



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

C 568150

v - 21,031,750
- 66253

31/1/2018

DEVELOPMENT AGREEMENT

DISTRICT : Burdwan
 MOUZA : Arraha
 P.S. : Kanksha
 AREA OF LAND : 8.25 Decimal

**Sertified that the Document
 is Admitted to Registration on the
 sign pure Sheet and the Endr-
 esements joined with this
 Documents are the Part of this
 Document**

A.D.S.R. Dutta
 Burdwan

31 JAN 2018

[Handwritten signature]
 H.S.V.

THIS DEVELOPMENT AGREEMENT IS MADE ON 31ST DAY OF JANUARY, 2018

BETWEEN

(1) SMT. TANDRA CHOUDHURY [PAN-AONPC0231N] Wife of Pradip Kumar Choudhury, by faith- Hindu, by occupation- Housewife, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District- Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212, India, 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 [PAN- ALHPP4058P] Son of Late Surya Narayan Paul resident of Village- Gopalpur, P.O- Gopalpur, P.S.- Kanksa, District - Burdwan presently Paschim Bardhaman, 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 8.25 decimal land is purchased by Smt. Tandra Chowdhury, Wife of Pradip Kumar Chowdhury, by faith- Hindu, by occupation- Housewife, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 vide Sale Deed No-2212 for the year 1980 of Joint Sub Registrar of Raniganj on 25/04/1980 at Durgapur from Nirmalendu Chakraborty son of Late Tara Prasanna Chakraborty of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212.

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:** - Smt. Tandra Chowdhury Wife of Pradip Kumar Chowdhury, by faith- Hindu, by occupation- Housewife, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212
- 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 rest of the land measuring about 8.25 (Eight point Two Five) Decimal more or less under Mouza- Arraha, J.L.No-91, R.S. Plot no-1586 (Part), L. R. Plot No-2066, Khatian No-191, 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.
- 1.6 **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 or any other competent authorities 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 1 nos of Flat measuring more or less 1150 Sq. Feet (Super Built up) and 1 nos of flat measuring more or less 750 Sq. Feet (Super Built up) 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 Total Rs. 32,00,000/- (Rupees Thirty Two 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
- 1.14 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 its 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- COMENCMET: - 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 sanction of plan by the panchayat or any other competent concerned authority.

IV:- DURATION:- This agreement is made for a period of 48 month from the date of it become effective 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 concerned competent authority over and above the First Schedule Land.


VI:- OWENER DUTY & LIABILITY:-

1. The owners has offered total land of 8.25 Decimal more or less 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.



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.
5. 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



That Developer is bound to provide alternative accommodation facility [Up to Rs. 3,500/- (Rupees Three Thousand Five Hundred) per month rent or any suitable flats or home for that matter] to 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 the "said property / premises" after providing the Land Owners allocation as mentioned in this deed.

IX-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.
- h) A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their cost/expense for a guarantee period of next six months after handing over of physical possession of the flats.
- i) That all cost, charges and expenses for execution of the whole project and including stamp duty and registration fee for execution and registration of this agreement and or deed of conveyance 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 8.25 (Eight point Two Five) Decimal more or less under Mouza- Arraha, J.L. No.-91, **R.S. Plot no-1586 (P)**, **L.R. Plot No-2066, L.R. Khatian No- 191**, under the jurisdiction of Malandighi Gram Panchyat P.S-Kanksa, Dist-Burdwan under the jurisdiction of Malandighi Gram Panchyat, Dist-Burdwan. Butted and Bounded

North:- Residential House of house of S. R. Sarkar

South:- 14 feet Road

East:- Residential House of

West:- Residential House of Tapas Chakraborty

Second Schedule**(Description of Landowner's flat)**

Land Owner Name	Nos of Flat	Area of Flat(Super Built)	Floor	Location
Smt. Tandra Chowdhury	1	More or less 1150 Sq. Feet	1 st Floor	South Facing
Smt. Tandra Chowdhury	1	More or less 750 Sq. Feet	1 st Floor	As per sanctioned plan
One car parking space in the ground floor of the building measuring more or less 120 Sq. Feet				

Third Schedule**(Land Owner's Payment Schedule)**

Land Owner Name	Mode of Payment	Amount(Rs.)	Paid/Payable
Smt. Tandra Chowdhury	Cheque	Rs. 22,00,000/- vide DD No- 047062 of Axis Bank dt 30.01.18	At the time of execution of this agreement
Smt. Tandra Chowdhury	Cheque	10,00,000/-	At the time of project Handover

Fourth Schedule**Specification of flat offered to Land owner**

WATER SUPPLY	Ground Water
WALLS	Conventional brickwork.
WALL FINISH	Interior - Plaster of Paris. Exterior - Combination of weather coat.
FLOORING	Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.
KITCHEN	Kitchen 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), and western type commode, Concealed plumbing and pipe work.
DOORS	Door frame made of wood. Front wooden panel/ Flush Door, other flush doors, and PVC door in toilet, Locks of stainless steel.
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:

Tantra Choudhury

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

Naba Kumar Das

WITNESSES:

- ① Swrajit Mondal.
Sh. Manojita Mondal.
vill - Angadpur, Dist-15
P.S - Colkeover, Dist - Bardhaman
Presently Paschim Bardhaman
- ② Subrata Mukherjee
S/O to Sanat Mukherjee
Paschim, Durgapur-7
Dist- Paschim Bardhaman.
- ③ Seapan Das
B-4, Diganta Enclave
Arrah More, Durgapur-712112
- ④ Subrata Das, w/o, Seapan Das
B-4, Diganta Enclave, Arrah More
DGP-12

Drafted by me 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

SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court.
Enroll No.- WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Naba Kumar Pasa

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature:- Naba Kumar Pasa

Signature of the
Executants/presentation



Tanha Choudhury

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature:- Tanha Choudhury

Signature of the
Executants/presentation

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature:-

Signature of the
Executants/presentation

(LEFT HAND)				
Little	Ring	Middle	Fore	Thumb
(RIGHT HAND)				
Little	Ring	Middle	Fore	Thumb

Signature:-

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

19-201718-016432324-1

Payment Mode Online Payment

IN Date: 30/01/2018 20:09:09

Bank : HDFC Bank

RN : 449348557

BRN Date: 30/01/2018 20:10:49

DEPOSITOR'S DETAILS

Id No. : 02060000066253/7/2018

[Query No./Query Year]

Name : NABA KUMAR PAUL

Contact No. :

Mobile No. : +91 9434711817

E-mail : NABAUDYOG2007@GMAIL.COM

Address : GOPALPUR HATTALA DURGAPUR

Applicant Name : Mr SUBRATA MUKHERJEE

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	02060000066253/7/2018	Property Registration- Stamp duty	0030-02-103-003-02	11
2	02060000066253/7/2018	Property Registration- Registration Fees	0030-03-104-001-16	32014
Total				32025

In Words : Rupees Thirty Two Thousand Twenty Five only

Total

32025

Major Information of the Deed



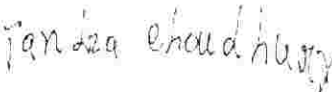
Deed No :	I-0206-00359/2018	Date of Registration	31/01/2018
Query No / Year	0206-0000066253/2018	Office where deed is registered	
Query Date	15/01/2018 2:43:03 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9434646560. Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1], [4311] Other than Immovable Property, Receipt [Rs : 32,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 21,03,750/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 32,014/- (Article:E, E. B)		
Remarks			

Land Details :

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2066	LR-191	Bastu	Bastu	8.25 Dec	1/-	21,03,750/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	1/-	21,03,750 /-	

Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt TANDRA CHOUDHURY (Presentant) Wife of Mr PRADIP KUMAR CHOUDHURY Executed by: Self, Date of Execution: 31/01/2018 , Admitted by: Self, Date of Admission: 31/01/2018 ,Place : Office	 <small>31/01/2018</small>	 <small>LTI 31/01/2018</small>	 <small>31/01/2018</small>
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.:: AONPC0231N, Status :Individual, Executed by: Self, Date of Execution: 31/01/2018 , Admitted by: Self, Date of Admission: 31/01/2018 ,Place : Office				

Major Information of the Deed :- I-0206-00359/2018-31/01/2018

On 15-01-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,03,750/-

Abhijit Chatterjee

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR

Burdwan, West Bengal

On 31-01-2018

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

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

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

Presented for registration at 13:39 hrs on 31-01-2018, at the Office of the A.D.S.R. DURGAPUR by Smt TANDRA CHOUDHURY ,Executant.

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

Execution is admitted on 31/01/2018 by Smt TANDRA CHOUDHURY, Wife of Mr PRADIP KUMAR CHOUDHURY, 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 MANORANJAN 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 31-01-2018 by Mr NABA KUMAR PAUL, PROPRIETOR, NABAUDYOG ENTERPRISE (Sole Proprietorship), Village- Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN 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 Fees

Certified that required Registration Fees payable for this document is Rs 32,014/- (B = Rs 32,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 32,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2018 8:10PM with Govt. Ref. No: 192017180164323241 on 30-01-2018, Amount Rs: 32,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 449348557 on 30-01-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-0206-00359/2018-31/01/2018

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 5,011/- and Stamp Duty paid by Stamp Rs 5,000/-,
by online = Rs 11/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3918, Amount: Rs.5,000/-, Date of Purchase: 20/01/2018, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 30/01/2018 8:10PM with Govt. Ref. No: 192017180164323241 on 30-01-2018, Amount Rs: 11/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 449348557 on 30-01-2018, Head of Account 0030-02-103-003-02



Abhijit Chatterjee

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR**

Burdwan, West Bengal

Major Information of the Deed :- I-0206-00359/2018-31/01/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0206-2018, Page from 7259 to 7279
Being No 020600359 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.01.31 17:02:26 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 31-01-2018 17:01:00
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)

0206000771

Y 0206000704 10



सत्यमेव जयते

भारत

INDIA

certified that the Document
is Admitted
Sign
Document
Document

Y 589561

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8 6 FEB 2018

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I SMT. TANDRA CHOUDHURY [PAN-AONPC0231N] Wife of Pradip Kumar Choudhury, by faith- Hindu, by occupation- Housewife, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District- Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212, India, do hereby state and declare as follows:-

WHEREAS 8.25 decimal land is purchased by Smt. Tandra Chowdhury, Wife of Pradip Kumar Chowdhury, by faith- Hindu, by occupation- Housewife, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 vide Sale Deed No-2212 for the year 1980 of Joint Sub Registrar of Raniganj on 25/04/1980 at Durgapur from Nirmalendu

2 - 46724
16/2/2018

[Handwritten signature]

Chakraborty son of Late Tara Prasanna Chakraborty of Arraha Kalinagar, P.O.- Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212.

AND Whereas We entered into a Development Agreement with **NABAUDYOG ENTERPRISE [PAN- ALHPP4058P]** Being a Proprietorship Firm, represented by its Proprietor **SRI. NABA KUMAR PAUL [PAN- ALHPP4058P]** Son of Late Surya Narayan Paul, by faith- Hindu, by occupation- Business, by nationality Indian, resident of Village-Gopalpur, P.O.-Gopalpur, P.S.-Kanksa, District - Burdwan presently Paschim Bardhaman, PIN-713212, and the same has been duly registered before the A.D.S.R. Durgapur vide **deed no. I-020600359 for the year 2018, Serial No- 0206000400 for the year 2018.**

AND Whereas We do hereby nominate, constitute and appoint **SRI. NABA KUMAR PAUL [PAN- ALHPP4058P]** Son of Late Surya Narayan Paul, by faith- Hindu, by occupation- Housewife, by nationality Indian, resident of Village-Gopalpur, P.O.- Gopalpur, P.S.-Kanksa, District - Burdwan presently Paschim Bardhaman, PIN-713212 **Proprietor of NABAUDYOG ENTERPRISE [PAN- ALHPP4058P]** as our Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property.

1. To apply, receive and modify sanctioned plan from Malandighi Gram Panchyat and/or such other authority or authorities.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **NABAUDYOG ENTERPRISE.**



To represent us before the A.D.S.R. Durgapur, to present agreement for Sale/Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my landed Property mentioned in the schedule save and excepts those Flats /parking space/commercial space which are allotted in favour of Land Owner in the Development Agreement the same has been duly registered before the A.D.S.R. Durgapur vide **deed no.I-020600359 for the year 2018, Serial No-0206000400 for the year 2018.**

3. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.
4. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned property.
5. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.
6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land



IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 16th Day of February, 2018 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Surajit Mondal.
S/o. Manojan Mondal.
vill - Argaspar, Dist - Bardhaman
P.S - Chakraborty, Dist - Bardhaman
Presently Paschim Bardhaman

Tantra Choudhury

Signature of Executants

NABADDYOG ENTERPRISE
Naba Kumar Paul
Proprietor

② Subrata Mukherjee
S/o Lt Senat Mukherjee
Purnea, Durgapur - I
Dist - Paschim Bardhaman

Signature of Attorney

Tantra Choudhury

Attested of Executants

Drafted and Typed at my office & I have 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
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court
Enroll No.- WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Tantra Choudhury

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:- *Tantra Choudhury*

Signature of the Executants/presentation



Naba Kumar Paul

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:- *Naba Kumar Paul*

Signature of the Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:-

Major Information of the Deed



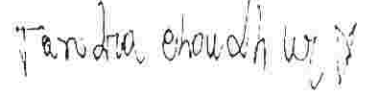
Deed No :	I-0206-00701/2018	Date of Registration	16/02/2018
Query No / Year	0206-1000046724/2018	Office where deed is registered	
Query Date	13/02/2018 10:58:29 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Subarata Mukherjee Pursha, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713207, Mobile No : 9434646560, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 21,03,750/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020600359/2018		

Land Details :

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah

Sch No	Plot Number	Khatian Number	Land Use Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2066	LR-191	Bastu	Bastu	8.25 Dec	1/-	21,03,750/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	1 /-	21,03,750 /-	

Principal Details :



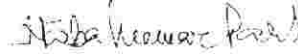
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt TANDRA CHOUDHURY (Presentant) Wife of Mr PRADIP KUMAR CHOUDHURY Executed by: Self, Date of Execution: 16/02/2018 , Admitted by: Self, Date of Admission: 16/02/2018 ,Place : Office			
		16/02/2018	LTI 16/02/2018	16/02/2018
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.:: AONPC0231N, Status :Individual, Executed by: Self, Date of Execution: 16/02/2018 , Admitted by: Self, Date of Admission: 16/02/2018 ,Place : Office				

Major Information of the Deed :- I-0206-00701/2018-16/02/2018


Journey 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, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NABA KUMAR PAUL Son of Late SURYA NARAYAN PAUL Date of Execution - 16/02/2018, , Admitted by: Self, Date of Admission: 16/02/2018, Place of Admission of Execution: Office			
		Feb 16 2018 2:35PM	LTI 16/02/2018	16/02/2018
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, , PAN No.:: ALHPP4058P Status : Representative, Representative of : NABAUDYOG ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name & address	
Mr Surajit Mondal Son of Mr Manoranjan Mondal Angadpur, P.O:- Angadpur, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713215, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt TANDRA CHOUDHURY, Mr NABA KUMAR PAUL	16/02/2018
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt TANDRA CHOUDHURY	NABAUDYOG ENTERPRISE-8.25 Dec

Major Information of the Deed :- I-0206-00701/2018-16/02/2018

On 13-02-2018

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 21,03,750/-



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

On 16-02-2018

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

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

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

Presented for registration at 14:00 hrs on 16-02-2018, at the Office of the A.D.S.R. DURGAPUR by Smt TANDRA CHOUDHURY ,Executant.

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

Execution is admitted on 16/02/2018 by Smt TANDRA CHOUDHURY, Wife of Mr PRADIP KUMAR CHOUDHURY, 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 Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , 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 16-02-2018 by Mr NABA KUMAR PAUL, PROPRIETOR, NABAUDYOG ENTERPRISE (Sole Proprietorship), Village- Gopalpur, P.O:- Gopalpur, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN 713212

Indetified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3467, Amount: Rs.100/-, Date of Purchase: 15/02/2018, Vendor name: Jitendra Nath Mondal



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

Major Information of the Deed :- I-0206-00701/2018-16/02/2018

State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 13438 to 13449

Deed No 020600701 for the year 2018.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2018.02.19 15:43:42 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 19-02-2018 15:41:07
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)