



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 944247

DEVELOPMENT AGREEMENT

attached with the Documents
is A.S.R. Durgam
Bardhaman

A.S.R. Durgam
Bardhaman

DISTRICT : Burdwan presently Paschim
Bardhaman
MOUZA : Arrah
P.S. : Kanksa
AREA OF LAND : 5 Katha

17 JAN 2019

[Handwritten signature]

No. 3453 Date 17/01/19
Durgapur Nabandyaog Developers.
Durgapur - 6
Value of Stamp.....
Date of Purchase of the Stamp 19 JAN 2019
Paper from Treasury.....
Name of the Treasury from Where
Purchase:- Durgapur

JITENDRANATH MONDAL
Stamp Vender
Durgapur Court, Durgapur-18
Licence No-1/69



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

17 JAN 2019

THIS DEVELOPMENT AGREEMENT IS MADE ON 17TH DAY OF JANUARY, 2019

BETWEEN

SMT. PRANATI CHAKRABORTY [~~PAN-AJYPC2442B~~] Wife of Sri Timir Kanti Chakraborty, by ~~faith-Hindu~~, by Occupation-Housewife, by Nationality- Indian, resident of T-5/9A, Martin Luther King Road, Salarpuria Gardenia, P.O-Bidhannagar, P.S-New Township, Dist-Burdwan Presently Paschim Bardhaman, PIN-713212 hereinafter refereed to and called as "LANDOWNER" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

DURGAPUR NABAUDYOG DEVELOPERS (a partnership firm) [~~PAN-AAOFD5405A~~]häving its office at Mahalaksmi Park,P.O.-Fullhore, P.S- New Township, Dist- Burdwan presently Paschim Bardhaman,PIN-713206 , represented by its Partner namely (1) SRI. SANDIP SHYAM[~~PAN-BPOPS5349A~~] Son of Sri Narayan Das Shyam, by faith-Hindu, by Occupation-Business, by Nationality- Indian, resident of Village & P.O.-Bamunara, P.S-Kanksha, Dist-Burdwan presently Paschim Bardhaman, PIN-713212 (2) REJAUL HAQUE SALAFI[~~PAN-BMLPS3037H~~] Son of Nurul Islam Salafi, by faith-Muslim, by Occupation-Business, by Nationality- Indian, resident of Village & P.O.-Bamunara, P.S-Kanksha, Dist-Burdwan presently Paschim Bardhaman, PIN-713212 (3) SRI. GOUTAM DAS[~~PAN-BBWPD5471N~~] Son of Sri Bhuban Das, by faith-Hindu, by Occupation-Business, by Nationality- Indian, resident of Shyampur Adasra Pally, P.O.-Durgapur, P.S-Coke Oven, Dist-Burdwan presently Paschim Bardhaman, PIN-713201 hereinafter refereed 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 the Schedule mentioned property is purchased property of Pranati Chakraborty wife of Sri Timir Kanti Chakraborty she purchased the schedule mentioned land from Sushil Kumar Dhar vide deed No- 8705 for the year 1988 and after that she mutated her name in L.R.R.O.R.

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

AND WHEREAS the First Part herein has approached the Second Part and whereas the Second Part after considering the various aspects of execution of the project and proposal of the landowner to construct multistoried building thereon 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:-

I-DEFINITION

- 1.1 **OWNER/LANDLORD:-** Shall mean **SMT PRANATI CHAKRABORTY** Wife of Sri Timir Kanti Chakraborty, by faith-Hindu, by Occupation-Housewife, by Nationality- Indian, resident of T-5/9A, Martin Luther King Road, Salarpuria Gardenia, P.O-Bidhannagar, P.S-New Township, Dist-Burduan Presently Paschim Bardhaman, PIN-713212
- 1.2 **DEVELOPER:-** Shall mean **DURGAPUR NABAUDYOG DEVELOPERS** (a partnership firm) having its office at Mahalaksmi Park,P.O.-Fuljhore, P.S-New Township, Dist- Burdwan presently Paschim Bardhaman,PIN-713206,
- 1.3 **LAND:-** Shall mean Bastu land measuring about 5 Katha under Mouza-Arrah, J.L.No-91, Plot no.-1586, Khatian No-1292, L.R.Plot No-2023 L.R. Khatian No-2017 under the jurisdiction of Malandigi Gram Panchyat Dist-Burdwan presently Paschim Bardhaman.
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises according to sanctioned building plan by the Owner herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE
- 1.5 **PANCHYAT:-** Shall mean the Malandigi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans
- 1.6 **PLAN:** Mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandigi 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

1.7 Owner's & Developer's Allocation:-

- a) **LAND OWNER'S ALLOCATION:** the land owner allocation 35% share of the construction area of allowing the Developer to ~~develop the said land~~ as stated in the First schedule herein below by raising the construction of a multistoried-building over the said land as per sanctioned building plan. Including Four wheelers parking space in the ground floor which is in the ratio of 65:35 of the proposed multi storied building as per building sanction plan of the construction area on the actual coverage / usage of the land in the project as per sanction plan duly approved by the Malandghi Gram Panchyat together with proportionate common areas and facilities of then said building. The landowner has every right to retain a Flat in First Floor of the proposed building as per his choice within her share. 35 % of construction area to be allotted in favour of landowner in every floor including flat, car parking area and commercial area if any.
- b) **DEVELOPER'S ALLOCATION:** shall mean ALL THAT rest 65% construction area of the new building excluding the land owner share together with proportionate common areas and facilities of the said building to be construction as per sanctioned building plan duly approved by the Malandghi Gram Panchyat and/or appropriate authority on the said land, excluding the land owner's allocation portion-which was mentioned above.
- c) It is hereby specifically mentioned that the parties hereto shall be free to sell, transfer, and /or mortgage, assignor part with the possession of their respective portion at their own risk and account without any objection from the other party and to receive, accept any consideration, money in regards to their respective share. Each Party shall have rights to negotiate their respective portion with common facilities to any intending purchaser.
- d) That it is also agreed that if the total area of the land owner exceeds 35% then the landowner will refund the money of the excess area and vice versa as per present market value.

1.8 REFUNDABLE SECURITY:- Shall mean Rs. 2,00,000/- (Rupees Two Lac) only which is paid by Developer to the landowner and same shall be refunded by the Land Owner to the Developer after completion and handing over the entire portion of her 35% of the construction building area, car parking and commercial space if any.

1.9 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

1.10 PROJECT: Shall mean the work of development undertake and to be done by the Owner herein or 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.

1.11 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

1.12 PURCHASER/S shall mean and include:

A) If he/she be an individual than 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 is Trustees for the time being and their successor(s)-in-interest and assigns.

1.13 MASCULINE GENDER: Shall include the feminine and neuter gender and vice versa.

1.14 SINGULAR NUMBER: Shall include the plural and vice-versa.

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

III- EFFECTIVENESS:- This agreement shall became effective from the date of sanctioned plan.

IV:- DURATION:- This agreement is made for a period of 36 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 Malandigi Gram Panchyatover and above the First Schedule Land.

VI:- OWENER DUTY & LIABILITY:-

1. The Owner have offered total land of 5 Katha for development and construction of a housing complex consisting of flats / apartments & parking spaces.
2. That a land survey shall conducted by them if it is found that original land is less than the land offered by the land owners then the same shall be rectified at the time of registration of Development Agreement.
3. That all the land related dispute shall be resolved by the land owners
4. That the Owner shall within 15 (Fifteen) days from this agreement shall vacate and deliver the vacant and peaceful possession of the 1st Schedule property to the second party
5. The Owner hereby declared that :-
 - a) No acquisition proceedings have been initiated in respect of the schedule mentioned plot.
 - b) The said land is not coming within the purview of section-20 of the urban land ceiling and Regulation act.
 - c) There is no agreement between the Owner and any other party (except **DURGAPUR NABAUDYOG DEVELOPERS**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
6. That the Owner also agreed to give full authority & power to Second Part to do & execute all lawful acts, deeds things for the Owner and on their behalf in respect of all activities related to developing and construction of a housing complex on The said land i.e. receive sanctioned plan from the Malandigi Gram Panchyat, 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 on that behalf and sale of flats/apartments to the prospective buyer(s) and accept booking money, advance and consideration money. However, the attorney and/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 Owner and the


10/11

Owner shall agree to ratify all acts and things lawfully done by the developer.

7. That the land lady and developer will jointly executed the deed of sale in favour of the intending purchasers of the flats.
8. That land related dispute shall be resolved by the Land owner.
9. Relating to GST 100% of GST/Registration fees will be payable by the purchaser of the flat, land lady or developer will not be liable to pay any Govt. charges.

VII- DEVELOPER DUTY, LIABILITY & responsibility:-

1. The developer **DURGAPUR NABAUDYOG DEVELOPERS** Confirms, accepts and assure the Owner that they are fully acquainted with, aware of the process/formalities related to similar project in Corporation 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 Owner 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 schedule time under this agreement and the Owner 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 developer. 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 Owner and Developer.
4. That the Developer shall be responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer(s) of the proposed flats.



5. 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 currency of this Agreement. The Owner 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 the said incident or damage or loss during construction.
6. That the Developer shall complete the Development work/Construction of building/flat at his own cost and expenses within 36 months from the date of this sanctioned plan with further additional period of 6 months if needed both the cases the time shall be computed on and from the date of agreement
7. That Owner shall not be 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 case of failure in such cases the Developer shall be entirely responsible.
8. That Developer shall agree to indemnify the land owner from the obligation of paying Income Tax, sales tax or any other duties levies either by the State Government or Central Government or statutory local authorities from his part which are required to pay for the profits which he derived after selling the flats to the prospective buyer. In case the Developer fails to deliver the possession of the Flats to the prospective buyers then the Developer himself shall be responsible and answerable for the same. In case for any default in the part of Developer any legal action will take, then the Developer shall personally liable for the said consequences under any circumstances the Owner are not responsible for the same.
9. That the generator and transformer will be provided and installation also will be by the developer at their own cost. Land owner will not be liable for the same, and will not be or any cost for the same purpose

VIII-Rate of residual portion

At the time of allocation of Flat if any fraction is arised for that the rate will be Rs. 1700/- per Sq. Feet.

IX-Cancellation

The Owner have every right to cancel and/or rescind this agreement after 42 months, from the date of sanctioned plan if the Developer shall unable to hand over owners allocation to the Owner and for the same owner has to give a one month clear notice to the Developer

X-Miscellaneous :-

- a) Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
- b) Confidentiality & non-disclosure- Both the parties shall keep all non-public information & documents concerning the transaction herewith confidential unless compelled by Judicial or administrative process.
- c) Disputes- Differences in opinion in relation to or arising out during execution of the housing project under this agreement shall be intimated by a registered letter/Notice and then to an arbitral tribunal/arbitrator for resolving the disputes under this arbitration & conciliation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate, to be nominated by both the parties or their legal advisors.
- d) Xerox 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 developer to the Owner time to time.
- e) The Owner can visit the construction site anytime with intimation to the developer/site supervisor and discuss with the site supervisor but will not disrupt Or interrupt the construction work. 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.

- 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 borrow money and /or take advance from any individual/ 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 if any 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/transfer of the said land shall be paid and discharged by the Developer exclusively.
- j) The Owner shall have no right, title, interest, claim whatsoever in the consideration received by the developer or its nominees out of the developer allocation.
- k) The landowner and the developer 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.
- m) That both the parties can seek specific performance of this agreement through Court,



FIRST SCHEDULE ABOVE REFERRED TO**(Description of Land)**

All that piece and parcel Bastu land measuring about 5 Katha under Mouza- Arrah, J.L.No-91, Plot no.-1586, Khatian No-1292, L.R.Plot No-2023 L.R. Khatian No-2017 under the jurisdiction of Malandigi Gram Panchyat Dist-Burdwan presently Paschim Bardhaman. Entire Land is Butted and Bounded

North : Residential House
 South : 20 Ft. wide Metal Road
 East : House of Bhanubala Ruidas
 West : House of Anuroop Banerjee

SCHEDULE-"B" (BRIEF SPECIFICATION)

FOUNDATION	R.C.C foundation
STRUCTURE	R.C.C. super structure with Grade-1 quality Materials
BUILDING WALL	Brick wall with A-1 brickfield 6" thick in Outer wall and 5"/3" thick partition wall inside of Room.
EXTERNAL FINISH	Cement/wall putty based paint over plaster.
INTERNAL FINISH	Cement plastered finish with plaster of Paris/wall putty.
DOORS	Good quality with Saal wood framed and Complete Teak wood door for main entrance And Flash door inside the Flat, fittings for all Doors with locks.
WINDOWS	Aluminum sliding windows finished with good Quality glass, Steel Windows only for Both kitchen & toilet with M.S Grill fittings.

<p>FLOORING</p>	<p>Vitrified Tiles/Marble flooring with 4" skirting Glazed Tiles up to 6 ft. in Toilet and Marble Floor in both Kitchen and Toilets.</p>
<p>KITCHEN</p>	<p>Marble/Tiles flooring, Granite/Green Polish Top Stone Table with 3" ft Glazed tiles above Table, one sink with black stone with I S I Standard Tap and one aqua guard point.</p>
<p>SANITARY & PLUMBING</p>	<p>Toilet Indian type I S I standard O.T. Pan/I S I standard E.W.C system commode, Reliance P.V.C flush, one wall setting I S I standard Shower and two I S I standard taps in the Bathroom. Flat concealed G.I Pipe lines with Two taps and basin</p>
<p>ELECTRICITY</p> <p>Lift</p>	<p>Concealed copper wiring with Finolex/ Haviels Wires, seimens MCB system with modular Switch, one fan point, two light points, five Amps. Plug point each in bed room and dining space, Same as extra one 15 Amp point if required.</p> <p>One exhaust point, one light point in both Kitchen and bathroom, one aqua guard point And one 5 Amp. Plug point extra in kitchen. T.V point in Dining room, one bell point on Front side of the Main Door.</p> <p>Lift to be installed of this proposed apartment with slandered quality.</p>

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

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

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

Pranati Chakraborty

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

DURGAPUR NABAUDYOG DEVELOPERS

Sandip Sanyal
Partner

DURGAPUR NABAUDYOG DEVELOPERS

Resul Hossain Saha
Partner

DURGAPUR NABAUDYOG DEVELOPERS

Jouban Das
Partner

- ① Sanjit Mondal.
Sk. Manjan Mondal.
Vik - Angardip - Dist - 15
J. S. Chakravarty, Dist. Barabani
Presently Prakash Chakravarty
- ② Subrata Mukherjee
Sl. No. 64 Serst Mukherjee
Phone, Durgapur-7
Dist - Paschim Bardhaman

Drafted by me and typed at my Office and read over

And explained the parties and they admitted that same has been

Correctly written as per their instruction

Subrata Mukherjee

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

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

GRN: 19-201819-032504464-2 Payment Mode Counter Payment
GRN Date: 04/01/2019 13:04:03 Bank: ICICI Bank
BRN: ICIC040120190 BRN Date: 04/01/2019 00:00:00

DEPOSITOR'S DETAILS

Id No.: 02060000006371/2/2019
(Query No./Query Year)

Name: DURGAPUR NABAUDYOG DEVELOPERS
Contact No.: Mobile No.: +91 9332979319
E-mail:
Address: Mahalaksmi Park PIN 713206
Applicant Name: Mr SUBRATA MUKHERJEE
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Sale, Development Agreement or Construction agreement
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	02060000006371/2/2019	Property Registration- Stamp duty	0030-02-103-003-02	11
2	02060000006371/2/2019	Property Registration- Registration Fees	0030-03-104-001-16	2014

In Words: Rupees Two Thousand Twenty Five only

Total

2025

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



Pranati Chakraborty



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature: *Pranati Chakraborty*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



Sandeep Shyam



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature: *Sandeep Shyam*

Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



Rajaul Hoque Sabat



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature: *Rajaul Hoque Sabat*

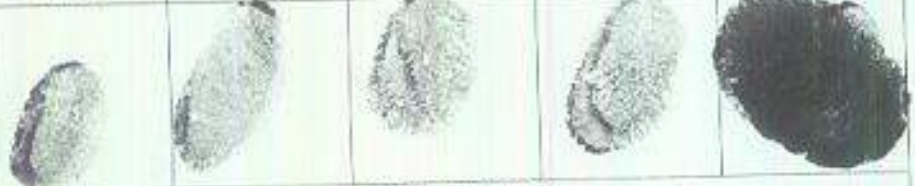
Signature of the Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



Gouram Das



(RIGHT HAND)

Little Ring Middle Fore Thumb



Signature: *Gouram Das*

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRANATI CHAKRABORTY
SUKHA RANJAN BANERJEE

08/10/1953

Permanent Account Number
AJYPC2442B

P. Chakraborty
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIESL,
Plot No. 3, Sector 11, CBD Baglan,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचना दें/वापस करें।
आयकर सेवा सेवा यूनिट, UTIESL,
प्लॉट नं. 3, सेक्टर 11, सीबीडी बैगलन,
नवी मुंबई-400 614.

Pranati Chakraborty

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

GOUTAM DAS
BHUBAN DAS
07/09/1972

Permanent Account Number
BBWPD5471N


 Signature



If you find this card lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, UTISD,
 Flat No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 406 614.

इस कार्ड के खोने/प्राप्त होने का सूचना सूचित करें, और वापस।
 आयकर सेवा सेवाएँ इकाई, UTISD,
 फ्लैट नंबर 3, सेक्टर 11, CBD बेलपुर,
 नवी मुंबई-406 614।

Goutam Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

REJAUL HAQUE SALAFI
NURUL ISLAM SALAFI
18/11/1980

Permanent Account Number
BMLPS3037H

Signature



In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यदि यह कार्ड खोया/प्राप्त हो, कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTITSL,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Rejaul Haque Salafi

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANDIP SHYAM
NARAYAN DAS SHYAM

05/12/1977

Permanent Account Number
BPOPS5349A

Sandip Shyam
Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTTTNS,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 406 614.

*यदि यह कार्ड खोया/पैदा हो, कृपया सूचना दें/वापस करें।
आयकर PAN सेवा इकाई, उत्तन, ए.टी.टी.एन.एस.,
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 406 614*

Sandip Shyam

Major Information of the Deed

Deed No :	I-0206-00270/2019	Date of Registration	17/01/2019
Query No / Year	0206-0000006371/2019	Office where deed is registered	
Query Date	02/01/2019 1:22:29 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 : 2,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 21,03,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 2,014/- (Article:E, E, B)		
Remarks			

Land Details :

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah Pin Code : 713212

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-2023	LR-2017	Bastu	Bastu	5 Katha	1/-	21,03,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	1 /-	21,03,750 /-	

Land Lord Details :



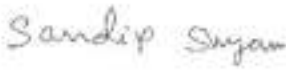


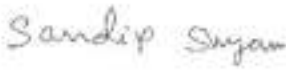


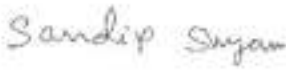


















SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt PRANATI CHAKRABORTY (Presentant) Wife of Mr TIMIR KANTI CHAKRABORTY Executed by: Self, Date of Execution: 17/01/2019 , Admitted by: Self, Date of Admission: 17/01/2019 ,Place : Office			
		17/01/2019	LTI 17/01/2019	17/01/2019
T-5/9A, Martin Luther King Road, Salarpuria Garden, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJYPC2442B, Status :Individual, Executed by: Self, Date of Execution: 17/01/2019 , Admitted by: Self, Date of Admission: 17/01/2019 ,Place : Office				

Major Information of the Deed :- I-0206-00270/2019-17/01/2019

Developer Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	DURGAPUR NABAUDYOG DEVELOPERS Mahalakami Park, P.O:- Fuljhore, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 , PAN No.:: AAOFD5405A, 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 SANDIP SHYAM Son of Mr NARAYAN DAS SHYAM Date of Execution - 17/01/2019, , Admitted by: Self, Date of Admission: 17/01/2019, Place of Admission of Execution: Office </td> <td>  Jan 17 2019 1:39PM </td> <td>  LTI 17/01/2019 </td> <td>  17/01/2019 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SANDIP SHYAM Son of Mr NARAYAN DAS SHYAM Date of Execution - 17/01/2019, , Admitted by: Self, Date of Admission: 17/01/2019, Place of Admission of Execution: Office	 Jan 17 2019 1:39PM	 LTI 17/01/2019	 17/01/2019	Village - Bamunara, P.O:- Bamunara, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BPOPS5349A Status : Representative, Representative of : DURGAPUR NABAUDYOG DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr SANDIP SHYAM Son of Mr NARAYAN DAS SHYAM Date of Execution - 17/01/2019, , Admitted by: Self, Date of Admission: 17/01/2019, Place of Admission of Execution: Office	 Jan 17 2019 1:39PM	 LTI 17/01/2019	 17/01/2019									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr REJAUL HAQUE SALAFI Son of Mr NURUL ISLAM SALAFI Date of Execution - 17/01/2019, , Admitted by: Self, Date of Admission: 17/01/2019, Place of Admission of Execution: Office </td> <td>  Jan 17 2019 1:08PM </td> <td>  LTI 17/01/2019 </td> <td>  17/01/2019 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr REJAUL HAQUE SALAFI Son of Mr NURUL ISLAM SALAFI Date of Execution - 17/01/2019, , Admitted by: Self, Date of Admission: 17/01/2019, Place of Admission of Execution: Office	 Jan 17 2019 1:08PM	 LTI 17/01/2019	 17/01/2019	Village - Bamunara, P.O:- Bamunara, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BMLPS3037H Status : Representative, Representative of : DURGAPUR NABAUDYOG DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr REJAUL HAQUE SALAFI Son of Mr NURUL ISLAM SALAFI Date of Execution - 17/01/2019, , Admitted by: Self, Date of Admission: 17/01/2019, Place of Admission of Execution: Office	 Jan 17 2019 1:08PM	 LTI 17/01/2019	 17/01/2019									
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr GOUTAM DAS Son of Mr BHUBAN DAS Date of Execution - 17/01/2019, , Admitted by: Self, Date of Admission: 17/01/2019, Place of Admission of Execution: Office </td> <td>  Jan 17 2019 1:07PM </td> <td>  LTI 17/01/2019 </td> <td>  17/01/2019 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr GOUTAM DAS Son of Mr BHUBAN DAS Date of Execution - 17/01/2019, , Admitted by: Self, Date of Admission: 17/01/2019, Place of Admission of Execution: Office	 Jan 17 2019 1:07PM	 LTI 17/01/2019	 17/01/2019	Shyampur Adasra Pally, P.O:- Durgapur, P.S:- Coke Oven, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBWPD5471N Status : Representative, Representative of : DURGAPUR NABAUDYOG DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature									
Mr GOUTAM DAS Son of Mr BHUBAN DAS Date of Execution - 17/01/2019, , Admitted by: Self, Date of Admission: 17/01/2019, Place of Admission of Execution: Office	 Jan 17 2019 1:07PM	 LTI 17/01/2019	 17/01/2019									

Major Information of the Deed :- I-0206-00270/2019-17/01/2019

Identifier Details :

Name & address	
Mr SURAJIT MONDAL Son of Mr MANDRANJAN 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 PRANATI CHAKRABORTY, Mr SANDIP SHYAM, Mr REJAUL HAQUE SALAFI, Mr GOUTAM DAS	
	17/01/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt PRANATI CHAKRABORTY	DURGAPUR NABAUDYOG DEVELOPERS-8.25 Dec

Endorsement For Deed Number : I - 020600270 / 2019**On 08-01-2019****Certificate of Market Value(WB PUVI rules of 2001)**

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



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

On 17-01-2019**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 12:33 hrs on 17-01-2019, at the Office of the A.D.S.R. DURGAPUR by Smt PRANATI CHAKRABORTY ,Executant.

Major Information of the Deed :- I-0206-00270/2019-17/01/2019

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

Execution is admitted on 17/01/2019 by Smt PRANATI CHAKRABORTY, Wife of Mr TIMIR KANTI CHAKRABORTY, T-5/9A, Martin Luther King Road, Salarpuria Garden, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, 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 17-01-2019 by Mr SANDIP SHYAM, PARTNER, DURGAPUR NABAUDYOG DEVELOPERS (Private Limited Company), Mahalaksmi Park, P.O:- Fuljhore, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206

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

Execution is admitted on 17-01-2019 by Mr REJAUL HAQUE SALAFI, PARTNER, DURGAPUR NABAUDYOG DEVELOPERS (Private Limited Company), Mahalaksmi Park, P.O:- Fuljhore, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206

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

Execution is admitted on 17-01-2019 by Mr GOUTAM DAS, PARTNER, DURGAPUR NABAUDYOG DEVELOPERS (Private Limited Company), Mahalaksmi Park, P.O:- Fuljhore, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206

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 2,014/- (B = Rs 2,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/01/2019 12:00AM with Govt. Ref. No: 192018190325044642 on 04-01-2019, Amount Rs: 2,014/-, Bank: ICICI Bank (ICIC0000006), Ref. No. ICIC040120190 on 04-01-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3453, Amount: Rs.5,000/-, Date of Purchase: 17/01/2019, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/01/2019 12:00AM with Govt. Ref. No: 192018190325044642 on 04-01-2019, Amount Rs: 11/-, Bank: ICICI Bank (ICIC0000006), Ref. No. ICIC040120190 on 04-01-2019, Head of Account 0030-02-103-003-02



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

Major Information of the Deed :- I-0206-00270/2019-17/01/2019