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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 097773

C 097773

M.V-421071580
Q-934559

12/7/2016

Examined that the Document is Admitted to Registration the Signatures and the Endorsements are correct and this Document is the Part of this Document

Sd/- S.P. Durgam
Notary

12 JUL 2016

DEVELOPMENT AGREEMENT

MOUZA : ARRAH

AREA OF LAND : 16.5 DECIMAL

(Handwritten signature)

THIS DEVELOPMENT AGREEMENT IS MADE ON 12th DAY OF JULY, 2016

BETWEEN

(1) **SRI. SUNIL RANJAN SARKAR [PAN- CRTPS6278L]** Son of Late Bipin Chandra Sarkar , by faith-Hindu, by occupation-Retired person, presently residing of M.A.M.C. Colony, P.S.-New Township, District-Burdwan, West Bengal, PIN-713210 permanent resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 (2) **SRI. BHABESH CHANDRA BOSE [PAN-ACXPB0942R]** Son of Late Sarada Ranjan Bose , by faith-Hindu, by occupation-Retired person, resident of Arraha Kalinagar, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 (3) **SMT. RAMA SARKAR [PAN-BMXPS5736H]** Wife of Late Swapan Sarkar @ Swapan Kumar Sarkar , by faith-Hindu, by occupation-Housewife, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212, (4) **SMT. SUDIPA MONDAL [PAN- BOHPS8354B]** Wife of Sri. Debabrata Mondal, Daughter of Late Swapan Sarkar @ Swapan Kumar Sarkar , by faith-Hindu, by occupation-Housewife, resident of B.Ed Collage Road, Tikarhat, P.O.- Lakurdi, P.S.-Burdwan, District-Burdwan, West Bengal, PIN-713102 (5) **SMT. RUPA ROY [PAN-AMPPR8285B]** Wife of Sri. Partha Roy, Daughter of Late Swapan Sarkar @ Swapan Kumar Sarkar, by faith-Hindu, by occupation-Housewife, resident of Department of Biotechnology, Indian Institution of Technology , P.O.- I.I.T. Roorkee, P.S.- Roorkee, District-Haridwar, Uttarakhand, PIN-247667, hereinafter referred to and called as "LANDOWNERS " (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**

AND

NABAUDYOG ENTERPRISE [PAN-ALHPP4058P] Being a Proprietorship Firm, represented by its Proprietor **MR. NABA KUMAR PAUL**, son of Late Surya Narayan Paul resident of Village- Gopalpur, P.O- Gopalpur, P.S.- Kanksa, District - Burdwan, PIN-713212, hereinafter referred to and called as the "DEVELOPER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor-in-office legal representatives, administrators, executors and assigns) of the **SECOND PART**

WHEREAS 5 decimal land is purchased by land owner No-1 vide Sale Deed No-184 for the year 1978 of Joint Sub Registrar of Ranijang at Durgapur from Sritikana Dutta W/o Pabitra Ranjan Dutta of 6/24, Mahiskapur Road, Durgapur-713205, District-Burdwan.

WHEREAS 6 decimal land is purchased by land owner No-2 vide Sale Deed No-185 for the year 1978 of Joint Sub Registrar of Ranijang at Durgapur from Sritikana Dutta W/o Pabitra Ranjan Dutta of 6/24, Mahiskapur Road, Durgapur-713205, District-Burdwan.

WHEREAS 6 decimal land is purchased by Swapan Sarkar @ Swapan Kumar Sarkar vide Sale Deed No-183 for the year 1978 of Joint Sub Registrar of Ranijang at Durgapur from Sritikana Dutta W/o Pabitra Ranjan Dutta of 6/24, Mahiskapur Road, Durgapur-713205, District-Burdwan. After the death of Swapan Sarkar @ Swapan Kumar Sarkar land owner No-3 to 5 became owner of his share of land as per law of inheritance.

AND WHERE AS the First Part desire to develop the First schedule property by construction of a multi storied building up to maximum limit of floor consisting of so many flats and parking space etc as per approval of Malandighi Gram Panchyat but the owners have not the sufficient fund for the development work and for this reason First Part is in search of a Developer for the said development work.

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

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

- 1.1 **OWNER/LANDLORD:- (1) SRI. SUNIL RANJAN SARKAR [PAN- CRTPS6278L]** Son of Late Bipin Chandra Sarkar , by faith-Hindu, by occupation-Retired person, presently residing of M.A.M.C Colony, P.S.-New Township, District-Burdwan, West Bengal, PIN-713210 permanent resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 **(2) SRI BHABESH CHANDRA BOSE** Son of Late Sarada Ranjan Bose , by faith-Hindu, by occupation-Retired person, resident of Arraha Kalinagar, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 **3) SMT RAMA SARKAR** Wife of Late Swapan Sarkar , by faith-Hindu, by occupation-Housewife, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212, **4) SMT SUDIPA MONDAL** Wife of Sri Debabrata Mondal, Daughter of Late Swapan Sarkar , by faith-Hindu, by occupation-Private Service, resident of B.Ed Collage Road, Tikarhat, P.O.- Lakurdi, P.S.-Burdwan, District-Burdwan, West Bengal, PIN-713102 **5) SMT RUPA ROY** Wife of Sri Partha Roy, Daughter of Late Swapan Sarkar , by faith-Hindu, by occupation-Housewife, resident of Department of Biotechnology, Indian Institution of Technology , P.O.-I.I.T.Roorkee, P.S.- Roorkee, District-Haridwar, Uttarakhand, PIN-247667
- 1.2 **DEVELOPER:-** Shall **NABAUDYOG ENTERPRISE** Being a Proprietorship Firm, represented by its **Proprietor NABA KUMAR PAUL** Son of Late Surya Narayan Paul resident of Village-Gopalpur, P.O-Gopalpur, P.S.-Kanksa, District - Burdwan, PIN-713212
- 1.3 **LAND:-** Shall mean land measuring about 16.5(Sixteen Point Five) Decimal under Mouza- Arraha, J.L.No-91, R.S. Plot no-1586, L.R.Plot No-2063, 2064, 2067, Khatian No-1307, L.R. Khatian No-707,406,650 under the jurisdiction of Malandighi Gram Panchyat Dist-Burdwan
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the **FIRST SCHEDULE**
- 1.5 **ARCHITECT (S):** Shall mean such Architect(s) whom the Developer may from time to time, appoint as the Architect(s) of the Building.

PANCHYAT: - Shall mean the Malandighi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.

- 1.7 **PLAN:** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any
- 1.8 **OWNERS AREA:-** Shall mean 3nos of Flat (Front Side) measuring more or less 1200 Sq. Feet (Super Built up) with 3nos of mid-sized car parking which is particularly mentioned and described in the Second Schedule together with the undivided impartible proportionate interest in the said land and the common portions . The Flat mentioned in the Second Schedule must be according to specification mentioned in the Fourth Schedule.
- 1.9 **DEVELOPER'S AREA:** Shall mean entire building/s together with the undivided impartible proportionate interest in the said land and the common portions after providing land owner allocation as mentioned in Para-1.8 of this agreement.
- 1.10 **BENEFIT ARISING OUT OF PROJECT:-** Shall mean Rs. 63,00,000/- (Rupees Sixty Three Lac) only out of which land owner No-1 is entitled to get Rs.21,00,000/- (Rupees Twenty One Lac) only , land owner No-2 is entitled to get Rs.21,00,000/- (Rupees Twenty One Lac) only and land owner No-3 to 5 are entitled to get Rs.21,00,000/- (Rupees Twenty One Lac) only. This amount is paid/payable according to payment schedule mentioned in the Third Schedule.
- 1.11 **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat
- 1.12 **PROJECT:** Shall mean the work of development undertake and to be done by the Developer herein in respect of the premises in pursuance of the Development Agreement and/or any modification or extension thereof till such development, erection, promotion, construction and building of building/s at and upon the said premises be completed and possession of the completed Unit/s/Flat/s/Car Parking Space/s/ and Others be taken over by the Unit/Flat and occupiers.
- 1.13 **FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations, new and/or changes in any municipal or other rules, laws or policies affecting or likely to affect the project or any part or portion thereof, shortage of essential commodities and/or any circumstances beyond the control or reasonable estimation of the Developer.

4 **PURCHASER/S** shall mean and include:

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

1.15 **Masculine gender:** Shall include the feminine and neuter gender and vice versa.

1.16 **Singular number:** Shall include the plural and vice-versa.

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

III- EFFECTIVENESS- This agreement shall become effective from date of this development agreement.

IV- DURATION- This agreement is made for a period of 48 month from the date of this development agreement with a grace period of 6 month.

V:- SCOPE OF WORK:- The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram Panchyat or any other authority over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owners has offered total land of 16.5 Decimal for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. The Owners hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) There is no agreement between the Owners and any other party (except **NABAUDYOG ENTERPRISE**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
3. The owner shall responsible to resolved all the legal dispute related to land within 3 month from this agreement if any.
4. The owner hereby declare that their legal heirs are also liable to act according to this agreement without further inputs in this agreement.

The owner are hereby agree to sign all the documents which are necessary for the purpose of Development/Construction work

5. That the Owner also agreed that he gives full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners and on his behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e to receive sanctioned plan from the Malandighi Gram Panchyat , such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sale of flats/apartments to the prospective buyers save and except Owner's allocation and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises until the deeds of transfer are executed by the owners.

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **NABAUDYOG ENTERPRISE** confirms and assures the owners that they are fully acquainted with and aware of the process / formalities related to similar project in panchyat area and fully satisfied with the papers/documents related to the ownership, physical measurement of the said land, litigation free possession, suitability of the site and viability of the said project and will not raise any objection with regard thereto.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within the schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/Corporation/Govt. agencies. Any variation/alteration/modification from



the original approved drawing/plan needs approval of the owner & the Architect before submission to the Corporation/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.

4. That the Developer shall not raise any question regarding the measurement of the 1st schedule mentioned property and Developer shall take all necessary step to save the property from any kind of encroachment by the adjacent land owner.
5. That the Developer shall be responsible for any acts deeds or things done towards any fund collection from one or more prospective buyer of the proposed flats .
6. That the Developer shall be responsible for complying with the Rules & Regulation in all matters including construction of the building according to the sanctioned plan and shall be responsible for complying with all provisions of law that may be in force from time to time and the Owner shall not be responsible for any infringement of law that may be in force from time to time during the subsistence of this Agreement. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible for the said incident or damage or loss during construction.
7. That the Developer shall complete the Development work/Construction of building/flat at its own cost and expenses within 48 months from the date of sanction of plan with further additional period of 6 months if needed both the case the time shall be computed on and from the date of sanction of plan. And within this stipulated time the Developer shall hand over the owner's allocation.
8. That the Developer shall not make the Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such cases the Developer shall be the entire responsibility.
9. That Developer is bound to provide alternative accommodation facility for all the land owner till the date of handing over the owner's allocation.
10. That Developer is also bear the transportation cost of shifting.
11. That registration cost of Land Owner's allocation shall be borne by the Developer.

VIII-Developer Allocation:- Developers Allocations shall mean entire building including common facilities of the building along with undivided proportionate share of

"said property / premises" after providing the Land Owners allocation as mentioned in this deed.

X-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Disputes- Differences in opinion in relation to the proposed construction and violation of any terms and condition of this agreement amicably settle at first between the parties herein otherwise aggrieved party shall have liberty to take shelter of law.
- d) Copies of all statutory approvals of the competent bodies e.g. land conversion, approved building plan, lifting/connection of water & electricity, sewerage disposal etc. with due approval and or any other clearance from competent authority are to be supplied by the developers to the owners time to time.
- e) The owners can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor. However, any unusual and non-permissible actions/operations observed at site can be brought to the notice of the developer and the architect for discussion and necessary corrective action.
- f) The developer shall ensure safe & sound building design and construction, complete safety of the workmen, minimum wages, first class standard quality of materials supplied/used along with all other legal formalities and moral obligations during execution of the project so as to render the first party free from legal obligations and all other risks and hazards whatsoever related to the project. And the owner shall not be liable for same in any manner whatsoever whether during construction or after construction.
- g) The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney.



A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.

- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance shall be borne paid and discharged by the Developer exclusively.
- j) The owners shall have no right, title, interest, claim whatsoever in the consideration received by the developers or its nominees out of the developer's allocation.
- k) The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
- l) That all applications, building plan along with alteration, modification and addition thereof and other papers and documents, if any, needed by the developer for the purpose of the sanction of the building plan and/or any other purpose to be required for said developments project shall be prepared by the developer at its own costs and expenses in the name of the land owner without reimbursement of the same and the land owner shall sign on the said plan/plans, application, paper, documents, etc. as and when the developer asked for the same without demanding any remuneration and/or money for the same.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of Bastu Land measuring **16.5 (Sixteen Point Five) Decimal** under Mouza- Arraha, J.L.No-91, R.S. Plot no-1586, L.R. Plot No-2063 measuring more or less **4.5 Decimal**, L.R.Plot No-2064 measuring more or less **6 Decimal**, L.R. Plot -2067 measuring more or less **6 Decimal**, Khatian No-1307, L.R. Khatian No-707,406,650 under the jurisdiction of Malandighi Gram Panchyat Dist-Burdwan under the jurisdiction of Malandighi Gram Panchyat, Dist-Burdwan. Butted and Bounded

North:- Residential House

South:- Residential House

East:- Residential House of Dipak Mahanti

West:- 40 Feet wide Road

Second Schedule

(Description of Landowner's flat)

Land Owner Name	Area of Flat (Super Built up)	Floor	Facing	Car Parking
SMT RAMA SARKAR	More or less 1200 Sq. Feet	2 nd	Front	1 Nos
SRI BHABESH CHANDRA BOSE	More or less 1200 Sq. Feet	3 rd	Front	1 Nos
SRI SUNIL RANJAN SARKAR	More or less 1200 Sq. Feet	4 th	Front	1 Nos

Third Schedule

(Land Owner's Payment Schedule)

Land Owner Name	Mode of Payment	Amount(Rs.)	Paid/Payable
SRI SUNIL RANJAN SARKAR	Cheque	Rs. 50,000/-	Already paid
SRI BHABESH CHANDRA BOSE	Cheque	Rs. 50,000/-	Already paid
LATE SWAPAN KUMAR SARKAR	Cheque	Rs. 50,000/-	Already paid
SRI SUNIL RANJAN SARKAR	Cheque	Rs. 4,50,000/-	At the time of execution of this agreement
SRI BHABESH CHANDRA BOSE	Cheque	Rs. 4,50,000/-	At the time of execution of this agreement
SMT RAMA SARKAR	Cheque	Rs. 4,50,000/-	At the time of execution of this agreement
SRI SUNIL RANJAN SARKAR	Cheque	Rs. 5,00,000/-	After First roof casting
SRI BHABESH CHANDRA BOSE	Cheque	Rs. 5,00,000/-	After First roof casting
SMT RAMA SARKAR	Cheque	Rs. 5,00,000/-	After First roof casting
SRI SUNIL RANJAN SARKAR	Cheque	Rs. 2,00,000/-	After Third roof casting
SRI BHABESH CHANDRA BOSE	Cheque	Rs. 2,00,000/-	After Third roof casting

Land Owner Name	Mode of Payment	Amount(Rs.)	Paid/Payable
SMT RAMA SARKAR	Cheque	Rs. 2,00,000/-	After Third roof casting
SMT. RUPA ROY	Cheque	Rs. 2,00,000/	After completion of building
SMT. SUDIPA MONDAL	Cheque	Rs. 2,00,000/	After completion of building
SRI SUNIL RANJAN SARKAR	Cheque	Rs. 9,00,000/-	After completion of building
SRI BHABESH CHANDRA BOSE	Cheque	Rs. 9,00,000/-	After completion of building
SMT RAMA SARKAR	Cheque	Rs. 5,00,000/-	After completion of building

Fourth Schedule

Specification of flat offered to Land owner

WATER SUPPLY	Ground Water
WALLS	Conventional brickwork.
WALL FINISH	Interior - Plaster of Paris with colour. Exterior - Combination of weather coat.
FLOORING	Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.
KITCHEN	Gas Oven platform made of Granite Slab. Glazed tiles, up to the height of two feet from the platform. Stainless steel sinks, one wash Basin to be provided.
TOILET	Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary and CP fittings (as per supply), western type commode. Concealed plumbing and pipe work.
DOORS	Door frame made of wood. Front wooden Door, other flush doors, and PVC door in toilet, Locks of stainless steel in the Main Door.
WINDOWS	M.S. Grill with glass
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRING	Standard concealed wiring for electricity. Average 25(Twenty Five) Points. All other points at extra cost.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services. Lift provided for every floor in the building.

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

SIGNED AND DELIVERED by the OWNERS /FIRST PART at DURGAPUR in the presence of:

Sunil Ranjan Sarker

Bhabesh Chandra Bose

Rama Sarker

Sudipa Mondal

Rupa Roy.

SIGNED AND DELIVERED by the DEVELOPER/SECOND PART at DURGAPUR in the presence of:

Nabadyog Enterprise
Naba Kumar Paul
Proprietor

WITNESSES:

① Sanjit Mondal,
S/o Manoranjan Mondal,
vill - Agarpur, DGP-15
P-3 - Cokeroh, Dist Bardwan

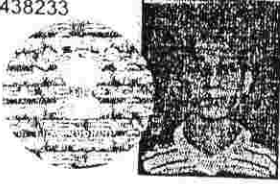
2) Sanjoy Kumar Paul
S/o Naba Kumar Paul
Gopalpur, Hattala Road
Durgapur-12, Bardwan
PIN- 713212, W.B

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Subrata Mukherjee (Adv.)
Durgapur Court
E-mail No - NB/Job/2007

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WEP1438233



নির্বাচকের নাম : সুরজীৎ মণ্ডল
Elector's Name : Surajit Mondal
পিতার নাম : মনোরঞ্জন মণ্ডল
Father's Name : Monoranjana Mondal
লিঙ্গ/Sex : পুরু/ M
জন্ম তারিখ
Date of Birth : 16/07/1993

WEP1438233

ঠিকানা:
অঙ্গনপুর গ্রামের প্রধান রাস্তার পশ্চিম(বাগী, প্রামানিকও
হারিমন্দির পাড়),দুর্গাপুর,কোচকোডেন,বর্ধমান-713215

Address:
ANGANAPUR GRAMER PRADHAN
RASTAR
PASHCHIM(BAGDI,PRAMANIKAO
HARIMANDIR PAD),DURGAPUR (M

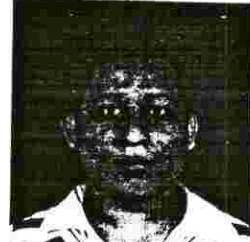
Date: 13/12/2011

277-দুর্গাপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
277-Durgapur Paschim Constituency

টিকার পরিবর্তন হলে নতুন ঠিকানায় ঘোষণা দিতে সচিব জেলা ও অঞ্চল
স্বাক্ষরে নতুন পত্রিক পরিচয়পত্র পাঠাতে হবে। বিধি অনুযায়ী এই
পত্রিকার মধ্যস্থতি গ্রহণ করা হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.











12/10/04

Surajit Mondal.



Surajit Mondal

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser











Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Rupa Roy.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



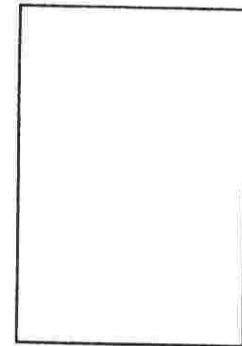
Naba Kumar Paul

Colour Passport size photograph, finger prints of both the hands is attested.

Naba Kumar Paul

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

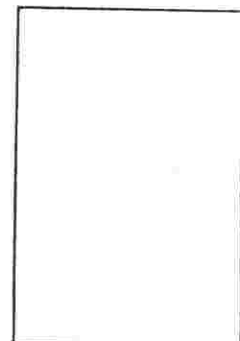
Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

Signature, Colour passport size photograph, finger prints of both the hands of the Vendor & Purchaser

Left Hand					
	Thumb	Fore	Middle	Ring	Little
Right Hand					



Colour Passport size photograph, finger prints of both the hands is attested.

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

Challan No: 19-201617-001231372-2

Payment Mode Counter Payment

Challan Date: 08/07/2016 13:34:31

Bank : AXIS Bank

DEPOSITOR'S DETAILS

Id No. : 02060000934509/1/2016

[Query No./Query Year]

Name : NABAUDYOG ENTERPRISE

Contact No. : Mobile No. : +91 9434711917

E-mail :

Address : GOPALPUR, DURGAPUR-713212

Applicant Name : Mr SUBRATA MUKHERJEE

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	02060000934509/1/2016	Mutation/Conversion -Receipt	0029-00-800-028-27	175
2	02060000934509/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	69296
3	02060000934509/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	2001

Total

71472

In Words : Rupees Seventy One Thousand Four Hundred Seventy Two only






Note: Produce this challan to any branch of AXIS Bank. Please ensure, to make your payment within 15/07/2016 (banking hours). This challan form shall be invalid




15/07/2016

Seller, Buyer and Property Details
and Lord & Developer Details

Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr SUNIL RANJAN SARKAR Son of Late BIPIN CHANDRA SARKAR M.A.M.C. Colony, P.O:- V K NAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713210</p>	 12/07/2016 12:00:21 PM	 LTI 12/07/2016 12:03:15 PM
		 12/07/2016 12:07:19 PM	

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr SUNIL RANJAN SARKAR Son of Late BIPIN CHANDRA SARKAR M.A.M.C. Colony, P.O:- V K NAGAR, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713210 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. CRTPS6278L.; Status : Individual; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office</p>	 12/07/2016 12:00:21 PM	 LTI 12/07/2016 12:03:15 PM
		 12/07/2016 12:07:19 PM	

Land Lord Details

No.

Name, Address, Photo, Finger print and Signature

2

Mr BHABESH CHANDRA BOSE
 Son of Late SARADA RANJAN BOSE
 Arraha Kalinagar, P.O:- Arraha, P.S:- Kanksa,
 Durgapur, District:-Burdwan, West Bengal, India,
 PIN - 713212 Sex: Male, By Caste: Hindu,
 Occupation: Retired Person, Citizen of: India,
 PAN No. ACXPB0942R,; Status : Individual; Date
 of Execution : 12/07/2016; Date of Admission :
 12/07/2016; Place of Admission of Execution :
 Office



12/07/2016 12:08:15 PM



LTI

12/07/2016 12:08:28 PM

Bhabeshchandra Bose

12/07/2016 12:09:41 PM

3

Smt RAMA SARKAR
 Wife of Late SWAPAN SARKAR
 Arraha Kalinagar, P.O:- Arraha, P.S:- Kanksa,
 Durgapur, District:-Burdwan, West Bengal, India,
 PIN - 713212 Sex: Female, By Caste: Hindu,
 Occupation: House wife, Citizen of: India, PAN
 No. BMXPS5736H,; Status : Individual; Date of
 Execution : 12/07/2016; Date of Admission :
 12/07/2016; Place of Admission of Execution :
 Office



12/07/2016 12:11:43 PM



LTI

12/07/2016 12:11:58 PM

Rama Sarkar

12/07/2016 12:12:16 PM

4

Smt SUDIPA MONDAL
 Wife of Mr DEBABRATA MONDAL
 B.Ed Collage Road, Tikarhat, P.O:- Lakurdi, P.S:-
 Burdwan, Burdwan, District:-Burdwan, West
 Bengal, India, PIN - 713102 Sex: Female, By
 Caste: Hindu, Occupation: House wife, Citizen of:
 India, PAN No. BOHPS8354B,; Status : Individual;
 Date of Execution : 12/07/2016; Date of
 Admission : 12/07/2016; Place of Admission of
 Execution : Office



12/07/2016 12:10:50 PM





LTI

12/07/2016 12:11:02 PM




Sudipa Mondal

12/07/2016 12:11:31 PM


Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
5	<p>Smt RUPA ROY Wife of Mr PARTHA ROY Indian Institution Of Technology, P.O:- I I T Roorkee, P.S:- ROORKEE, District:-Hardwar, Uttaranchal, India, PIN - 247667 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AMPPR8285B,; Status : Individual; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office</p>	 <p>12/07/2016 12:12:29 PM</p>	 <p>LTI 12/07/2016 12:12:36 PM</p>
		<p><i>Rupa Roy.</i></p> <p>12/07/2016 12:12:49 PM</p>	

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	NABAUDYOG ENTERPRISE Village - Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 PAN No. ALHPP4058P.; Status : Organization; Represented by representative as given below:-		
1(1)	Mr NABA KUMAR PAUL Village - Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Representative; Date of Execution : 12/07/2016; Date of Admission : 12/07/2016; Place of Admission of Execution : Office	 12/07/2016 12:09:54 PM	 LTI 12/07/2016 12:10:04 PM
		 12/07/2016 12:10:22 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SURAJIT MONDAL Son of Mr MONORANJAN MONDAL ANGADPUR, P.O:- ANGADPUR, P.S:- Coke Oven, Durgapur, District:- Burdwan, West Bengal, India, PIN - 713215 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Mr SUNIL RANJAN SARKAR, Mr BHABESH CHANDRA BOSE, Smt RAMA SARKAR, Smt SUDIPA MONDAL, Smt RUPA ROY, Mr NABA KUMAR PAUL	 12/07/2016 12:13:10 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah	LR Plot No:- 2063, LR Khatian No:- 707	4.5 Dec	1/-	11,47,500/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah	LR Plot No:- 2064, LR Khatian No:- 406	6 Dec	1/-	15,30,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah	LR Plot No:- 2067, LR Khatian No:- 650	6 Dec	1/-	15,30,000/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 40 Ft., Adjacent to Metal Road,

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr SUNIL RANJAN SARKAR	NABAUDYOG ENTERPRISE	4.5	100
L2	Mr BHABESH CHANDRA BOSE	NABAUDYOG ENTERPRISE	6	100
L3	Smt RAMA SARKAR	NABAUDYOG ENTERPRISE	1.9998	33.33
	Smt SUDIPA MONDAL	NABAUDYOG ENTERPRISE	1.9998	33.33
	Smt RUPA ROY	NABAUDYOG ENTERPRISE	2.0004	33.34

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SUBRATA MUKHERJEE
Address	PURSHA, Thana : Durgapur, District : Burdwan, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. DURGAPUR, District: Burdwan

Endorsement For Deed Number : I - 020604111 / 2016

Query No/Year	02060000934509/2016	Serial no/Year	0206004185 / 2016
Deed No/Year	I - 020604111 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr SUNIL RANJAN SARKAR	Presented At	Office
Date of Execution	12-07-2016	Date of Presentation	12-07-2016

Remarks

On 12/07/2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 69,296/- (B = Rs 69,289/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 69,296/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 69,296/- is paid, by online on 08/07/2016 7:40AM with Govt. Ref. No. 192016170012313722 on 08-07-2016, Bank: AXIS Bank (UTIB0000005), Ref. No. WB080720160118158 on 08/07/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,001/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 2,001/- is paid, by online on 08/07/2016 7:40AM with Govt. Ref. No. 192016170012313722 on 08-07-2016, Bank: AXIS Bank (UTIB0000005), Ref. No. WB080720160118158 on 08/07/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 11:39 hrs on : 12/07/2016, at the Office of the A.D.S.R. DURGAPUR by Mr SUNIL RANJAN SARKAR , one of the Executants.

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 42,07,500/-

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

Execution is admitted on 12/07/2016 by

SUNIL RANJAN SARKAR, Son of Late BIPIN CHANDRA SARKAR, M.A.M.C. Colony, P.O: V K NAGAR, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713210, By caste Hindu, By Profession Retired Person

Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 12/07/2016 by

Mr BHABESH CHANDRA BOSE, Son of Late SARADA RANJAN BOSE, Arraha Kalinagar, P.O: Arraha, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession Retired Person

Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 12/07/2016 by

Smt RAMA SARKAR, Wife of Late SWAPAN SARKAR, Arraha Kalinagar, P.O: Arraha, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession House wife

Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 12/07/2016 by

Smt SUDIPA MONDAL, Wife of Mr DEBABRATA MONDAL, B.Ed Collage Road, Tikarhat, P.O: Lakurdi, Thana: Burdwan, , City/Town: BURDWAN, Burdwan, WEST BENGAL, India, PIN - 713102, By caste Hindu, By Profession House wife

Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 12/07/2016 by

Smt RUPA ROY, Wife of Mr PARTHA ROY, Indian Institution Of Technology, P.O: I I T Roorkee, Thana: ROORKEE, , Hardwar, UTTARANCHAL, India, PIN - 247667, By caste Hindu, By Profession House wife

Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 12/07/2016 by

Mr NABA KUMAR PAUL PROPRIETOR, NABAUDYOG ENTERPRISE, Village - Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Mr NABA KUMAR PAUL, Son of Late SURYA NARAYAN PAUL, Village - Gopalpur, P.O: Gopalpur, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By profession Business
Indetified by Mr SURAJIT MONDAL, Son of Mr MONORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215, By caste Hindu, By Profession Law Clerk

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,001/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 2,001/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 1205, Purchased on 08/07/2016, Vendor named Jitendra Nath Mondal.



(Abhijit Chatterjee)

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

ate of Registration under section 60 and Rule 69.

tered in Book - I

ume number 0206-2016, Page from 67239 to 67265

ing No 020604111 for the year 2016.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2016.07.12 17:11:19 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 12-07-2016 17:11:18
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)