Birendranath Mandal Son of Late Amar Mandal Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
		02/09/2020	LTI 02/09/2020	02/09/2020

Ramcharan Babu Street, Near Rash Mela, P.O:- Purulla, P.S:- Purulla Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: AVxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Shri Sisir Kumar Mandal Son of Late Amar Mandal Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
		02/09/2020	LTI 02/09/2020	02/09/2020



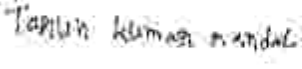


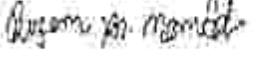



Ramcharan Babu Street, Near Rash Mela, P.O:- Purulla, P.S:- Purulla Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: AXxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office

7	Name	Photo	Finger Print	Signature
	Shri Jiban Kumar Mandal Son of Late Amar Mandal Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
		02/09/2020	LTI 02/09/2020	02/09/2020

Ramcharan Babu Street, Near Rash Mela, P.O:- Purulla, P.S:- Purulla Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BBxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Shri Narendra Nath Mandal Son of Late Ambuj Mandal Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
		02/09/2020	LTI 02/09/2020	02/09/2020




Ramcharan Babu Street , Near Rash Mela, P.O:- Purulla, P.S:- Purulla Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BZxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office

9	Name	Photo	Finger Print	Signature
	Shri Tarun Kumar Mandal Son of Late Ambuj Mandal Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
		02/09/2020	LTI 02/09/2020	02/09/2020
	Ramcharan Babu Street , Near Rash Mela, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: DQxxxxxx2G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
10	Name	Photo	Finger Print	Signature
	Shri Bijan Kumar Mandal Son of Late Ambuj Kumar Mandal Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
		02/09/2020	LTI 02/09/2020	02/09/2020
	Ramcharan Babu Street , Near Rash Mela, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: DMxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
11	Name	Photo	Finger Print	Signature
	Shri Lokesh Kumar Mandal Son of Late Ambuj Mandal Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			
		02/09/2020	LTI 02/09/2020	02/09/2020
	Ramcharan Babu Street , Near Rash Mela, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: BGxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/09/2020 , Admitted by: Self, Date of Admission: 02/09/2020 ,Place : Office			




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S Riya Construction Dr N K Roy Choudhury Apartment 444 Sasadhhar Gan, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:- Purulia, West Bengal, India, PIN - 723101 , PAN No.:: ACxxxxxx7H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Rittik Chatterjee Son of Late Sisir Kumar Chatterjee Date of Execution - 01/09/2020, , Admitted by: Self, Date of Admission: 02/09/2020, Place of Admission of Execution: Office	 Date: 02/09/2020 11:28:17A	 L1 02/09/2020	 02/09/2020
D 1/5 Laboni Estate, Salt Lake City, P.O:- Laboni Estate, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.: ACxxxxxx7H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S Riya Construction (as Proprietor)				

Identiflor Details :

Name	Photo	Finger Print	Signature
Mr Mukti Pada Mahato Son of Late Purna Chandra Mahato Khudbandh, P.O:- Sihali, P.S:- Purulia Mufassali, District:-Purulia, West Bengal, India, PIN - 723101	 02/09/2020	 02/09/2020	 02/09/2020
Identiflor Of Shri Chittaranjan Mandal, Shri Anath Nath Mandal, Shri Nimal Mandal, Shri Binoy Mandal, Shri Birendranath Mandal, Shri Sisir Kumar Mandal, Shri Jiban Kumar Mandal, Shri Narendra Nath Mandal, Shri Tarun Kumar Mandal, Shri Bijan Kumar Mandal, Shri Lokesh Kumar Mandal, Shri Rittik Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Chittaranjan Mandal	M S Riya Construction-0.628125 Dec
2	Shri Anath Nath Mandal	M S Riya Construction-0.628125 Dec
3	Shri Nimal Mandal	M S Riya Construction-0.628125 Dec
4	Shri Binoy Mandal	M S Riya Construction-0.628125 Dec
5	Shri Birendranath Mandal	M S Riya Construction-0.628125 Dec
6	Shri Sisir Kumar Mandal	M S Riya Construction-0.628125 Dec
7	Shri Jiban Kumar Mandal	M S Riya Construction-0.628125 Dec
8	Shri Narendra Nath Mandal	M S Riya Construction-0.628125 Dec
9	Shri Tarun Kumar Mandal	M S Riya Construction-0.628125 Dec
10	Shri Bijan Kumar Mandal	M S Riya Construction-0.628125 Dec
11	Shri Lokesh Kumar Mandal	M S Riya Construction-0.628125 Dec

Land Details as per Land Record

District: Purulia, P. S:- Purulia Town, Municipality: PURULIA, Road: Ram Charan Babu Street, Mouza: Purulia-(002),
Pin Code : 723101

Sch No	Plot & Khatlan Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 9897, LR Khatlan No:- 1858		Seller is not the recorded Owner as per Applicant.

On 26-08-2020

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 34,71,961/-



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

On 02-09-2020

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 1889.

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

Presented for registration at 11:00 hrs on 02-09-2020, at the Office of the A.D.S.R. PURULIA by Shri Chittaranjan Mandal . one of the Executants.

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

Execution is admitted on 02/09/2020 by 1. Shri Chittaranjan Mandal, Son of Late Nibaran Mandal, Ramcharan Babu Street, Near Rash Mela, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Cultivation, 2. Shri Anath Nath Mandal, Son of Late Nibaran Mandal, Ramcharan Babu Street, Near Rash Mela, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Cultivation, 3. Shri Nimai Mandal, Son of Late Nibaran Mandal, Ramcharan Babu Street, Near Rash Mela, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Cultivation, 4. Shri Binoy Mandal, Son of Late Nibaran Mandal, Ramcharan Babu Street, Near Rash Mela, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Cultivation, 5. Shri Birendranath Mandal, Son of Late Amar Mandal, Ramcharan Babu Street, Near Rash Mela, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Cultivation, 6. Shri Sisir Kumar Mandal, Son of Late Amar Mandal, Ramcharan Babu Street, Near Rash Mela, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Cultivation, 7. Shri Jiban Kumar Mandal, Son of Late Amar Mandal, Ramcharan Babu Street, Near Rash Mela, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Cultivation, 8. Shri Narendra Nath Mandal, Son of Late Ambuj Mandal, Ramcharan Babu Street, Near Rash Mela, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Cultivation, 9. Shri Tarun Kumar Mandal, Son of Late Ambuj Mandal, Ramcharan Babu Street, Near Rash Mela, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Cultivation, 10. Shri Bijan Kumar Mandal, Son of Late Ambuj Kumar Mandal, Ramcharan Babu Street, Near Rash Mela, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Cultivation, 11. Shri Lokesh Kumar Mandal, Son of Late Ambuj Mandal, Ramcharan Babu Street, Near Rash Mela, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Cultivation

Identified by Mr Mukti Pada Mahato, , Son of Late Purna Chandra Mahato, Khudibandh, P.O: Sihali, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Cultivation

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

Execution is admitted on 02-09-2020 by Shri Ritik Chatterjee, Proprietor, M S Riya Construction, Dr N K Roy Choudhury Apartment 444 Sasadhahar Gan, P.O:- Purulia, P.S:- Purulia Town, Purulia, District:-Purulia, West Bengal, India, PIN - 723101

Identified by Mr Mukti Pada Mahato, , Son of Late Purna Chandra Mahato, Khudibandh, P.O: Sihali, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Cultivation

Payment of Fees

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/08/2020 12:52PM with Govt. Ref. No: 192020210070741031 on 29-08-2020, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKN6687388 on 29-08-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp. Type: Impressed, Serial no 1114, Amount: Rs.5,000/-, Date of Purchase: 01/09/2020, 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 29/08/2020 12:52PM with Govt. Ref. No: 192020210070741031 on 29-08-2020, Amount Rs: 2,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKN6687388 on 29-08-2020, 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 1402-2020, Page from 106446 to 106506
being No 140202563 for the year 2020.



Digitally signed by RUHUL AMIN
Date: 2020.09.09 15:23:11 +05:30
Reason: Digital Signing of Deed.

Ruhul Amin

(Ruhul Amin) 2020/09/09 03:23:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.

(This document is digitally signed.)