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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000



ONE THOUSAND RUPEES

Rs.1000

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 434861

M.V. 40/8/915
2-51129

10/2/2016

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements attached with this Document are the Part of this Document.

A.D.S.R. Durgopal
Bardwan

10 FEB 2016

DEVELOPMENT AGREEMENT

THIS AGREEMENT IS MADE on this...10th day of Feb 2016

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Sl. No. 164 Date 04 FEB 2016
Sold to Amitara Ghosh.
Address Dgp-16
Value of Stamp 1000
Date of Purchase of Stamp
Paper from 04 FEB 2016
Name of the Vendor

Debnath Chaturice
Stamp Vendor
A.D.S.F. office, Durgapur-16
Licence No-178



Addl. Dist. Sub-Registrar
Durgapur, Burdwan

11 0 FEB 2016

BETWEEN

i) **Sri Amitava Ghosh** (PAN No.-ADFPG9103Q), aged about 49(forty nine) years, s/o late Sunil Kanti Ghosh, resident of 55 Rani Rashmoni Path, City Centre, Durgapur-16, Dist.-Burdwan ii) **Smt. Lakshmi Roy** (PAN No. ALLPR8523K), aged about 73 years, w/o late Rajib Bandhu Roy, by faith Hindu, by occupation ex-service holder, resident of 8/2 Aurobinda Avenue , A-Zone, P.O.- Durgapur-4, PS-Durgapur, Dist.-Burdwan, Pin-713204 iii) **Sri Joydev Saha** (PAN No.-AIZPS9151P), aged about 51 (fifty one) years, s/o late Radhagobindo Saha, resident of 14/7 Ranapratap Road, Durgapur-4, Dist.-Burdwan iv) **Smt. Gopa Dasgupta** (PAN No.ALZPD0957D), aged about 40 years, d/o late Rajib Bandhu Roy , w/o Sri Indrajit Dasgupta, by faith Hindu, by occupation service holder, resident of F-11 Nabamalanca Group Housing Co-operative Complex, Bidhannagar, P.O.-Durgapur-12, PS- New Township, Dist.-Burdwan, Pin-713212 v) **Sri Ranjit Basak** (PAN No.-AGBPB3154D), aged about 55 (fifty five) years, s/o late Nepal Chandra Basak, resident of Central Avenue, Durgapur-4, Dist.-Burdwan vi) **Smt. Piasa Roy** (PAN No.-ACLPR6345L), aged about 46 (forty six) years, w/o Sri Gorachand Roy, resident of 9/5 Newton Avenue, Durgapur-5, Dist.-Burdwan vii) **Sri Tuhin Kanti Mondal** (PAN No.-ALGPM8115K), aged about 45(forty five) years, s/o late Kiriti Mondal, resident of Kanishka Road, Durgapur-4 viii) **Sri Mithin Dutta** (PAN No.-AFLPD6437Q), aged about 44 (forty four) years, s/o Sri Shyamapada Dutta, resident of 20/27 Shivaji Road, Durgapur-4, Dist.-Burdwan ix) **Sri Partha Sarathi Mukherjee** (PAN No.-ADSPM4887G), aged about 53 (fifty three) years, s/o late Kenaram Mukherjee, resident of Ranapratap Road, Durgapur-4, Dist.-Burdwan x) **Sri Mrinal Kanti Mondal** (PAN No.-ADPPM8384F), aged about 49 (forty nine) years, s/o late Kiriti Mondal, resident of Kanishka Road, Durgapur-4, xi) **Sri Sanjib Roy** (PAN No.-AEYPR5956A), aged about 42 (forty two) years, s/o late Rajib Bandhu Roy, resident of 8/2 Aurobinda Avenue, A-Zone, Durgapur-4, Dist.-Burdwan hereinafter wherever the context so permits also collectively referred to as **OWNERS** (which term shall unless excluded by or repugnant to the meaning to the context shall mean and include their respective successors, heirs, assigns, representatives, executors and administrators) of the **ONE PART**

AND

M/S Aambani Housing Development Project (PAN No. ABDFA0338F), a registered partnership firm having its office at 55 Rani Rashmoni Path, City Centre, Durgapur-16, Dist.-Burdwan, Pin-713216, hereinafter referred to as the **DEVELOPER**, represented by its partners **Smt. Barnali Ghosh** (PAN No.- BNCBG0714K), d/o Sri Arun Kumar Chatterjee, w/o Sri Amitava Ghosh, **Sri Rajib Roy** (PAN No.- AGFPR2979C), s/o Sri Ranajit Roy and **Sri Rakesh Roy** (PAN No.-AUKPR8501K), s/o Sri Sitaram Roy all are Hindu by faith and Indian by nationality (which term shall unless excluded by or repugnant to the context shall mean and include its successors in office and interest and permitted assigns) of the **OTHER PART**.



Advt. Dist. Sub-Registrar
Durgam, Bardwan

19 FEB 2016

WHEREAS the DEVELOPER has vast experience in developing lands and constructing multi-storeyed buildings and flats.

AND WHEREAS the OWNERS by virtue of registered Deed of Sale registered in the Office of the ADSR, Durgapur, Page Nos. 1736 to 1751 being Book No.-I, Volume No.06715 for the year 2014 between Sri Nimai Maji, Sri Ashok Maji, Sri Sanjoy Maji, Sri Bhajan Maji, all sons of late Sanatan Maji, Smt. Karuna Maji, w/o late Sanatan Maji, Smt. Lata Mondal, w/o Sri Mohon Mondal & Smt. Uma Dhara, w/o Sri Paritosh Dhara both daughters of late Sanatan Maji therein referred to as the VENDORS and the OWNERS herein referred to as the PURCHASERS therein and the VENDORS therein sold, transferred and conveyed unto and in favour of the OWNERS herein, referred to as the PURCHASERS therein, for the consideration mentioned therein ALL THAT piece or parcel of land admeasuring 41 (forty one) *satak* situated in Mouza-Pardai, J.L.No.001 as per LR record (076 as per RS record), PS-New Township, District – Burdwan comprised in Khatian Nos.- 717, 714, 715, 713, 716, 721, 722,719,718 and 720, and R.S. Plot No.-228, L.R. Plot No.-72, more fully and particularly described in Schedule-I hereunder and hereinafter referred to as the "said land".

AND WHEREAS the OWNERS being desirous of developing the said plot of land by causing to be constructed, erected and completed new building and/or buildings thereon have approached the DEVELOPER herein to be associated with the said Project, which the DEVELOPER has agreed to undertake for the consideration and on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED AND DECIDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. COMMENCEMENT

- 1.1. This agreement shall be deemed to have commenced on and with effect from the date on which this agreement is signed and hereinafter referred to as the "Commencement Date".
- 1.2. This agreement shall remain in full force and effect till such time the said project is completed.

2. REPRESENTATION AND WARRANTIES OF THE OWNERS

- 2.1. At or before the execution of this agreement the OWNERS and each one of them respectively have represented and assured the DEVELOPER as follows:
 - A. That the OWNERS alone are the absolute owner of ALL THAT pieces and parcels of land more fully and particularly described and mentioned in the Schedule-I hereunder written.
 - B. That the OWNERS are the absolute owners, right title holders and sole possessors of the said land and no one has any claim, right title and interest or demand in the said land.
 - C. That the OWNERS have a marketable title in respect of the said land which is free from all encumbrances, charges, liens, *lispendens*, attachments, acquisitions, requisitions and trusts of whatsoever nature.



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Addl. Dist. Sub-Registrar
Durgam Chattri, Bangalore

10 FEB 2016

- D. That there is no encroachment into or upon the said lands or any part or any portion thereof.
- E. That there is no legal bar or impediment in the OWNERS entering into this agreement.
- F. That the OWNERS are and will continue to remain in complete vacant possession of the said land.

2.2. Relying on the aforesaid representation and believing the same to be true and acting in good faith thereof the DEVELOPER has agreed to enter into this agreement and/or to undertake the work of development of the said land and/or Project for the consideration and on the terms and conditions hereinafter mentioned.

3. **PERMISSION AND/OR GRANT OF DEVELOPMENT RIGHT**

- 3.1. The OWNERS and each one of them respectively has granted the exclusive right of development in respect of the said land unto and in favour of the DEVELOPER herein on and from the Commencement Date.
- 3.2. Subject to terms and conditions hereinafter contained the DEVELOPER has agreed to acquire and/or obtain from the OWNERS the right of development of the said land for the purpose of undertaking the said housing project and for the aforesaid purpose the DEVELOPER, subject to the terms and conditions hereinafter contained, shall be entitled to and is hereby authorised to enter upon the said lands for the purpose of undertaking the said housing project and for causing to be constructed/erected and completed the new building and/or buildings on the said land consisting of various self contained flats, units, apartments, constructed spaces, and/or car parking spaces to be ultimately sold and/or transferred to various person and/or persons on ownership basis on such terms and conditions as may be agreed upon.
- 3.3. Immediately after the execution of the agreement the DEVELOPER shall be entitled to and is hereby authorised to enter upon the said land for the purpose of undertaking the said housing project in terms of the Development Agreement.

4. **OBLIGATION OF THE OWNERS**

- 4.1. The main obligation of the OWNERS and the OWNERS have agreed:
 - i) To make out a marketable title in respect of the said land free from all encumbrances, charges, *liens*, *lispendens*, attachments, acquisitions, requisitions and trusts whatsoever or howsoever.
 - ii) In terms of the right of development conferred upon the DEVELOPER herein the DEVELOPER shall be entitled to undertake the work of development in terms of the agreement without any obstruction from the OWNERS and each one of them respectively or any person and/or persons claiming through or under them.

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Addl. Dist. Sub-Registrar
Durgapur, Burdwan

10 FEB 2016

iii) To defend all actions, suits or proceedings and/or to make remedy of any defect in the title of the said land/property at their own cost and to keep the DEVELOPERS and/or their successors in their office and /or interest saved and harmless and fully indemnified from all costs, charges, claims action , suits and proceedings.

4.2. In respect of the permissions approvals and/or sanctions as may be necessary and/or required to enable the DEVELOPER to discharge the DEVELOPER its obligations it shall be the obligations of the OWNERS to obtain such permissions, approvals and/or sanctions on their own cost and the DEVELOPER shall render all necessary assistances and/or cooperation as may be necessary and/or required from time to time.

4.3. The OWNERS and each one of them respectively shall grant Power of Attorney in favour of the DEVELOPER or its nominee and/or nominees to enable the DEVELOPER to proceed with obtaining of plans, modifications and/or alterations of the said plan and/or plans and authorizing the DEVELOPER to represent the OWNERS before all the authorities concerned. The Power of Attorney shall continue to remain in force and effect as long as this agreement subsists and till the completion of the new building and/or buildings.

4.4. The OWNERS shall sign and execute all necessary applications, papers, documents and to do all such acts deeds and things which may be necessary and/or required in order to legally and effectively vest in the DEVELOPER or its nominee and/or nominees title to the DEVELOPER'S allocation in the said property/premises and for completing construction of the said new building and/or buildings.

5. **ADDITIONAL OBLIGATION OF THE OWNERS**

The OWNERS will be bound to put their authorisation, endorsement, ratification and their signatures as and when required on the following documents/ applications/papers which the DEVELOPER at their own cost and expenses will apply to and/or move before the appropriate authorities on behalf of the OWNERS for getting necessary approvals/permissions/sanctions and/or authorisations or for any other requirements for the purpose of development, construction and/or erection of the building and/or buildings on the said land:

5.1. Application to the Airport Authority of India or the Director of Civil Aviation and such other authorities (if required);

5.2. Application for carrying out soil testing, survey of the land for the purpose of getting sanction of the building plan and/or plans from the Municipal Corporation.

5.3. Application to the West Bengal Fire Service;

5.4. Application to the authority of Durgapur Municipal Corporation for obtaining water connection.

5.5. Application for obtaining electrical connection from the authorities of Durgapur Projects Limited and such other authority or authorities as and when required.

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Addl. Dist. Sub-Registrar
Durgapur, Burdwan

11 0 FEB 2016

6. **CONVERSION OF LAND**

The OWNERS shall be paid in full by the DEVELOPER the cost/expenses incurred for the conversion of the said land from *Baid* to *Baastu* (for commercial purpose) obtained from the Office of Sub-Divisional Land and Land Reforms Officer, Durgapur within a month from the signing of this agreement.

7. **PLANS**

7.1. The DEVELOPERS on behalf of the OWNERS shall cause a map or plan to be prepared and to be submitted for sanction to the authorities concerned at their own costs for construction, erection and completion of new building and/or buildings on the said land. The said plan shall be submitted for sanction in the name of the OWNERS and the OWNERS shall not make any application to change, modify and/or alter the same unless such change, modification or alteration is requested/initiated and/or proposed by the DEVELOPER. The OWNERS shall be bound to put their consent, signature and/or no objection whenever and wherever necessary on such application/proposal for change, modification and/or alteration of the said plan.

7.2. The OWNERS hereby agree and undertake to sign and execute such plans and other papers which may be necessary and/or required from time to time to enable the DEVELOPER to obtain the sanction of the said plan and also to obtain all other necessary permissions approvals and/or sanctions which may be necessary and/or required and in any event the DEVELOPER as the Constituted Attorney of the OWNERS shall be entitled and is hereby authorised to sign such map or plan and all other applications, papers and documents which may and/or required.

8. **DEVELOPMENT**

8.1. The OWNERS hereby authorise the DEVELOPER and the DEVELOPER hereby agrees and undertakes to construct, erect and complete the said new buildings and/or buildings in accordance with the map and/or plan to be sanctioned by the authorities concerned together with all internal and external services and amenities fittings and fixtures. The construction, erection and completion of the said new buildings and/or buildings shall be done with such materials and/or specification details whereof will appear in the Schedule-II hereunder written.

8.2. The said housing project in terms of this agreement will be completed in various phases by the DEVELOPER and while undertaking the said housing project the DEVELOPER shall be entitled to construct, erect and complete the said new buildings and/or buildings and unless prevented by circumstances beyond the control of the DEVELOPER the whole building shall be completed within 60 (sixty) months from the date of sanction of the plan which is hereinafter referred as the "completion date".



Addl. Dist. Sub-Registrar
Durgapur, Burdwan

11 0 FEB 2016

9. **COST OF CONSTRUCTION**

9.1. The entire cost of construction of the said project including the OWNERS parts/portions shall be paid, borne and discharged by the DEVELOPER. Such costs shall include the cost of all areas, amenities, facilities and fixtures including all overheads regarding construction, fees payable to architect and engineers including the cost of obtaining the sanctioned plan and shall also include all price rise of the cost of materials used for construction and the OWNERS shall not be require to pay or contribute any amount in this regard.

Unless prevented by circumstances beyond its control the DEVELOPER shall complete the said new buildings and/or buildings within 60 (sixty) months from the date of sanction of the said plan subject however to the OWNERS handing over complete vacant possession of the said land to the DEVELOPER.

10. **ARCHITECT**

10.1. For the purpose of development of the said premises the DEVELOPER alone shall be responsible to appoint architect for the said new building and/or buildings and the certificate given by the architect regarding the materials used for the purpose of construction, erection and completion of the said new building and/or buildings and/or workmanship shall be final, conclusive and binding on the parties hereto.

10.2. The decision of the architect regarding the quality of materials and also specifications for the purpose of construction will be final, conclusive and binding on the parties hereto.

11. **CONSIDERATION AND OWNERS' ALLOCATION OF FLATS/UNITS/ACCOMMODATIONS**

11.1. In consideration of the OWNERS having agreed to grant the exclusive right of development in respect of the said land and in further consideration of the DEVELOPER having agreed to incur all costs charges and expenses for undertaking construction of the said building it has been agreed by and between the parties hereto that out of the total number of flats/units/accommodations to be constructed, erected and completed in the new building and/or buildings the OWNERS shall be entitled to ALL THAT 12(twelve) number of flats/ units/ accommodations, four(4) number of car parking spaces TOGETHER WITH the undivided share or interest in the common parts, portions, areas, facilities (hereinafter collectively referred to as the "OWNERS' allocation").

11.2. The OWNERS shall amongst themselves determine the way, modalities by which the OWNERS' Allocation, hereinabove mentioned, will be allotted and/or distributed among the OWNERS and in the matter of allocation and/or distribution of the above said OWNERS' allocation the decision of Sri Amitava Ghosh (PAN No.-ADFPG9103Q) shall be final and binding on all the OWNERS.





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Addl. Dist. Sub-Registrar
Durgapur, Burdwan

11 0 FEB 2016

12. DEVELOPER'S ALLOCATION

DEVELOPER'S allocation shall mean save and except the OWNERS' Allocation, the remaining of total constructed area TOGETHER WITH the undivided share or interest in the common parts and facilities AND TOGETHER WITH undivided share on land appurtenant thereto AND TOGETHER WITH the undivided interest in car parking spaces other than those included in the OWNERS' ALLOCATION.

13. TRANSFER OF ALLOCATIONS

- 13.1. Subject to what hereinafter provided the OWNERS and the DEVELOPER shall be entitled to deal with and/or to enter into agreements for sale and/or to transfer and/or to grant leases or licenses or in any way dispose of their respective allocations in any manner as they deem fit and proper for which no further consent of either of other party shall be required and this agreement by itself shall be treated as the consent of the other party.
- 13.2. The OWNERS hereby agree and covenants with the DEVELOPER to sign and execute all such necessary deeds, documents and instruments including Deeds of Conveyance and/or Conveyances as and when required by the DEVELOPER in respect of the DEVELOPER'S Allocation.
- 13.3. If the concerned Authorities at any time in future permit any further and/or additional constructions to be made in the said land/premises such further and/or additional constructions shall be vested solely and absolutely in the hands of the DEVELOPER and the DEVELOPER, shall be entitled to deal with and/or to enter into agreements for sale and/or to transfer and/or to grant leases or licenses or in any way dispose of such further and/or additional constructions and no further consent of the OWNERS in the matter of such sale and/or transfer and/or leases or licenses or disposal in any way of such further and/or additional constructions will be required by the DEVELOPER.

14. MARKETING AND SELLING OF FLATS/UNITS/ACCOMMODATIONS

The DEVELOPERS shall be solely responsible for the marketing of the flats/units/accommodations at its own cost and expenses.

15. POSSESSION

- 15.1. Upon completion of the said new building and/or buildings and delivery of possession of the OWNERS' Allocation the OWNERS' shall execute the Deed of Conveyance and/or Conveyances in respect of the undivided share or interest of the lands comprised in the said premises and attributable to the DEVELOPER'S Allocation in such part and /or parts as shall be required by the DEVELOPER either in its favour or in favour of its nominee and/or nominees.
- 15.2. For the purpose of determination of the stamp duty for the purpose of sale and transfer of the undivided share in the land attributable to the DEVELOPER'S Allocation the stamp duty will be calculated on the costs, charges, expenses incurred by the DEVELOPER in constructing, erecting and completing the OWNERS' Allocation.

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Addl. Dist. Sub-Registrar
Durgapur, Burdwan

17 0 FEB 2016

16. INDEMNITY

16.1. The OWNERS and each of them respectively confirms that their title in respect of the said land is marketable and there is no subjection or any encumbrance and/or Court attachments or acquisition proceedings of any kind and each of the OWNERS do hereby agree to keep the DEVELOPER, its successors in Office/interest and assigns saved harmless and fully indemnified from and against all costs, charge, claims, actions, suits and proceedings in the event of there being any suit and/or any proceeding relating to the said land pending at the time of the execution of this agreement which shall have any effect on the title of the said land, its conversion, the sanctions of the building plan and relevant permissions from appropriate authorities necessary for such construction which have been applied for and obtained by the OWNERS and it shall be the obligation of the OWNERS to have the said suit and/or action properly defended at their own costs and has agreed to keep the DEVELOPERS and its partners saved harmless and fully indemnified from and against all costs, charges, claims, actions, suits and proceedings.

17. TAXES/MAINTENANCES

17.1. The OWNERS and each one of them and the DEVELOPER respectively shall be liable to pay and bear all rates, taxes, cess, charges for electricity and other facilities and services and maintenance charges payable in respect of their respective allocations from the date of delivery of possession of the OWNERS' Allocation.

17.2. The OWNERS and each one of them and the DEVELOPER respectively from the date of delivery of possession of the OWNERS' Allocations shall maintain and repair their respective allocation(s)/portions at their costs in a good and tenable condition and shall not do or suffer to be done anything in or to the said premises and/or common areas or passages of the said new building and/or buildings which would cause obstruction or interference to the users of the common passages.

17.3. After the new building and/or new buildings are completed and the OWNERS' Allocation are delivered the DEVELOPER shall form an association of the owners/occupiers of the various flats/apartments/units/constructed spaces and /or car parking spaces in the said building and /or buildings (hereinafter referred to as the HOLDING ORGANISATION) with such rules regulations and bye-laws as the DEVELOPER shall think fit and proper and the owners/occupiers of the various flats/apartments/units/constructed spaces and /or car parking spaces in the said building and /or buildings agrees to make payment of the proportionate shares of maintenance charges payable in respect thereof after the completion of the said new building and/or buildings.

17.4. Till such time the HOLDING ORGANISATION is incorporated or formed for the purpose of undertaking maintenance of the common parts and portions and rendition of common services the DEVELOPER shall remain responsible



Addl. Dist. Sub-Registrar
Durgapur, Burdwan

10 FEB 2016

for rendition of common services and maintenance of common parts and portions and shall be entitled to receive, realise and collect the proportionate share of Municipal Taxes and other outgoings including maintenance charges which may become payable by the intending purchasers of the said various flats/units/apartments constructed spaces and/or car parking spaces.

18. FORCE MAJEURE

The DEVELOPER shall not be regarded in breach of any of the terms and conditions herein contained and on the part of the DEVELOPER to be performed and observed if it is prevented by any of the conditions mentioned below:

- 18.1. Fire
- 18.2. Natural Calamity
- 18.3. Tempest
- 18.4. Abnormal increase in the price of the building materials;
- 18.5. Labour unrest;
- 18.6. Local problem or local unrest;
- 18.7. Any prohibitory order of Court of Law, Durgapur Municipal Corporation or any other authority;
- 18.8. Any other unavoidable conditions beyond the control of the DEVELOPER.

19. BREACH CONDITIONS AND DEFAULT

None of the parties shall be entitled to cancel and/or rescind this agreement and in the event of any party committing any breach and /or default the other party shall be entitled to take any of the following steps:

- Sue the party in default for specific performance of the agreement and for other consequential reliefs;
- Seek relief under any other law for the time being in force and applicable and relevant to such breach or default ;
- Seek relief before the Arbitrator for the recovery of such losses and damages and shall be entitled to receive such compensation and/or damages as shall be determined by the Arbitrator.

19. GENERAL

19.1. SEVERANCE- If any provision of this agreement or part thereof is rendered void, illegal or unenforceable in any respect under any law, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

19.2. SUPERCESSION- This agreement supercedes all previous agreements arrangements and/or development agreement and/or understanding, if any, between the parties hereto and none of the parties hereto shall be entitled to set up any oral agreement, unless reduced in writing and the terms and conditions herein shall contained govern the respective rights and obligations of the parties hereto.



Addl. Dist. Sub-Registrar
Durgapur, Burdwan

10 FEB 2016

19.3. AUTHORITY- The parties hereto have further agreed that for the purpose of due performance and observance of respective obligations envisaged in the agreement Sri Amitava Ghosh(PAN No.-ADFPG9103Q) shall be regarded as the Constituted Attorney and/or Authorised Representative of the OWNERS and any act, deed or thing done by said Sri Amitava Ghosh shall be final and binding on the OWNERS and similarly Smt. Barnali Ghosh(PAN No.-BNCPG0714K), Sri Rajib Roy(PAN No.- AGFPR2979C) and Sri Rakesh Roy (PAN No.-AUKPR8501K) shall be regarded as the Constituted Attorney and/or Authorised Representative of the DEVELOPER and any act, deed or thing done by said Sri Amitava Ghosh(PAN No.-ADFPG9103Q) shall be final and binding on the DEVELOPER.

20. JURISDICTION

Courts at Durgapur alone shall have jurisdiction to entertain and try all actions and suits and proceedings arising out of this presents.

SCHEDULE-I OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece and parcel of *Bastu* land admeasuring an area about 41(forty one) *satak* situated at Mouza-Pardai. PS-New Township, J.L. No.-LR-01 [RS-76] in the district of Burdwan, comprised in LR Plot No.-72 (RS Plot No.-228), and LR *Khatian* Nos.- 713 to 722.

NOW OR LATELY BUTTED AND BOUNDED BY

On the North	RS Plot Nos. 230, 229, 221 (LR Plot Nos. 73, 74)
On the South	RS Plot Nos. 273, 274, (LR Plot No. 70), proposed CS Road 5 meter wide
On the East	RS Plot Nos. 228 (P), 276 (P) (LR Plot Nos. 71, 86)
On the West	LR Plot No. 2, proposed 43.37 meter wide road

SCHEDULE-II OF THE PROPERTY ABOVE REFERRED TO:

(SPECIFICATIONS)

All the materials written hereunder to be provided by the DEVELOPER is subject to change in case of infringement of any prevailing rules and regulations of the Government at the relevant point of time

1.	Foundation	RCC framed structure with anti-termite treatment in foundation with earthquake resistance. All steel structures shall be of reputed make like SAIL, TATA or equivalent. Cement from manufacturers like Lafarge, ACC, Ultratech to be used (Materials to be used is subject to the availability in the market at the relevant point of time)
2.	Exterior Elevation	Weather Coat paint by certified Asian Paints, Berger Paints (ISI) or equivalent
3.	Interior Finish	➤ Bed Room-




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Dist. Sub-Registrar
Durgapur, Burdwan

11 0 FEB 2016

		<ul style="list-style-type: none"> • Wall-Wall Putty • Floor- 600 mm x 600 mm Glazed Vitrified Tiles (GVT); <p>➤ Drawing Room & Dining Room-</p> <ul style="list-style-type: none"> • Wall-Wall Putty • Floor- 1000 mm x 1000 mm (GVT); <p>➤ Toilet-</p> <ul style="list-style-type: none"> • Floor- Rustic/Mat Finish tiles (600 mm x 600 mm) • Wall-Digital tiles (600 mm x 300 mm) upto 7 feet above the floor level <p>➤ Kitchen-</p> <ul style="list-style-type: none"> • Wall-Digital tiles(600 mm x 300 mm/ 450 mm x 300 mm) up to four feet above the Granite slab • Slabs-Granite • Floor-Anti Skid tiles (600 mm x 600 mm)
4.	Bathroom	<p>➤ All pipes of PVC of make Finolex, Supreme, Jain Irrigation or equivalent;</p> <p>➤ All ISI certified CP fittings of the make of Merc, Jaquor or equivalent;</p> <p>➤ All certified sanitary ware of the make Parryware, Hindware or equivalent;</p> <p>➤ Bathroom Geyser lines of ISI certified manufactures like Tata or equivalent.</p>
5.	Windows	Aluminium or UPVC make of 4 mm thickness colour glass
6.	Doors	<p>➤ Frames- Wooden frames of <i>Sal</i> wood from Siliguri <i>sal</i>, Malyasian <i>sal</i> or equivalent</p> <p>➤ Bathroom- PVC design door</p> <p>➤ Main and other doors- ISI specified moulded door of 32 mm thickness of reputed make</p>
7.	Electrical wiring	All electrical wiring of proper gauge of Finolex, Havells or equivalent make subject to the availability of the product at relevant point of time
8.	Electrical fittings	Modular Switch of reputed make
9.	Water Supply	Corporation water supplemented by tube well subject to permission from appropriate authority
10.	Lift	Lift from manufacturers like Adams, Bharat, Jhonson or equivalent
11.	Stairs	Covered with granites of suitable size
12.	Generator	24 hrs backup for all common services
13.	Security	24 hrs security of entire complex

 IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.



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Addl. Dist. Sub-Registrar
Durgapur, Burdwan

12 0 FEB 2016

Signed and delivered by the OWNERS at Durgapur
in the presence of

Biplab Banerjee
(Name: BIPLAB BANERJEE
Address:

1/I/12 KANISHKA ROAD
DURGAPUR - 713204
Dist - BURDWAN

Amitava Ghosh
Sri Amitava Ghosh

Lakshmi Roy
Smt. Lakshmi Roy

Joydeb Saha
Sri Joydev Saha

Gopa Dasgupta
Smt. Gopa Dasgupta

Ranjit Basak
Sri Ranjit Basak

Piasa Roy
Smt. Piasa Roy

Tuhin Kanti Mondal
Sri Tuhin Kanti Mondal

Mith. Dutta
Sri Mithin Dutta

Partha Sarathi Mukherjee
Sri Partha Sarathi Mukherjee

Mrinal Kanti Mondal
Sri Mrinal Kanti Mondal

Sanjib Roy
Sri Sanjib Roy

Barnali Ghosh
Smt. Barnali Ghosh

Rajib Roy
Sri Rajib Roy

Rakesh Roy
Sri Rakesh Roy

Signed and delivered by the DEVELOPERS at
Durgapur in the presence of:

Sumantra Ray Choudhury
(Name: SUMANTA RAY CHOUDHURY
Address: D.I-31 J. C. BOSE 1 AVE.
DURGAPUR - S. PS - DURGAPUR
PIN - 713205, BURDWAN
Drafted by me

Rakesh Roy
Deed written at Durgapur at D.S.R. office
Typed by me
Licence No. D.P.R. 21



[Handwritten signature]

Addl. Dist. Sub-Registrar
Durgapur, Burdwan

17 0 FEB 2016

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
Right Hand					



Amitara Ghosh

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Amitara Ghosh*

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
Right Hand					



Partha Sarathi Mukherjee

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Partha Sarathi Mukherjee*

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
Right Hand					



Rajat Basak

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Rajat Basak*

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
Right Hand					




Subin Kanti Mandal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature *Subin Kanti Mandal*




Addl. Dist. Sub-Registrar
Durgapur, Burdwan

12 0 FEB 2016

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

Left						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Piasa Roy

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Mithu Saha

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Joydeb Saha

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Moinal Khatun



✓
Addl. Dist. Sub-Registrar
Durgapur, Burdwan

10 FEB 2016

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

Left Hand						 Lakshmi Roy
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Lakshmi Roy

Left Hand						 Sanjib Roy
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Sanjib Roy

Left Hand						 Gopa Dasgupta
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature Gopa Dasgupta

Left Hand						ফটো
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
Right Hand						


উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature _____




Addl. Dist. Sub-Registrar
Durgapur, Burdwan

12 0 FEB 2016

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Barnali Ghosh

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর Signature Barnali Ghosh

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর Signature Rajib Roy

Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর Signature Rakesh Roy Rakesh Roy


Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর Signature _____





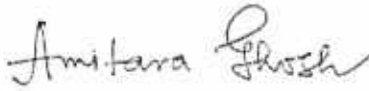

Addl. Dist. Sub-Registrar
Durgapur, Burdwan

10 FEB 2016




Seller, Buyer and Property Details

Land Lord & Developer Details

Presentant Details

SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr Amitava Ghosh Son of Late Sunil Kanti Ghosh 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216</p>	 10/02/2016 2:47:43 PM	 LTI 10/02/2016 2:47:51 PM
		 10/02/2016 2:48:10 PM	

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr Amitava Ghosh Son of Late Sunil Kanti Ghosh 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADFPG9103Q,; Status : Individual; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 2:47:43 PM	 LTI 10/02/2016 2:47:51 PM
		 10/02/2016 2:48:10 PM	



Land Lord Details

Name, Address, Photo, Finger print and Signature

No.

2

Mrs Lakshmi Roy
 Wife of Late Rajib Bandhu Roy
 8/2, Aurobonda Avenue, A- Zone, P.O:- Durgapur,
 P.S:- Durgapur, District:-Burdwan, West Bengal,
 India, PIN - 713204 Sex: Female, By Caste:
 Hindu, Occupation: Retired Person, Citizen of:
 India, PAN No. ALLPR8523K,; Status : Individual;
 Date of Execution : 10/02/2016; Date of
 Admission : 10/02/2016; Place of Admission of
 Execution : Office



10/02/2016 3:10:04 PM



LTI

10/02/2016 3:10:16 PM

Lakshmi Roy

10/02/2016 3:10:36 PM

3

Mr Joydev Saha
 Son of Late Radhagobindo Saha
 14/7, Ranapratap Road, P.O:- Durgapur, P.S:-
 Durgapur, District:-Burdwan, West Bengal, India,
 PIN - 713204 Sex: Male, By Caste: Hindu,
 Occupation: Others, Citizen of: India, PAN No.
 AIZPS9151P,; Status : Individual; Date of
 Execution : 10/02/2016; Date of Admission :
 10/02/2016; Place of Admission of Execution :
 Office



10/02/2016 2:48:25 PM



LTI

10/02/2016 2:48:45 PM

Joy deb Saha.

10/02/2016 2:48:58 PM

4

Mrs Gopa Dasgupta
 Wife of Mr Indrajit Dasgupta
 F-11, Naba Malancha Group Housing Co- Opt.
 Complex, P.O:- Durgapur, P.S:- New Township,
 District:-Burdwan, West Bengal, India, PIN -
 713212 Sex: Female, By Caste: Hindu,
 Occupation: Service, Citizen of: India, PAN No.
 ALZPD0957D,; Status : Individual; Date of
 Execution : 10/02/2016; Date of Admission :
 10/02/2016; Place of Admission of Execution :
 Office



10/02/2016 3:09:07 PM








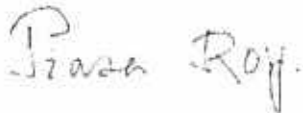



LTI

10/02/2016 3:09:18 PM

Gopa Dasgupta

10/02/2016 3:09:28 PM






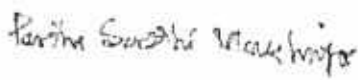


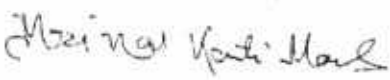
Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
5	<p>Mr Ranjit Basak Son of Late Nepal Chandra Basak Central Avenue, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AGEPB3154D.; Status : Individual; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 3:05:47 PM	 LTI 10/02/2016 3:05:55 PM
		 10/02/2016 3:06:09 PM	
6	<p>Mrs Piasa Roy Wife of Mr Gorachand Roy 9/5 NEWTON AVENUE, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713205 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ACLPR6345L.; Status : Individual; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 3:10:57 PM	 LTI 10/02/2016 3:11:05 PM
		 10/02/2016 3:11:16 PM	
7	<p>Mr Tuhin Kanti Mondal Son of Late Kiriti Mondal KANISHKA ROAD, P.O:- DURGAPUR, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ALGPM8115K.; Status : Individual; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 3:07:10 PM	 LTI 10/02/2016 3:07:38 PM
		 10/02/2016 3:07:55 PM	




Land Lord Details

SL
No.



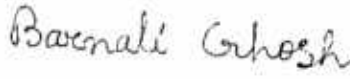



Name, Address, Photo, Finger print and Signature

<p>8</p>	<p>Mr Mithin Dutta Son of Mr Shyamapada Dutta 20/27 Shivaji Road, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AFLPD6437Q.; Status : Individual; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 3:01:21 PM	 LTI 10/02/2016 3:01:29 PM
 10/02/2016 3:01:39 PM			
<p>9</p>	<p>Mr Partha Sarathi Mukherjee Son of Late Kenaram Mukherjee RANAPRATAP ROAD, P.O:- DURGAPUR, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADSPM4887G.; Status : Individual; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 3:02:52 PM	 LTI 10/02/2016 3:03:01 PM
 10/02/2016 3:03:18 PM			
<p>10</p>	<p>Mr Mrinal Kanti Mondal Son of Late Kiriti Mondal Kanishka Road, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ADPPM8384F.; Status : Individual; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 3:02:02 PM	 LTI 10/02/2016 3:02:11 PM
 10/02/2016 3:02:23 PM			

Land Lord Details

SL No.	Name, Address, Photo, Finger print and Signature		
11	<p>Mr Sanjib Roy Son of Late Rajib Bandhu Roy 8/2 Aurobinda Avenue, A- Zone, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AEYPR5956A,; Status : Individual; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 <p>10/02/2016 3:06:31 PM</p>	 <p>LTI 10/02/2016 3:06:39 PM</p>
 <p>10/02/2016 3:06:57 PM</p>			

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/s Aambani Housing Development Project 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 PAN No. ABDFA0338F,; Status : Organization; Represented by representative as given below:-		
1(1)	Mrs Barnali Ghosh 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BNCPG0714K,; Status : Representative; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office	 10/02/2016 3:08:15 PM	 LTI 10/02/2016 3:08:39 PM
		 10/02/2016 3:08:54 PM	
1(2)	Mr Rajib Roy 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AUKPR8501K,; Status : Representative; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office	 10/02/2016 3:04:05 PM	 LTI 10/02/2016 3:04:12 PM
		 10/02/2016 3:04:26 PM	

Developer Details

SL
No.

Name, Address, Photo, Finger print and Signature

(3)

Mr Rakesh Roy
55 Rani Rashmoni Path, City Centre, P.O:-
Durgapur, P.S:- Durgapur, District:-Burdwan,
West Bengal, India, PIN - 713216 Sex: Male, By
Caste: Hindu, Occupation: Others, Citizen of:
India, PAN No. AUKPR8501K,; Status :
Representative; Date of Execution : 10/02/2016;
Date of Admission : 10/02/2016; Place of
Admission of Execution : Office



10/02/2016 3:04:42 PM



LTI

10/02/2016 3:04:52 PM

Rakesh Roy

10/02/2016 3:05:11 PM

2

M/s Aambani Housing Development Project
55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal,
India, PIN - 713204 PAN No. ABDFA0338F,; Status : Organization; Represented by representative as
given below:-

2(1)

Mrs Barnali Ghosh
55 Rani Rashmoni Path, City Centre, P.O:-
Durgapur, P.S:- Durgapur, District:-Burdwan,
West Bengal, India, PIN - 713216 Sex: Female,
By Caste: Hindu, Occupation: Others, Citizen of:
India, PAN No. BNCPG0714K,; Status :
Representative; Date of Execution : 10/02/2016;
Date of Admission : 10/02/2016; Place of
Admission of Execution : Office



10/02/2016 3:08:15 PM







LTI

10/02/2016 3:08:39 PM







Barnali Ghosh

10/02/2016 3:08:54 PM

Developer Details


SL No.	Name, Address, Photo, Finger print and Signature		
(2)	<p>Mr Rajib Roy 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AUKPR8501K.; Status : Representative; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 3:04:05 PM	 LTI 10/02/2016 3:04:12 PM
		<p align="center"><i>Rajib Roy.</i></p> <p align="center">10/02/2016 3:04:26 PM</p>	
(3)	<p>Mr Rakesh Roy 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AUKPR8501K.; Status : Representative; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 3:04:42 PM	 LTI 10/02/2016 3:04:52 PM
		<p align="center"><i>Rakesh Roy</i></p> <p align="center">10/02/2016 3:05:11 PM</p>	
3	<p>M/s Aambani Housing Development Project 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 PAN No. ABDFA0338F.; Status : Organization; Represented by representative as given below:-</p>		

Developer Details

SL No.	Name, Address, Photo, Finger print and Signature		
3(1)	<p>Mrs Barnali Ghosh 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BNCPG0714K,; Status : Representative; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 3:08:15 PM	 LTI 10/02/2016 3:08:39 PM
		<p align="center"><i>Barnali Ghosh</i></p> <p align="center">10/02/2016 3:08:54 PM</p>	
(2)	<p>Mr Rajib Roy 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AUKPR8501K,; Status : Representative; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 3:04:05 PM	 LTI 10/02/2016 3:04:12 PM
		<p align="center"><i>Rajib Roy</i></p> <p align="center">10/02/2016 3:04:26 PM</p>	
(3)	<p>Mr Rakesh Roy 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. AUKPR8501K,; Status : Representative; Date of Execution : 10/02/2016; Date of Admission : 10/02/2016; Place of Admission of Execution : Office</p>	 10/02/2016 3:04:42 PM	 LTI 10/02/2016 3:04:52 PM
		<p align="center"><i>Rakesh Roy</i></p> <p align="center">10/02/2016 3:05:11 PM</p>	


B. Identifire Details

Identifier Details

Identifier Details			
No.	Identifier Name & Address	Identifier of	Signature
1	Mr Sumanta Roy Choudhury Son of Late N C Roy Choudhury D II-31 J C BOSE AVENUE, P.O:- Durgapur, P.S:- Durgapur, District:- Burdwan, West Bengal, India, PIN - 713205 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr Amitava Ghosh, Mrs Lakshmi Roy, Mr Joydev Saha, Mrs Gopa Dasgupta, Mr Ranjit Basak, Mrs Piasa Roy, Mr Tuhin Kanti Mondal, Mr Mithin Dutta, Mr Partha Sarathi Mukherjee, Mr Mrinal Kanti Mondal, Mr Sanjib Roy, Mrs Barnali Ghosh, Mr Rajib Roy, Mr Rakesh Roy	 10/02/2016 3:11:42 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Burdwan, P.S:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Pardai), Mouza: Pardai	LR Plot No:- 72 , LR Khatian No:- 713	41 Dec	1/-	40,81,918/-	Proposed Use: Vastu, ROR: Vastu, Width of Approach Road: 1 Ft.,

Transfer of Property from Land Lord to Developer				
Sch No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
				

Transfer of Property from Land Lord to Developer

Sl. No.	Name of the Land Lord	Name of the Developer	Transferred Area	Transferred Area in(%)
L1	Mr Amitava Ghosh	M/s Aambani Housing Development Project	3.72727	9.09091
	Mrs Lakshmi Roy	M/s Aambani Housing Development Project	3.72727	9.09091
	Mr Joydev Saha	M/s Aambani Housing Development Project	3.72727	9.09091
	Mrs Gopa Dasgupta	M/s Aambani Housing Development Project	3.72727	9.09091
	Mr Ranjit Basak	M/s Aambani Housing Development Project	3.72727	9.09091
	Mrs Piasa Roy	M/s Aambani Housing Development Project	3.72727	9.09091
	Mr Tuhin Kanti Mondal	M/s Aambani Housing Development Project	3.72727	9.09091
	Mr Mithin Dutta	M/s Aambani Housing Development Project	3.72727	9.09091
	Mr Partha Sarathi Mukherjee	M/s Aambani Housing Development Project	3.72727	9.09091
	Mr Mrinal Kanti Mondal	M/s Aambani Housing Development Project	3.72727	9.09091
	Mr Sanjib Roy	M/s Aambani Housing Development Project	3.72727	9.09091

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Rokshakar Chatterjee
Address	City Centre, Thana : Durgapur, District : Burdwan, WEST BENGAL
Applicant's Status	Deed Writer

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

Endorsement For Deed Number : I - 020600762 / 2016

Query No/Year	02061000051129/2016	Serial no/Year	0206000797 / 2016
Deed No/Year	I - 020600762 / 2016		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Name of Presentant	Mr Amitava Ghosh	Presented At	Office
Date of Execution	10-02-2016	Date of Presentation	10-02-2016

Remarks

On 08/02/2016

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 40,81,918/-



(Abhijit Chatterjee)

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

On 10/02/2016

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

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

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

Presented for registration at 14:01 hrs on : 10/02/2016, at the Office of the A.D.S.R. DURGAPUR by Mr Amitava Ghosh , one of the Executants.

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

Execution is admitted on 10/02/2016 by

Mr Amitava Ghosh, Son of Late Sunil Kanti Ghosh, 55 Rani Rashmoni Path, City Centre, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, By caste Hindu, By Profession Others Indetified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mrs Lakshmi Roy, Wife of Late Rajib Bandhu Roy, 8/2, Aurobonda Avenue, A- Zone, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, By caste Hindu, By Profession Retired Person

Identified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mr Joydev Saha, Son of Late Radhagobindo Saha, 14/7, Ranapratap Road, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, By caste Hindu, By Profession Others

Identified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mrs Gopa Dasgupta, Wife of Mr Indrajit Dasgupta, F-11, Naba Malancha Group Housing Co- Opt. Complex, P.O: Durgapur, Thana: New Township, , Burdwan, WEST BENGAL, India, PIN - 713212, By caste Hindu, By Profession Service

Identified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mr Ranjit Basak, Son of Late Nepal Chandra Basak, Central Avenue, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, By caste Hindu, By Profession Others

Identified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mrs Piasa Roy, Wife of Mr Gorachand Roy, 9/5 NEWTON AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

Identified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mr Tuhin Kanti Mondal, Son of Late Kiriti Mondal, KANISHKA ROAD, P.O: DURGAPUR, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, By caste Hindu, By Profession Others

Identified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mr Mithin Dutta, Son of Mr Shyamapada Dutta, 20/27 Shivaji Road, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, By caste Hindu, By Profession Others
Indetified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mr Partha Sarathi Mukherjee, Son of Late Kenaram Mukherjee, RANAPRATAP ROAD, P.O: DURGAPUR, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, By caste Hindu, By Profession Others
Indetified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mr Mrinal Kanti Mondal, Son of Late Kiriti Mondal, Kanishka Road, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, By caste Hindu, By Profession Others
Indetified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mr Sanjib Roy, Son of Late Rajib Bandhu Roy, 8/2 Aurobinda Avenue, A- Zone, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713204, By caste Hindu, By Profession Others
Indetified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mrs Barnali Ghosh partner, M/s Aambani Housing Development Project, 55 Rani Rashmoni Path, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204
Indetified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession Others

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

Execution is admitted on 10/02/2016 by

Mr Rajib Roy partner, M/s Aambani Housing Development Project, 55 Rani Rashmoni Path, City Centre, P.O:-
Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204
Identified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O:
Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession
Others

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

Execution is admitted on 10/02/2016 by

Mr Rakesh Roy partner, M/s Aambani Housing Development Project, 55 Rani Rashmoni Path, City Centre,
P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204
Identified by Mr Sumanta Roy Choudhury, Son of Late N C Roy Choudhury, D II-31 J C BOSE AVENUE, P.O:
Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713205, By caste Hindu, By Profession
Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration
Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,010/- and Stamp Duty paid by Draft Rs
6,010/-, by Stamp Rs 1,000/-

Description of Stamp

1. Rs 1,000/- is paid on Impressed type of Stamp, Serial no 1614, Purchased on 04/02/2016, Vendor named
Debnath Chatterjee.

Description of Draft

1. Rs 6,010/- is paid, by the Bankers cheque No: 000428448012, Date: 10/02/2016, Bank: STATE BANK OF
INDIA (SBI), DURGAPUR CITY CENTRE.



(Abhijit Chatterjee)

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

uplicate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2016, Page from 11135 to 11168

being No 020600762 for the year 2016.



Digitally signed by ABHIJIT
CHATTERJEE
Date: 2016.02.10 17:56:26 +05:30
Reason: Digital Signing of Deed.

(Abhijit Chatterjee) 10-Feb-16 5:56:26 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
