



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

C 571121

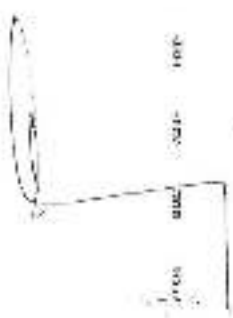
DEVELOPMENT AGREEMENT

DISTRICT : Burdwan presently Paschim Bardhaman

MOUZA : Arrah

P.S. : Kanksa

AREA OF LAND : 5 (Five) Decimal



207-4  
12/2/09

THIS DEVELOPMENT AGREEMENT IS MADE ON 13<sup>TH</sup> DAY OF JUNE, 2018

**BETWEEN**

(1) **SRI ARIJIT DEBNATH [PAN-DGGPD1749Q]** Son of Late Nimai Debnath, by faith Hindu, by occupation- Service, (2) **SMT. NIBEDITA DEBNATH [PAN-BAQPD9686]** wife of Late Nimai Debnath, by faith- Hindu, by occupation- Housewife, both are resident of Arrah Kalinagar, P.O.-Arrah, P.S.-Kanksha, District- Bardwan 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.- Kanksha, District- Bardwan 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** 5 decimal land at Mouza-Arraha, E.S.Plot No-1586, L.R.Plot No-206B is purchased by Nimai Debnath and Biswarup Debnath from Smt. Rajeshwari Chandra Wife of Sri Gourisankar Chandra of Sagarbhanga, District-Burdwan, West Bengal, PIN-713211 vide Sale Deed No-5186 for the year 1994 of A.D.S.R. Durgapur and after purchasing the same Nimai Debnath and Biswarup Debnath recorded their name in L.R.R.O.R. Meanwhile Biswarup Debnath transfer by way of sale to Nimai Debnath his share in the schedule mentioned land vide deed No- 1624 for the year 2013 of A.D.S.R. Durgapur.

**WHEREAS** after death of Nimai Debnath present landowners became owner of the schedule mentioned land as per law of inheritance and recorded their name in L.R.R.O.R.

**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 Panchayat 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.



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. ARIJIT DEBNATH Son of Late Nimai Debnath, by faith- Hindu, by occupation- Service, (2)SMT NIBEDITA DEBNATH wife of Late Nimai Debnath, by faith- Hindu, by occupation- Housewife, both are resident of Arrah Kalinagar, P.O.-Arrah, P.S.-Kanksa, District- Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212, India
- 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 5 (Five) Decimal more or less under Mouza- Arraha, J.L.No-91, R.S. Plot no-1386 (Part), L. R. Plot No 2068, L.R.Khatian No-4548, 4549, 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 on 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, thereon that may be made to

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 no. of Flat measuring more or less 1150 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. 15,00,000/- (Rupees Fifteen 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 occupants.
- 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

**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- COMMENCEMENT:** - 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 5.00 Decimal more or less for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. The Owners hereby declared that :-



No acquisition proceedings have been initiated in respect of the schedule mentioned plot.

- 2) 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.
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 agree 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 [Up to Rs. 3,000/- (Rupees Three Thousand) 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.

**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 5 (Five) Decimal or 3 (Three) Katta more or less under **Mouza- Arraha, J.L.No-91, R.S. Plot no-1586 (Part), L. R. Plot No-2068, L. R. Khatian No-4548, 4549**, under the jurisdiction of Malandighi Gram Panchyat Dist- Bardwan presently Paschim Bardhaman Butted and Bounded

North:- Residential House of Dipak Mahanti  
 South:- Residential House of Mitra Babu  
 East:- 10 feet wide Road  
 West:- Residential House of Swapan Kumar Sarkar

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

Land Owner Name	Nos of Flat	Area of Flat(Super Built)	Floor	Location
ARIHIT DEBNATH NIBEDITA DEBNATH	1	More or less 1150 Sq. Feet	1 <sup>st</sup> Floor	East
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)**

Mode of Payment	Amount (Rs.)	Paid/Payable
Cheque	1,00,000/-	Already Paid
Cheque	3,00,000/-	At the time of execution of this agreement
Cheque	4,00,000/-	After completion of First Roof Casting
Cheque	7,00,000/-	At the time of project Handover



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

<b>WATER SUPPLY</b>	Ground Water
<b>WALLS</b>	Conventional brickwork
<b>WALL FINISH</b>	Interior - Plaster of Paris. Exterior - Combination of weather coat.
<b>FLOORING</b>	Tiles in all bedrooms, Living-cum-Dining, Kitchen, Balcony.
<b>KITCHEN</b>	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.
<b>TOILET</b>	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.
<b>DOORS</b>	Door frame made of wood. Front wooden panel/ Flush Door, other flush doors, and PVC door in toilet. Locks of stainless steel.
<b>WINDOWS</b>	M.S. Grill with glass
<b>COMMON LIGHTING</b>	Overhead illumination for compound and common path lighting inside the complex.
<b>WIRING</b>	Standard concealed wiring for electricity. Average 25 (Twenty Five) Points. All other points at extra cost.
<b>ELECTRIC METER</b>	Individual meter for each unit by individual cost.
<b>AMENITIES</b>	Adequate standby generator for common areas, services. Lift provided for every floor in the building.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Attorney of Vendor & Developer are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

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:

Asmita Deb Nath

Nishadeta Deb Nath

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

Arati Karmakar  
Arati Karmakar

WITNESSES:

(1) Swajit Mondal.  
Ch. Manoj Mondal.  
Vita - Angardpur, Dist-15  
P.O. - Chakravarti, Dist - Bardhaman  
Residenty Machine Para Khama

(2) Subrata Mukherjee  
57/1 + Subrata Mukherjee  
Durgapur, West Bengal  
Dist - Bardhaman

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  
Cont. No. - WB/506/2007



# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



*Jyoti Debnath*

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

Signature: *Jyoti Debnath*

Signature of the Executants/presentation




*Nikhila Debnath*

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

Signature: *Nikhila Debnath*

Signature of the Executants/presentation



*Naba Kumar Das*

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

Signature: *Naba Kumar Das*

Signature of the Executants/presentation

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

Signatures:

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

Challan No: 19-201819-024709597-1  
BRN Date: 09/06/2018 14:07:12  
BRN: 539860578  
Payment Mode: Online Payment  
Bank: HDFC Bank  
BRN Date: 09/06/2018 14:09:21

DEPOSITOR'S DETAILS

Challan No. : 02060000894559/2/2018  
[Query No./Query Fee]  
Name: NABA KUMAR PAUL  
Contact No.: Mobile No.: +91 9434741917  
E-mail: INFO.NABAUDYOG@GMAIL.COM  
Address: GOPAL PUR DURGA PUR BURDWAN WEST BENGAL PIN 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	02060000894559/2/2018	Property Registration Stamp duty	0330-02-103-002-02	11
2	02060000894559/2/2018	Property Registration Registration Fees	0330-03-104-001-15	15014
Total				15025

In Words: Rupees Fifteen Thousand Twenty Five only



### Major Information of the Deed




Deed No :	I-0206-03175/2018	Date of Registration	13/06/2018
Query No / Year	0206-0000894559/2018	Office where deed is registered	
Query Date	07/06/2018 3:58:44 PM	A.D.S.R. DURGAPUR, District: Bardwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana: Durgapur, District: Bardwan, WEST BENGAL. Mobile No: 9434848560 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. 15,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 12,75,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article 45(g))	Rs. 15,014/- (Article E, E, B)		
Remarks			

#### Land Details :

District: Bardwan, 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-2068	LR-4548	Basu	Basu	3 Dec	1/-	7,05,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road.
L2	LR-2068	LR-4549	Basu	Basu	2 Dec	1/-	5,10,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road.
<b>TOTAL :</b>					50 Dec	2/-	12,75,000/-	
<b>Grand Total :</b>					50 Dec	2/-	12,75,000/-	

#### Land Lord Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> Mr ARIJIT DEBNATH (Presentant) Son of Late NIMAI DEBNATH Executed by: Self, Date of Execution: 13/06/2018 Admitted by: Self, Date of Admission: 13/06/2018, Place Office	<b>Photo</b> 	<b>Fingerprint</b> 	<b>Signature</b> 
		13062018	L1 13062018	13062018

Major Information of the Deed - I-0206-03175/2018 - 13/06/2018

13/06/2018

Transfer of property for L1	
SI.No From	1 MR ARJIT DEBNATH
To, with area (Name-Area)	NABAUOYO ENTERPRISE-3 Dec
Transfer of property for L2	
SI.No From	1 To, with area (Name-Area)
	NABAUOYO ENTERPRISE-2 Dec
	Smt NIBEDITA DEBNATH

Endorsement For Deed Number : I - 020603175 / 2018

On 12-06-2018

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 19,75,000/-

On 13-06-2018

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

Admissible under rule 27 of West Bengal Registration Rule - 1962 duly stamped and conform schedule IV. Advice number - 69 (3) of Indian Stamp Act 1959

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

Presented for registration at 13.29 hrs. on 13.06.2018, at the Office of the A.D. S.R. DURGAPUR by Mr ARJIT DEBNATH - one of the Executors

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

Execution is admitted on 13/06/2018 by 1 MR ARJIT DEBNATH - Son of Late NIMAL DEBNATH, Anah Khatnagar, P.O. Anah, Taluk Anah, Thana Kankra, City/Town DURGAPUR, Burdwan, WEST BENGAL, India. PIN - 713212. By caste Hindu, by Profession Governor, 2 Smt NIBEDITA DEBNATH - Wife of Late NIMAL DEBNATH, Anah Khatnagar, P.O. Anah, Taluk Anah, Thana Kankra, City/Town DURGAPUR, Burdwan, WEST BENGAL, India. PIN - 713212. By caste Hindu, by Profession House wife

Major Information of the Deed - I-0206-03175/2018-13/06/2018



ed by Mr SURAJIT MONDAL, . . Son of Mr MANORANJAN MONDAL, Angadpur, P.O. Angadpur, Thana. Coke  
City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713215. by caste Hindu, by profession Law

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

Execution is admitted on 13-06-2018 by Mr NABA KUMAR PAUL, PROPRIETOR NABAUDYOG ENTERPRISE (Sub-  
Proprietorship), Village- Gopalpur, P.O.- Gopalpur, P.S.- Kanksa, Durgapur District -Burdwan West Bengal India PIN  
713212

Identified by Mr SURAJIT MONDAL, . . Son of Mr MANORANJAN MONDAL, Angadpur, P.O. Angadpur, Thana. Coke  
Over, . . 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 15,014/- ( B = Rs 15,000/- , E = Rs 14/- ) and  
Registration Fees paid by Cash Rs 0/-, by online = Rs 15,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/06/2018 2:09PM with Govt. Ref. No: 192018190247095971 on 09-06-2018, Amount Rs: 15,014/-, Bank  
HDFC Bank ( HDFC0000014), Ref. No. 539860578 on 09-06-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

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

**Description of Stamp**

1 Stamp Type: Impressed, Serial no 946, Amount: Rs 5,000/-, Date of Purchase: 07/06/2018, Vendor name: Jitendra  
Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/06/2018 2:09PM with Govt. Ref. No: 192018190247095971 on 09-06-2018, Amount Rs: 11/-, Bank:  
HDFC Bank ( HDFC0000014), Ref. No. 539860578 on 09-06-2018, Head of Account 0030-02-103-003-02

Abhijit Chatterjee

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

More Information of the Deed : 1020603175/2018-13/06/2018

ate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2018, Page from 58110 to 58131

Serial No 020603175 for the year 2018.



Digitally signed by ABHIJIT  
CHATTERJEE  
Date: 2018.06.21 12:38:38 +05:30  
Reason: Digital Signing of Deed

(Abhijit Chatterjee) 21-06-2018 12:37:51  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)

060 04249

[Page-1]

Q 020603996/18



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 929504

১৯/৭/২০১৮  
১৯/৭/২০১৮

19 JUL 2018



**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS WE, (1)SRI. ARIJIT DEBNATH [PAN-DGGPD1749Q] Son of Late Nimai Debnath, by faith- Hindu, by occupation- Service, (2)SMT. NIBEDITA DEBNATH [PAN-BAQPD9686] wife of Late Nimai Debnath, by faith- Hindu, by occupation- Housewife, both are resident of Arrah Kalinagar, P.O.-Arrah, P.S.-Kanksha, District- Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212, India, do hereby state and declare as follows:-

WHEREAS 5 decimal land at Mouza Arraha, R.S.Plot No-1506, L.R.Plot No-2068 is purchased by Nemai Debnath and Biswarup Debnath from Smt Rajeshwari Chandra Wife of Sri Gourisankar Chandra of Sagarbhanga

Handwritten signature or initials in the bottom left corner.



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 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. 1-020603175 for the year 2018, Serial No- 0206003380 for the year 2018, Volume No: 0206-2018, Page No: 58110 to 58131.

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.
7. To appear before any office or authority of the Govt. or Court or labour dept. or Land Revenue office or income Tax or any other act. to represent the matters regarding the proposed development & construction.

**AND** We do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him..

That by virtue of this power of attorney our said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the flats to the prospective buyers.

**FIRST SCHEDULE ABOVE REFERRED TO**

**(Description of Land)**

All that piece and parcel of Basta Land measuring 5 (Five) Decimal more or less under Mouza- Arraha, J.L.No-91, R.S. Plot no-1586 (Part) L. R. Plot No- 2068, L.R.Khatian No-4548, 4549, under the jurisdiction of Malandighi Gram Panchyat Dist-Burdwan presently Paschim Bardhaman. Batted and Bounded

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

South:- 10 feet Road

East:- Residential House of

West:- Residential House of Tapas Chakraborty



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 19<sup>th</sup> Day of July, 2018 before A.D.S.R. Durgapur in free and fare state of mind and health.

**WITNESSES:**

① Soumit Mandal  
Sri-Maharaja Mandal  
v/v. Anugraha Durgapur  
P.S. Chakraborty, West. Bengal  
Mandir Paschim Medinipur

② Subrata Mukherjee  
Sp & Srut Mukherjee  
Partner, Durgapur - I  
B.H. - Paschim Medinipur

Soumit Debnath

Nikandita Debnath

Signature of Executants

Nabadyog Enterprise  
- Naba Kumar Paul  
Proprietor

Signature of Attorney

Soumit Debnath

Attested of One of the 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  
ATTORNEY



**SPECIMEN FORM FOR TEN FINGER PRINTS**  
(LEFT HAND)

Signature of the Executants/presentation



*Naba Kumar Das*

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

*Naba Kumar Das*

Signature of the Executants/presentation



*Nabadita Das*

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

*Nabadita Das*

Signature of the Executants/presentation



*Arjit Das*

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:-

*Arjit Das*

### Major Information of the Deed

No :	I-0206-03996/2018	Date of Registration	19/07/2018
No / Year	0206-1000192182/2018	Office where deed is registered	
Registration Date	09/07/2018 12:43:36 PM	A.D.S.R. DURGAPUR, District, Burdwan	
Applicant Name, Address Other Details	Subrata Mukherjee Pursha Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713207, Mobile No : 9434546560, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 12,75,000/-		
Stampduty 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]- 020603175/2018		




### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2068	LR-4548	Bastu	Bastu	3 Dec	1/-	7,65,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
L2	LR-2068	LR-4549	Bastu	Bastu	2 Dec	1/-	5,10,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
TOTAL :					5Dec	2/-	12,75,000/-	
Grand Total :					5Dec	2/-	12,75,000/-	

### Principal Details :



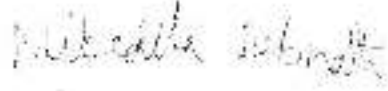
SI No Name, Address, Photo, Finger print and Signature

SI No	Name	Photo	Fingerprint	Signature
1	Mr ARIJIT DEBNATH (Presentant) Son of Late NIMAL DEBNATH Executed by: Self, Date of Execution: 19/07/2018 Admitted by: Self, Date of Admission: 19/07/2018, Place : Office			
		19/07/2018	19/07/2018	19/07/2018

Major Information of the Deed :- I-0206-03996/2018-19/07/2018



Arrah, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:- GGPD1749Q, Status :Individual, Executed by: Self, Date of Execution: 19/07/2018  
 Admitted by: Self, Date of Admission: 19/07/2018 ,Place : Office



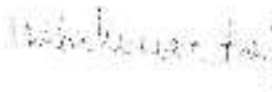


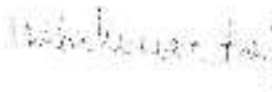


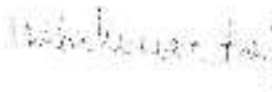
Name	Photo	Fingerprint	Signature
<b>Smt NIBEDITA DEBNATH</b> Wife of Late NIMAL DEBNATH Executed by: Self, Date of Execution: 19/07/2018 , Admitted by: Self, Date of Admission: 19/07/2018 ,Place : Office			
	19/07/2018	LT 19/07/2018	19/07/2018

Arrah Kalinagar, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- BAQPD9686J, Status :Individual, Executed by: Self, Date of Execution: 19/07/2018  
 , Admitted by: Self, Date of Admission: 19/07/2018 ,Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NABAUDYOG ENTERPRISE</b> 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr NABA KUMAR PAUL</b>                              Son of Late SURYA NARAYAN PAUL                              Date of Execution - 19/07/2018, , Admitted by: Self, Date of Admission: 19/07/2018, Place of Admission of Executant: Office                         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>19/07/2018 13:22PM</td> <td>LT 19/07/2018</td> <td>19/07/2018</td> </tr> </tbody> </table> <p>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)</p>	Name	Photo	Finger Print	Signature	<b>Mr NABA KUMAR PAUL</b> Son of Late SURYA NARAYAN PAUL Date of Execution - 19/07/2018, , Admitted by: Self, Date of Admission: 19/07/2018, Place of Admission of Executant: Office					19/07/2018 13:22PM	LT 19/07/2018	19/07/2018
Name	Photo	Finger Print	Signature										
<b>Mr NABA KUMAR PAUL</b> Son of Late SURYA NARAYAN PAUL Date of Execution - 19/07/2018, , Admitted by: Self, Date of Admission: 19/07/2018, Place of Admission of Executant: Office													
	19/07/2018 13:22PM	LT 19/07/2018	19/07/2018										

**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 Mr: ARJIT DEBNATH, Smt NIBEDITA DEBNATH, Mr NABA KUMAR PAUL

Major Information of the Deed :- I-2706 03993/2018 19/07/2018



Transfer of property for L1		
No	From	To. with area (Name-Area)
	Mr ARIJIT DEBNATH	NABAUDYOG ENTERPRISE-3 Dec
Transfer of property for L2		
SL.No	From	To. with area (Name-Area)
1	Smt NIBEDITA DEBNATH	NABAUDYOG ENTERPRISE-2 Dec

**Endorsement For Deed Number : I - 020603996 / 2018**

On 09-07-2018

**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 12,75,000/-



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

On 19-07-2018

**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 42 (3) of Indian Stamp Act 1899.

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

Presented for registration at 13:45 hrs. on 19-07-2018, at the Office of the A.D.S.R. DURGAPUR by Mr. ARIJIT DEBNATH, one of the Executants.

**Admission of Execution ( Under Section 56, W.B. Registration Rules, 1962 )**

Execution is admitted on 19/07/2018 by 1. Mr ARIJIT DEBNATH, Son of Late NIMAI DEBNATH, Arrah Kainagar, P.O. Arrah, Thana: Kanksa, City/Town DURGAPUR, Burdwan WEST BENGAL India, PIN - 713212, by caste Hindu, by Profession Service; 2. Smt NIBEDITA DEBNATH, Wife of Late NIMAI DEBNATH, Arrah Kainagar, P.O. Arrah Thana Kanksa, City/Town DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Map Information of the Deed :- 0206-03996/2018-19/07/2018

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

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

Execution is admitted on 19-07-2018 by Mr NABA KUMAR PAUL, PROPRIETOR, NABAUDYOG ENTERPRISE  
Village- Gopalpur, P.O.- Gopalpur, P.S.- Kanksa, Durgapur, District-Burdwan, West Bengal, India, PIN - 713212

Identified 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 4302, Amount: Rs.100/-, Date of Purchase: 16/07/2018, 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-0206-00996/2018-19/07/2018

Deed of Registration under section 60 and Rule 69.  
Registered in Book - I  
Serial number 0206-2018, Page from 72955 to 72967  
Deed No 020603996 for the year 2018.



Digitally signed by ABHIJIT  
CHATTERJEE  
Date: 2018.07.26 13:04:24 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 26-07-2018 13:04:02  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)