



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

D 944244

01.19.  
15.5A  
24

## DEVELOPMENT AGREEMENT

certified that the Document  
is Authentic & the signature the  
Signature of the said  
person is correct with this  
Document and the Part of this  
Document

A.D.S. Durgam  
Bardhaman

DISTRICT : Burdwan presently Paschim  
Bardhaman  
MOUZA : Arrah  
P.S. : Kanksa  
AREA OF LAND : 5.25 Decimal

16 JAN 2019

24  
15.5A

No. 3176 Date 16/1/19  
To Singapur Nabantyoj Developers  
Address Singapur-12  
Value of Stamp 5000/-  
Date of Purchase of the Stamp  
Paper from Treasury 15 JAN 2019  
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

16 JAN 2019



THIS DEVELOPMENT AGREEMENT IS MADE ON 16<sup>TH</sup> DAY OF JANUARY, 2019

BETWEEN

(1) SMT. BHANUBALA RUIDAS [PAN-CPEPR9370D] Wife of Late Basudeb Das, by faith-Hindu, by Occupation-Housewife, by Nationality- Indian, resident of Village- Arrah, P.O.- Arrah, P.S.- Kanksa, Dist- Burdwan Presently Paschim Bardhaman, PIN-713212 (2) SRI. PRASANTA DAS [PAN-AOWPD9681A] Son of Late Basudeb Das, by faith-Hindu, by Occupation-Service, by Nationality- Indian, resident of Quarter No- B71/4, K.T.P.P Township, P.O.- K.T.P.P Township, P.S-Panskura, Dist-Purba Midnapur, PIN-721171 (3) SRI. PARESH DAS [PAN-CFDPD0821E] Son of Late Basudeb Das, by faith-Hindu, by Occupation-Business, by Nationality- Indian, resident of P6/A, Arrah Netaji Park, P.O- Arrah, P.S- Kanksa, Dist-Burduan Presently Paschim Bardhaman, PIN-713212 (4) SRI. PRABHAT DAS [PAN-ARZPR6891C] Son of Late Basudeb Das, by faith-Hindu, by Occupation-Service, by Nationality- Indian, resident of P6/A, Arrah Netaji Park, P.O- Arrah, P.S- Kanksa, Dist-Burduan Presently Paschim Bardhaman, PIN-713212 (5) SMT. PRATIMA DAS [PAN-FCIPD8524B] Wife of Mr. Dhanapati Das, Daughter of Late Basudeb Das, by faith-Hindu, by Occupation-Housewife, by Nationality- Indian, resident of Nisan hat Basti, Trun Road, P.O.- A-Zone, P.S.- Durgapur, Dist-Burduan Presently Paschim Bardhaman, PIN-713204, India, 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.-Euljhore, 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) MR. 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-Kanksa, 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 Sri Basudeb Ruidas purchased the schedule mentioned land vide deed No- 2486 for the year 1995 & 5736 for the year 2004 of A.D.S.R.Durgapur and after that he mutated his name in L.R.R.O.R. after his death present Landowner became the owner of the schedule mentioned land as per law of inheritance.

**AND WHEREAS** 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 (1) Smt. Bhanubala Ruidas Wife of Late Basudeb Das, by faith-Hindu, by Occupation-Housewife, by Nationality- Indian, resident of Village- Arraha, P.O- Arraha, P.S-Kanksha, Dist-Burduan Presently Paschim Bardhaman, PIN-713212 (2) Sri. Prasanta Das Son of Late Basudeb Das, by faith-Hindu, by Occupation-Service, by Nationality- Indian, resident of Quarter No- B71/4,K.T.P.P Township, P.O.- K.T.P.P Township , P.S-Panskura, Dist-Purba Midnapur, PIN-721171 (3) Sri. Paresh Das Son of Late Basudeb Das, by faith-Hindu, by Occupation-Business, by Nationality- Indian, resident of P6/A, Arraha Netaji Park, P.O- Arraha, P.S-Kanksha, Dist-Burduan Presently Paschim Bardhaman, PIN-713212 (4) Sri. Prabhat Das Son of Late Basudeb Das, by faith-Hindu, by Occupation-Service, by Nationality- Indian, resident of P6/A, Arraha Netaji Park, P.O.- Arraha, P.S-Kanksha, Dist-Burduan Presently Paschim Bardhaman, PIN-713212 (5) Smt. Pratima Das wife of Dhanapati Das, Daughter of Late Basudeb Das, by faith-Hindu, by Occupation-Housewife, by Nationality- Indian, resident of Nisan hat Basti , Trun Road, P.O- A-Zone, P.S-Durgapur, Dist-Burduan Presently Paschim Bardhaman, PIN-713204
- 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 5.25 Decimal under Mouza-Arrah, J.L.No-91, Plot no.-1586, Khatian No-1292, L.R. Plot No-



2024 L.R. Khatian No.- 2305 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 multi-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 240 Sq. Feet unfinished commercial area also provided in favour of landowners.
- 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.

A handwritten signature and the initials 'ACST' are present on the left side of the page, overlapping the text of clause 1.12.



**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 become 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:- OWNER DUTY & LIABILITY:-**

1. The Owner have offered total land of 5.25 Decimal 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 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.





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 form 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 arise 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 Danga land measuring about 5.25 Decimal under Mouza-Arrah, J.L.No-91, Plot no.- 1586, Khatian No- 1292, **L.R. Plot No- 2024 L.R. Khatian No.- 2305** 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 Nanda dulal Chakraborty
West	:	House of Pranati Chakraborty



**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 flash 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.
FLOORING	Vitrified Tiles/Marble flooring with 4" skirting Glazed Tiles up to 8 ft. in Toilet and Marble Floor in both Kitchen and Toilets.
KITCHEN	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.
SANITARY & PLUMBING	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.
ELECTRICITY	Concealed copper wiring with 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. 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.
Lift	Lift to be installed of this proposed apartment with slandered quality.



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:

 L.F.I of Phombala Rindas by the Pan of Sanjit Mond.

Prasanta Das.  
ATBY BH

Prabhat Das.  
Pratima Das.

WITNESSES:

① Sanjit Mond  
Sh. Manjan Mond  
v.u. Angarap, Dist-15  
P.O. - Calcutta, Dist. - Burdwan  
presently residing Barabani

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

DURGAPUR NABAUDYOG DEVELOPERS  
Sandip Shyam  
Partner  
Sandip Shyam

② Subrata Mukherjee  
50 Lt Senat Mukherjee  
Purba, Durgapur  
877 - Parkin Bazar

DURGAPUR NABAUDYOG DEVELOPERS  
Rajaul House Salal  
Partner

DURGAPUR NABAUDYOG DEVELOPERS  
Jankam Das  
Partner

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 and he/she/they are not in any way

Subrata Mukherjee

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

she is executing this deed by putting her feet upon in person after knowing the nature of this deed.

Subrata Mukherjee  
ATBY.



# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation   <i>Signature</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>M. L. D. S.</i>				












































Signature of the Executants/presentation   <i>Signature</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Pratima Das</i>				

Signature of the Executants/presentation   <i>Signature</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Prasanna Hoque Saha</i>				

Signature of the Executants/presentation   <i>Signature</i>	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
	Signature:- <i>Prasanna Das</i>				



# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 L.T.I of Bhambala Kidas by the pen of Sanjit Mondal Signature of the Executants/presentation					
	(RIGHT HAND)				
					
	Signature:- <i>L.T.I of Bhambala Kidas by the pen of Sanjit Mondal</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Signature of the Executants/presentation					
	(RIGHT HAND)				
					
	Signature:- <i>Prasanta Das</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Signature of the Executants/presentation					
	(RIGHT HAND)				
					
	Signature:- <i>Pralhat Das</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 Signature of the Executants/presentation					
	(RIGHT HAND)				
					
	Signature:- <i>Sandeep Shyam</i>				



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

FCIPD8524B



नाम Name  
PRAJMA DAS

पिता का नाम Father's Name  
BASUDEB DAS

जन्म की तारीख  
Date of Birth  
29/04/1977

13/12/2018

PAAR Application Digitally Signed. Card Not  
Valid unless Physically Signed.

*Prajma Das.*



आयकर विभाग भारत सरकार  
INCOME TAX DEPARTMENT GOVT. OF INDIA

प्रमाणित खाता संख्या कार्ड  
Recognized Account Number Card  
CPEPR93700

नाम / Name  
BHANUBALA RUIDAS

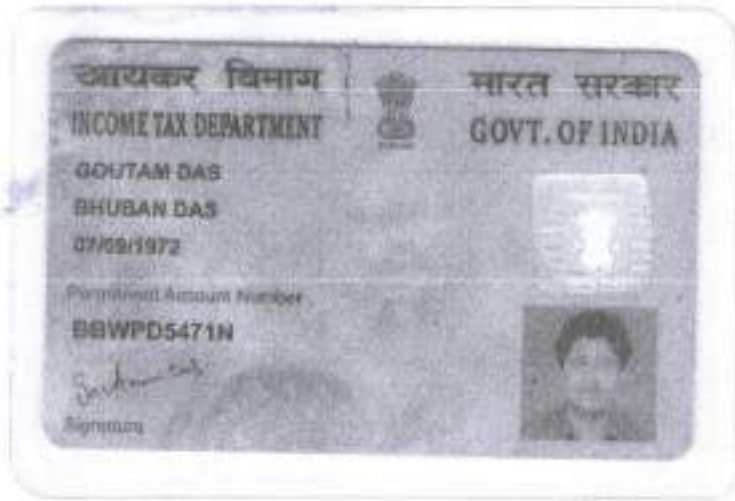
पिता का नाम / Father's Name  
DASHRATH DAS

जन्म तिथि / Date of Birth  
24/03/1949

हस्ताक्षर / Signature







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



*Rejaul Haque Salafi*





*Sandip Shyam*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRASANTA DAS

BASUDEB DAS

27/05/1977

Permanent Account Number

AOWPD9681A

*Prasanta Das*  
Signature



*Prasanta Das*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PARESH DAS

BASUDEB DAS

10/04/1965

Permanent Account Number

CFDPD0821E

परेश दास

Signature



90000015

परेश दास 15/04/65

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRABHAT DAS

BASUDEB RUDAS

04/02/1975

Permanent Account Number

ARZPH6891C

*Prabhat Das*

Signature



*Prabhat Das*



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

GRN: 19-201819-032504715-2 Payment Mode Counter Payment  
GRN Date: 04/01/2019 13:06:50 Bank: ICICI Bank  
BRN: ICIC040120190 BRN Date: 04/01/2019 00:00:00

DEPOSITOR'S DETAILS

Id No. : 02060000006220/3/2019  
(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 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02060000006220/3/2019	Property Registration- Stamp duty	0030-02-103-003-02	11
2	02060000006220/3/2019	Property Registration- Registration Fees	0030-03-104-001-16	2014

In Words : Rupees Two Thousand Twenty Five only

Total

2025

### Major Information of the Deed




Deed No :	I-0206-00249/2019	Date of Registration	16/01/2019
Query No / Year	0206-0000006220/2019	Office where deed is registered	
Query Date	02/01/2019 1:14:44 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. 13,38,750/-		
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



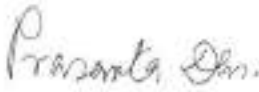


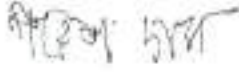


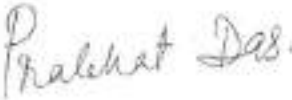


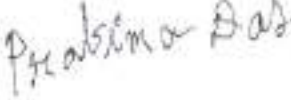
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2024	LR-2305	Bastu	Danga	5.25 Dec	1/-	13,38,750/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					5.25Dec	1 /-	13,38,750 /-	

#### Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Smt BHANUBALA RUIDAS</b> Wife of Late BASUDEB DAS Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office	 16/01/2019	 LTI 16/01/2019	 16/01/2019
Village- Arrah, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CPEPR9370D, Status :Individual, Executed by: Self, Date of Execution: 16/01/2019 , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office				

Major Information of the Deed :- I-0206-00249/2019-16/01/2019





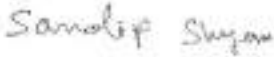






2	<p><b>Name</b></p> <p><b>Mr PRASANTA DAS</b>  Son of Late BASUDEB DAS  Executed by: Self, Date of Execution: 16/01/2019  , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>16/01/2019</p>	<p><b>Fingerprint</b></p>  <p>LTI 16/01/2019</p>	<p><b>Signature</b></p>  <p>16/01/2019</p>
<p>Quarter No- B71/4,K.T.P.P Township, P.O:- KTPP Township, P.S:- Panskura, Panshkura, District:- Purba Midnapore, West Bengal, India, PIN - 721171 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AOWPD9681A, Status :Individual, Executed by: Self, Date of Execution: 16/01/2019  , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office</p>				
3	<p><b>Name</b></p> <p><b>Mr PARESH DAS (Presentant)</b>  Son of Late BASUDEB DAS  Executed by: Self, Date of Execution: 16/01/2019  , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>16/01/2019</p>	<p><b>Fingerprint</b></p>  <p>LTI 16/01/2019</p>	<p><b>Signature</b></p>  <p>16/01/2019</p>
<p>P6/A, Arrah Netaji Park, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFDPD0821E, Status :Individual, Executed by: Self, Date of Execution: 16/01/2019  , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office</p>				
4	<p><b>Name</b></p> <p><b>Mr PRABHAT DAS</b>  Son of Late BASUDEB DAS  Executed by: Self, Date of Execution: 16/01/2019  , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>16/01/2019</p>	<p><b>Fingerprint</b></p>  <p>LTI 16/01/2019</p>	<p><b>Signature</b></p>  <p>16/01/2019</p>
<p>P6/A, Arrah Netaji Park, P.O:- Arrah, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ARZPR6891C, Status :Individual, Executed by: Self, Date of Execution: 16/01/2019  , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office</p>				
5	<p><b>Name</b></p> <p><b>Smt PRATIMA DAS</b>  Wife of Mr DHANAPATI DAS  Executed by: Self, Date of Execution: 16/01/2019  , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office</p>	<p><b>Photo</b></p>  <p>16/01/2019</p>	<p><b>Fingerprint</b></p>  <p>LTI 16/01/2019</p>	<p><b>Signature</b></p>  <p>16/01/2019</p>
<p>Nisan Hat Basti, Trun Road, P.O:- A Zone, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FCIPD8524B, Status :Individual, Executed by: Self, Date of Execution: 16/01/2019  , Admitted by: Self, Date of Admission: 16/01/2019 ,Place : Office</p>				

Major information of the Deed :- I-0206-00249/2019-16/01/2019

**Developer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DURGAPUR NABAUDYOG DEVELOPERS</b> Mahalaksmi Park, P.O:- Fuljhore, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206 , PAN No.:: AAOFD5405A, Status :Organization, Executed by: Representative

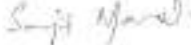
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr SANDIP SHYAM</b> Son of Mr NARAYAN DAS SHYAM Date of Execution - 16/01/2019, , Admitted by: Self, Date of Admission: 16/01/2019, Place of Admission of Execution: Office			
	Jan 16 2019 3:02PM	LTI 16/01/2019	16/01/2019	
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)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr REJAUL HAQUE SALAFI</b> Son of Mr NURUL ISLAM SALAFI Date of Execution - 16/01/2019, , Admitted by: Self, Date of Admission: 16/01/2019, Place of Admission of Execution: Office			
	Jan 16 2019 3:04PM	LTI 16/01/2019	16/01/2019	
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)				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr GOUTAM DAS</b> Son of Mr BHUBAN DAS Date of Execution - 16/01/2019, , Admitted by: Self, Date of Admission: 16/01/2019, Place of Admission of Execution: Office			
	Jan 16 2019 3:00PM	LTI 16/01/2019	16/01/2019	
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)				

Major Information of the Deed :- I-0206-00249/2019-16/01/2019



**Identifier Details :**

Name & address	
Mr SURAJIT MONDAL Son of Mr MANORANJAN MONDAL Angadpur, P.O:- Angadpur, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713215, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Smt BHANUBALA RUIDAS, Mr PRASANTA DAS, Mr PARESH DAS, Mr PRABHAT DAS, Smt PRATIMA DAS, Mr SANDIP SHYAM, Mr REJAUL HAQUE SALAFI, Mr GOUTAM DAS	
	16/01/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt BHANUBALA RUIDAS	DURGAPUR NABAUDYOG DEVELOPERS-1.05 Dec
2	Mr PRASANTA DAS	DURGAPUR NABAUDYOG DEVELOPERS-1.05 Dec
3	Mr PARESH DAS	DURGAPUR NABAUDYOG DEVELOPERS-1.05 Dec
4	Mr PRABHAT DAS	DURGAPUR NABAUDYOG DEVELOPERS-1.05 Dec
5	Smt PRATIMA DAS	DURGAPUR NABAUDYOG DEVELOPERS-1.05 Dec

**Endorsement For Deed Number : I - 020600249 / 2019****On 03-01-2019****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 13,38,750/-



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

**On 16-01-2019****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.

Major Information of the Deed :- I-0206-00249/2019-16/01/2019

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

Presented for registration at 13:54 hrs on 16-01-2019, at the Office of the A.D.S.R. DURGAPUR by Mr PARESH DAS, one of the Executants.

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

Execution is admitted on 16/01/2019 by 1. Smt BHANUBALA RUIDAS, Wife of Late BASUDEB DAS, Village- Arrah, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 2. Mr PRASANTA DAS, Son of Late BASUDEB DAS, Quarter No- B71/4,K.T.P.P Township, P.O: KTPP Township, Thana: Panskura, , City/Town: PANSHKURA, Purba Midnapore, WEST BENGAL, India, PIN - 721171, by caste Hindu, by Profession Service, 3. Mr PARESH DAS, Son of Late BASUDEB DAS, P6/A, Arrah Netaji Park, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 4. Mr PRABHAT DAS, Son of Late BASUDEB DAS, P6/A, Arrah Netaji Park, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 5. Smt PRATIMA DAS, Wife of Mr DHANAPATI DAS, Nisan Hat Basti, Trun Road, P.O: A Zone, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession House wife

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Durgapur, , 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 16-01-2019 by Mr SANDIP SHYAM, PARTNER, DURGAPUR NABAUDYOG DEVELOPERS (Partnership Firm), Mahalaksmi Park, P.O:- Fuljhore, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206

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

Execution is admitted on 16-01-2019 by Mr REJAUL HAQUE SALAFI, PARTNER, DURGAPUR NABAUDYOG DEVELOPERS (Partnership Firm), Mahalaksmi Park, P.O:- Fuljhore, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206

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

Execution is admitted on 16-01-2019 by Mr GOUTAM DAS, PARTNER, DURGAPUR NABAUDYOG DEVELOPERS (Partnership Firm), Mahalaksmi Park, P.O:- Fuljhore, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206

Indetified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, Angadpur, P.O: Angadpur, Thana: Durgapur, , 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: 192018190325047152 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

Major Information of the Deed :- I-0206-00249/2019-16/01/2019



### 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 3176, Amount: Rs.5,000/-, Date of Purchase: 16/01/2019, 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: 192018190325047152 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-0206-00249/2019-16/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2019, Page from 7014 to 7045

being No 020600249 for the year 2019.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2019.01.17 13:19:51 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 17-01-2019 13:18:13  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)