



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 567388

30,60,000
 - 168,486
 11/12/2017

DEVELOPMENT AGREEMENT

DISTRICT : Burdwan
 MOUZA : Arraha
 P.S. : Kanksha
 AREA OF LAND : 12 Decimal

stated that the Documents
 Admitted to Registration the
 nature of the land and the In-
 struments... this
 documents are Part of the
 current

A. K. Dasgupta
 Notary

11 DEC 2017

DEVELOPMENT AGREEMENT IS MADE ON 11TH DAY OF DECEMBER, 2017

BETWEEN

(1) **SMT. NIVA CHAKRABORTY [PAN- BBRPC3950N]** Wife of Late Nirmalendu Chakraborty, by faith- Hindu, by occupation- Housewife, by nationality Indian, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212 (2) **SRI. TAPAS CHAKRABORTY [PAN- AGSPC7577N]** Son of Late Nirmalendu Chakraborty, by faith- Hindu, by occupation- Business, by nationality Indian, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212 (3) **SMT. RUMA SANYAL [PAN-EODPS1770A]** Daughter of Late Nirmalendu Chakraborty, Wife of Sri. Manotosh Sanyal, by faith- Hindu, by occupation- Housewife, by nationality Indian, resident of E-2/32, Coke Oven Colony, DPL, P.O.-Durgapur, P.S.-Coke Oven, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713202, 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- ALHPP405BP] Being a Proprietorship Firm, represented by its Proprietor **MR. 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, India, 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 16.5 decimal land is purchased by Nirmalendu Chakraborty vide Sale Deed No-3697 for the year 1972 of Joint Sub Registrar of Raniganj on 09/08/1972 at Durgapur from Sri. Bhupati Nath Mukhopadhyay son of Late Yogesh Chandra Mukhopadhyay of Akandarah, P.S Kanksa, Durgapur-713212, District-Burdwan. Meanwhile Nirmalendu Chakraborty sold 8.25 decimal land to Tandra Chowdhury vide deed No-82 for the year 1976 Joint Sub Registrar of Raniganj at Durgapur and the deed No82 for the year 1976 Joint Sub Registrar of Raniganj at Durgapur also rectified vide deed No- 2212 for the year 1980 Joint Sub Registrar of Raniganj at Durgapur. After that Another 3-decimal land is purchased by Nirmalendu Chakraborty vide Sale Deed No-4390 for the year 1980 of Joint Sub Registrar of Raniganj on 07/08/1980 at Durgapur from Sri. Praphulla Kumar Chakraborty, son of Late Tara Prasanna Chakraborty of Akandarah, P.S Kanksa, Durgapur-713212, District-Burdwan and where entire land 12 decimal demarked in a sketch map to avoid future complication and recorded his name in L.R.R.O.R. After the death of Nirmalendu Chakraborty land owner No- 1 to 3 became owner of the schedule mentioned 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

have not the sufficient fund for the development work and for this reason First
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) **SMT. NIVA CHAKRABORTY** Wife of Late Nirmalendu Chakraborty , by faith- Hindu, by occupation-Housewife, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 (2) **SRI. TAPAS CHAKRABORTY** Son of Late Nirmalendu Chakraborty , by faith- Hindu, by occupation- Business, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan, West Bengal, PIN-713212 (3) **SMT. RUMA SANYAL** Daughter of Late Nirmalendu Chakraborty] She is married to **SRI. MANOTOSH SANYAL** , by faith- Hindu, by occupation- Housewife, resident of resident of E-2/32, Coke Oven Colony, DPL, P.O.-Durgapur, P.S.-Coke Oven, District-Burdwan, West Bengal, PIN-713202
- 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 12 (Twelve) Decimal under Mouza- Arraha, J.L.No-91, R.S. Plot no-1586 (Part), L. R. Plot No-2065, Khatian No-289, 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 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 Total 35% of the Permissible salable area of the building with that it is also clarify that Two No of Flats in 1st floor towards South of the building as per choice of the Land owner and rest area of land owners

allocation as per choice of the Developer and Car parking space around 150 sq. ft. in the Ground Floor will be given to the land owners which will be adjusted from 35 % of the Land owners allocation 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. 10,00,000/- (Rupees Ten Lacs) 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- 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 panchyat or any other 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 authority over and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The owners has offered total land of 12 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.

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 allotment 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 panchayat 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. 5,000/- (Rupees Five 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.
10. That Developer is also bear the transportation cost of shifting.

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 **12 (Twelve) Decimal** under Mouza-Arraha, J.L.No-91, R.S. Plot no-1586 (P), L.R. Plot No- 2065, L.R. Khatian No-289, under the jurisdiction of under the jurisdiction of Malandighi Gram Panchyat, Dist-Burdwan. Butted and Bounded

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

South:- 12 feet Road

East:- Residential House of Tandra Chowdhury

West:- 40 Feet wide Road

Second Schedule

(Description of Landowners flat)

Total **35% of the Permissible saleable area** of the building which will be erect in this particular L.R. Plot No 2065 with that it is also clarify that among 35 % of saleable area **Two Nos of Flats in 1st floor towards South of the building as per choice of the Landowners** which preliminarily retained by the Landowners and **One Car Parking space around 150 sq. ft.** in the Ground Floor of the building for exclusive use of the landowners which will be adjusted from 35 % of the Land owners allocation.

Third Schedule
(Land Owners Payment Schedule)

Landowner Name	Mode of Payment	Amount(Rs.)	Paid/Payable
SMT. NIVA CHAKRABORTY	Cheque	4,00,000/-	At the time of execution of this agreement
SRI. TAPAS CHAKRABORTY	Cheque	2,00,000/-	At the time of execution of this agreement
SMT. RUMA SANYAL	Cheque	4,00,000/-	At the time of execution of this agreement

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.

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 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:

Niva Chakrabarty

Jayas Chakrabarty

Ruma Sanjayal

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

Naba Kumar Das
Developer

WITNESSES

(1) Suresh Kumar
S/o. Mahendra Kumar
r/o. Angoban, Dist-15
P.S. - Chakraborty Dist. Burdwan

(2) Subrata Mukherjee
S/o. Lt. Sanjay Mukherjee
Pune, Durgapur-7
Dist- Purulia Bardhaman

Drafted and Typed by me

&

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



Nira Chakraborty

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

Signature:- *Nira Chakraborty*

Signature of the
Executants/presentation



Ruma Sanyal

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

Signature:- *Ruma Sanyal*

Signature of the
Executants/presentation




Japas Chakraborty

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

Signature:- *Japas Chakraborty*

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*

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

Challan No. : 19-201718-01317475-1
BRN Date: 10/12/2017 11:42:38
BRN : 418571448

Payment Mode : Online Payment

Bank : HDFC Bank
BRN Date: 10/12/2017 11:43:37

DEPOSITOR'S DETAILS

Id No. : 02060001684864/5/2017
(Query No./Query Year)

Name : NABA KUMAR PAUL
Contact No. : 9434711917 Mobile No. : +91 9434711917
E-mail : INFO.NABAUDYOG@GMAIL.COM
Address : GOPALPUR HATTALA ROAD KANKSA DURGA PUR
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 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060001684864/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	2011
2	02060001684864/5/2017	Property Registration- Registration Fees	0030-03-104-001-15	1014

Total 12025

In Words : Rupees Twelve Thousand Twenty Five only

Major Information of the Deed



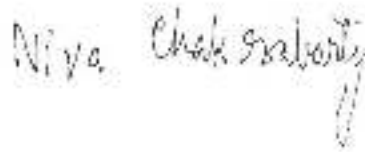
Deed No :	I-0206-05698/2017	Date of Registration	11/12/2017
Query No / Year	0206-0001684864/2017	Office where deed is registered	
Query Date	07/12/2017 2:38:05 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Burdwan, 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 10,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 30,60,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 7,011/- (Article:48(g))	Rs. 10,014/- (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 Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2065	LR-289	Bastu	Danga	12 Dec	1/-	30,60,000/-	Width of Approach Road: 52 Ft., Adjacent to Metal Road,
Grand Total :					12Dec	1/-	30,60,000 /-	

Land Lord Details :

Sl No.	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Smt NIVA CHAKRABORTY (Presentant) Wife of Late NIRMALENDU CHAKRABORTY Executed by: Self, Date of Execution: 11/12/2017 , Admitted by: Self, Date of Admission: 11/12/2017 ,Place : Office	 <small>11/12/2017</small>	 <small>L1 11/12/2017</small>	 <small>11/12/2017</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.:: BBRPC3950N, Status :Individual, Executed by: Self, Date of Execution: 11/12/2017 , Admitted by: Self, Date of Admission: 11/12/2017 ,Place : Office				

Name	Photo	Fingerprint	Signature
Mr TAPAS CHAKRABORTY Son of Late NIRMALENDU CHAKRABORTY Executed by: Self, Date of Execution: 11/12/2017 , Admitted by: Self, Date of Admission: 11/12/2017 ,Place : Office			
11/12/2017		LTI 11/12/2017	11/12/2017

Arraha Kalinagar, P.O:- Arraha, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGSPC7577N, Status :Individual, Executed by: Self, Date of Execution: 11/12/2017 , Admitted by: Self, Date of Admission: 11/12/2017 ,Place : Office



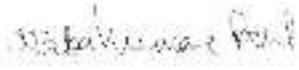


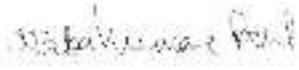


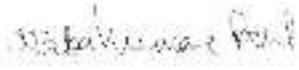
Name	Photo	Fingerprint	Signature
Smt RUMA SANYAL Daughter of Late NIRMALENDU SANYAL Executed by: Self, Date of Execution: 11/12/2017 , Admitted by: Self, Date of Admission: 11/12/2017 ,Place : Office			
11/12/2017		LTI 11/12/2017	11/12/2017

2/32, Coke Oven Colony, DPL, P.O:- Durgapur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EODPS1770A, Status :Individual, Executed by: Self, Date of Execution: 11/12/2017 , Admitted by: Self, Date of Admission: 11/12/2017 ,Place : Office

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, 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> Mr NABA KUMAR PAUL Son of Late SURYA NARAYAN PAUL Date of Execution - 11/12/2017 , Admitted by: Self, Date of Admission: 11/12/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 11 2017 2:43PM</td> <td></td> <td>LTI 11/12/2017</td> <td>11/12/2017</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	Mr NABA KUMAR PAUL Son of Late SURYA NARAYAN PAUL Date of Execution - 11/12/2017 , Admitted by: Self, Date of Admission: 11/12/2017, Place of Admission of Execution: Office				Dec 11 2017 2:43PM		LTI 11/12/2017	11/12/2017
Name	Photo	Finger Print	Signature										
Mr NABA KUMAR PAUL Son of Late SURYA NARAYAN PAUL Date of Execution - 11/12/2017 , Admitted by: Self, Date of Admission: 11/12/2017, Place of Admission of Execution: Office													
Dec 11 2017 2:43PM		LTI 11/12/2017	11/12/2017										

Transfer Details :**Name & address**

SURAJIT MONDAL
 Son of Mr. MANORANJAN 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., Identifier Of Smt NIVA CHAKRABORTY, Mr TAPAS
 CHAKRABORTY, Smt RUMA SANYAL, Mr NABA KUMAR PAUL

Surajit Mondal

11/12/2017

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt NIVA CHAKRABORTY	NABAUDYOG ENTERPRISE-4 Dec
2	Mr TAPAS CHAKRABORTY	NABAUDYOG ENTERPRISE-4 Dec
3	Smt RUMA SANYAL	NABAUDYOG ENTERPRISE-4 Dec

Endorsement For Deed Number : 1 - 020605698 / 2017

On 07-12-2017:

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. 30,60,000/-

[Signature]

Abhijit Chatterjee

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

Burdwan, West Bengal

On 11-12-2017:

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: 4. (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:21 hrs on 11-12-2017, at the Office of the A.D.S.R. DURGAPUR by Smt. NIVA CHAKRABORTY, one of the Executants.

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

Execution is admitted on 11/12/2017 by 1. Smt NIYA CHAKRABORTY, Wife of Late NIRMALENDU CHAKRABORTY, Arraha Kalinagar, P.O: Arraha, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 2. Mr TAPAS CHAKRABORTY, Son of Late NIRMALENDU CHAKRABORTY, Arraha Kalinagar, P.O: Arraha, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Smt RUMA SANYAL, Daughter of Late NIRMALENDU SANYAL, 2/32, Coke Oven Colony, DPL, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713202, by caste Hindu, by Profession House wife
Identified 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 11-12-2017 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

Identified 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 10,014/- (B = Rs 10,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/12/2017 11:43AM with Govt. Ref. No: 192017180131747561 on 10-12-2017, Amount Rs: 10,014/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 418571448 on 10-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,011/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 2,011/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 1417, Amount: Rs.5,000/-, Date of Purchase: 07/12/2017, Vendor name: Jitendra Nath Mondal
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/12/2017 11:43AM with Govt. Ref. No: 192017180131747561 on 10-12-2017, Amount Rs: 2,011/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 418571448 on 10-12-2017, 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

cate of Registration under section 60 and Rule 69,
stered in Book - I
ume number 0206-2017, Page from 99019 to 99038
eing No 020605698 for the year 2017.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2017.12.11 17:43:17 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 11-12-2017 17:42:01
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)

06006202

T 020605972/18

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सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 587882

P-4/2002
22/12/2017

DEVELOPMENT POWER OF ATTORNEY

Red Seal (No. West Bengal)
Notary Public and the Board
of Notaries for the State of West Bengal
at the Part of this
noni

Durgapur
Burdwan

22 DEC 2017

[Handwritten signature]

KNOW ALL MEN BY THESE PRESENTS WE (1) SMT. NIVA CHAKRABORTY [PAN- BBRPC3950N] Wife of Late Nirmalendu Chakraborty, by faith- Hindu, by occupation- Housewife, by nationality Indian, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan presently Paschim Bardhaman, West Bengal, PIN-713212 (2) SRI. TAPAS CHAKRABORTY [PAN-AGSPC7577N] Son of Late Nirmalendu Chakraborty, by faith- Hindu, by occupation- Business, by nationality Indian, resident of Arraha Kalinagar, P.O.-Arraha, P.S.-Kanksha, District-Burdwan presently Paschim Bardhaman West Bengal, PIN-713212 (3) SMT. RUMA SANYAL [PAN- EODPS1770A] Daughter of Late Nirmalendu Chakraborty, Wife of Sri. Manotosh Sanyal, by faith- Hindu, by occupation- Housewife, by nationality Indian, resident of E-2/32, Coke Oven Colony, DPL, P.O.-Durgapur, P.S.-Coke Oven, District Bardwan presently Paschim Bardhaman, West Bengal, PIN-713202 do hereby state and declare as follows:-

WHEREAS We are absolute owner of the Baid Land measuring an area of 12 (Twelve) Decimal under Mouza- Arraha, [L.No-91, R.S. Plot no-1586 (Part), L. R. Plot No-2065, Khatian No-289, under the jurisdiction of Malandighi Gram Panchyat Dist-Burdwan (Particularly mentioned and described in First Schedule)

AND Whereas We entered into a Development Agreement with **NABAUDYOG ENTERPRISE [PAN- ALHPP4058P]** Being a Proprietorship Firm, represented by its **Proprietor 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.1-020605698 for the year 2017, Serial No- 0206005919 for the year 2017.**

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.**

3. 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.1-020605698 for the year 2017, Serial No-0206005919 for the year 2017.**
4. 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.
5. 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.
6. 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.
7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land



8. 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.

SCHEDULE

(Description of Land)

All that piece and parcel of **Bastu** Land measuring **12 (Twelve) Decimal** under Mouza- Arraha, J.L.No-91, R.S. Plot no-1586 (P), **L.R. Plot No- 2065, L.R. Khatian No- 289**, under the jurisdiction of Malandighi Gram Panchyat, Dist-Burdwan presently Paschim Bardhaman, Butted and Bounded by:-

North : Residential House of house of S. R. Sarkar
South : 12 feet Road
East : Residential House of Tandra Chowdhury
West : 40 Feet wide Road

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 21st Day of December, 2017 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Smajit Mondal
S/o. Manoj Mondal
Vik - Akhantpur, Durg-15
P.S - Calcutta, Dist. Bardhaman

Niva Chakraborty

Japas Chakraborty

Ruma Sanyal

Signature of Executants

② Subrata Mukherjee
S/o Lt. Senat Mukherjee
Panne, Durgapur I
Dist - Bardhaman

Naba Kumar Paul

Signature of Attorney

Niva Chakraborty
Attested by 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
ADVOCATE
Durgapur Court
Enroll No. - WB/506/2007

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
				



(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb
				






Naba Kumar Paw

Signature:-

Naba Kumar Paw

Signature of the
Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
				



(RIGHT HAND)






Little	Ring	Middle	Fore	Thumb
				

Signature:-

Ruma Sanjal






Signature of the
Executants/presentation

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb
				



(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb
				

Nira Chakraborty

Signature:-

Nira Chakraborty

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



[Handwritten signature]

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:- *Japers Chabombay*

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:-

Major Information of the Deed



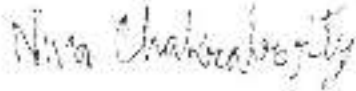
Deed No :	I-0206-05972/2017	Date of Registration	22/12/2017
Deed No / Year	0206-1000412002/2017	Office where deed is registered	
Query Date	15/12/2017 11:07:53 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Subrata Chakraborty Pursha Thana : Durgapur, District : Burdwan, WEST BENGAL; PIN - 713215, 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. 30,60,000/-		
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]:- 020605698/2017		

Land Details :

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



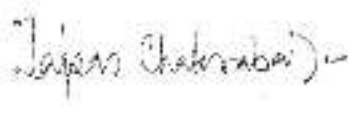
Sch. No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2065	LR-289	Bastu	Danga	12 Dec	1/-	30,60,000/-	Width of Approach Road: 52 Ft., Adjacent to Metal Road,
Grand Total :					12Dec	1/-	30,60,000/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt NIVA CHAKRABORTY (Presentant) Wife of Late NIRMALENDU CHAKRABORTY Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 22/12/2017 ,Place : Office			
		22/12/2017	L1 22/12/2017	22/12/2017

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.:: BBRPC3950N, Status :Individual, Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 22/12/2017 ,Place : Office



Name	Photo	Fingerprint	Signature
PAS AKRABORTY of Late NIRMALENDU AKRABORTY Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 22/12/2017 ,Place : Office	 22/12/2017	 LTI 22/12/2017	 22/12/2017

Arraha Kalinagar, P.O:- Arraha, P.S: Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGSPC7577N, Status :Individual, Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 22/12/2017 ,Place : Office



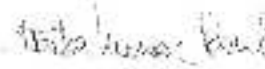


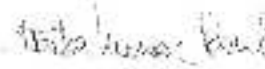


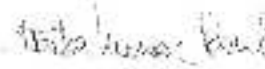
Name	Photo	Fingerprint	Signature
Smt RUMA SANYAL Daughtner of Late NIRMALENDU SANYAL Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 22/12/2017 ,Place : Office	 22/12/2017	 LTI 22/12/2017	 22/12/2017

2/32, Coke Oven Colony, DPL, P.O:- Durgapur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EODPS1770A, Status :Individual, Executed by: Self, Date of Execution: 21/12/2017 , Admitted by: Self, Date of Admission: 22/12/2017 ,Place : Office

Attorney 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr NABA KUMAR PAUL Son of Late SURYA NARAYAN PAUL Date of Execution - 21/12/2017, , Admitted by: Self, Date of Admission: 22/12/2017, Place of Admission of Execution: Office </td> <td>  Dec 22 2017 12:54PM </td> <td>  LTI 22/12/2017 </td> <td>  22/12/2017 </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	Mr NABA KUMAR PAUL Son of Late SURYA NARAYAN PAUL Date of Execution - 21/12/2017, , Admitted by: Self, Date of Admission: 22/12/2017, Place of Admission of Execution: Office	 Dec 22 2017 12:54PM	 LTI 22/12/2017	 22/12/2017
Name	Photo	Finger Print	Signature						
Mr NABA KUMAR PAUL Son of Late SURYA NARAYAN PAUL Date of Execution - 21/12/2017, , Admitted by: Self, Date of Admission: 22/12/2017, Place of Admission of Execution: Office	 Dec 22 2017 12:54PM	 LTI 22/12/2017	 22/12/2017						



Details :

Name & address

Mondal
Manoranjan Mondal
P.O - Angadpur, P.S.- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713215. Sex: Male, By Caste:
Occupation: Law Clerk, Citizen of India, , Identifier Of Smt NIVA CHAKRABORTY, Mr TAPAS CHAKRABORTY,
RUMA SANYAL, Mr NABA KUMAR PAUL

22/12/2017

Transfer of property for L1


No	From	To. with area (Name-Area)
	Smt NIVA CHAKRABORTY	NABAUDYOG ENTERPRISE-4 Dec
	Mr TAPAS CHAKRABORTY	NABAUDYOG ENTERPRISE-4 Dec
	Smt RUMA SANYAL	NABAUDYOG ENTERPRISE-4 Dec

Endorsement For Deed Number : I - 020605972 / 2017

18-12-2017

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 60,000/-


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

22-12-2017

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

admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act 1899.

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

presented for registration at 11:50 hrs on 22-12-2017, at the Office of the A.D.S.R. DURGAPUR by Smt. NIVA CHAKRABORTY , one of the Executants



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

Execution is admitted on 22/12/2017 by 1. Smt NIVA CHAKRABORTY, Wife of Late NIRMALENDU CHAKRABORTY, .
Kanksa, P.O: Arraha, Thana: Kanksa, . City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN -
by caste Hindu, by Profession House wife, 2. Mr TAPAS CHAKRABORTY, Son of Late NIRMALENDU
CHAKRABORTY, Arraha Kalinagar, P.O: Arraha, Thana: Kanksa, . City/Town: DURGAPUR, Burdwan, WEST
BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 3. Smt RUMA SANYAL, Daughter of Late
NIRMALENDU SANYAL, 2/32, Coke Oven Colony, DPL, P.O: Durgapur, Thana: Coke Oven, . City/Town: DURGAPUR,
Burdwan, WEST BENGAL, India, PIN - 713202, by caste Hindu, by Profession House wife
Identified by Mr Surajit Mondal, . . Son of Mr Manoranjan Mondal, Angadpur, P.O: Angadpur, Thana: 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 22-12-2017 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

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

Payment of Fees

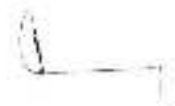
Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid
by Cash Rs 7/-

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 4526, Amount: Rs 100/-, Date of Purchase: 20/12/2017, Vendor name: Jitendra
Nath Mondal



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



of Registration under section 60 and Rule 69.
ed in Book - I
number 0206-2017, Page from 103868 to 103881
No 020605972 for the year 2017.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2017.12.22 15:40:55 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 22-12-2017 15:38:55
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)