



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

17/8
1932h

Certified that the Document
is Admitted to Registration the
Sign here Sheet and the End-
orsements Attached with this
Document are the Part of this
Document.

A 168661

A.D.S.R. Dargaper
Burdwan

21 AUG 2012

Development Agreement Between The Land Owner &
Developer

Mouza - Bamunara , J.L. No. - 58

Under Gopalpur Gram Panchayat

Set Forth Value :- Rs. 3,00,000.00

Assessed Market Value:- Rs. 15,17,175.00

This Development Agreement is made on this day the 17th of
August 2012

Between

(1) Sri Rajpati Choudhury S/o Sri Sadholal Choudhury , by faith Hindu ,by occupation Self Employed **PAN- ADYPC3170A.**

(2) Smt Sushila Choudhary W/o Rajpati Choudhury, by faith Hindu , Housewife **PAN- AINPC7808D.**

Both are residing at Village & Post Bamunara P.S.- Kanksa , Dist—Burdwan, hereinafter called the Land Owners/First Party, Which the expression, unless the context otherwise require means to include his heirs, successors, legal Representative, Assign of the one Part.

And

AMRITA GREEN VIEW HOUSING PVT LTD, company constituted under the Companies Act-1956, having its office at B-132,Aldrin Path, Bidhan Nagar Durgapur-713212,DIST -BURDWAN WESTBENGAL, Represented by one of its Director Sri Jitendra Kumar Paul, S/o Rajdhari Pal of Village and post Bamunara, P.S.- Kanksa, Durgapur-713212, District- Burdwan, referred to and called.as "DEVELOPER" (which terms or expression Shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office-legal representatives, administrators, executors and assigns), of the Second Part **PAN**

And whereas The property mentioned in the schedule below was owned and Possessed by Dipak Banerjee and Joydeep Bandyopahdyay which they got by way of Registered Deeds Of Salebeing Deed No I-1276 for the year 1993 & 1921for the year 1992 & 1929 for the year 1992, registered at ADSR Durgapur. That while in possession of the above said land sold and transferred the same in favour of Rajpati Choudhury & Smt Sushila Choudhary through two registered Deed of Sales being Deed Nol- 4205 & 4206 for the year 2006, registered at ADSR Durgapur.

AND WHEREAS the Landowner herein expressed her said intention to the Developer herein to develop the property by construction of a multi-storied

building at Developer's costs and Expenses on the sanction plan so to be sanctioned and/or permissible up to maximum limit of floors consisting of as many as flats, garages, shops etc. by the Malandighi Gram Panchayat duly approved by Zilla Parishad and/or any other concerned authority/ authorities, from time to time and as such both the parties herein to avoid any future dispute AGREED to prepare and execute this written agreement on terms and conditions having been settled by and between the parties after mutual discussion .

BASIC UNDERSTANDING:

Unhindered and undisturbed possession of the land under first schedule is to be given along with the power of Attorney to the developer, so that the developer with full power and authority can do and execute all ministerial acts deeds and things including the right to sale of flats and apartments and to accept booking money, advance and consideration money and can obtain official clearance from the B.L. & L. R. Kanksa, Malandighi Gram Panchyat and/or any competent authority or Govt. Agency, related to development and construction of multistoried buildings. The developer in return will execute indemnity bond to the owners to keep them saved, harmless against all actions, claims, demands, losses, disputes, damages, accidents, suits, proceedings etc

Now this Deed/Agreement Witnesses as follows and it is hereby agreed as follows.:-

A This Agreement unless the context otherwise permits the following expressions shall have the meanings assigned to them as under:


- (a) "Agreement" means this Development Agreement, including the Schedule hereto as may be amended, supplemented or modified in accordance with the provisions hereof.
- (b) "Article" shall mean an article to this Agreement.
- (c) "Architect" shall mean a person or any persons who shall be appointed by the developer at its cost for designing planning and supervision of the construction of the building.



- (d) "building" shall mean the proposed building/buildings to be constructed in or upon schedule as mentioned below
- (e) "building contractor" shall mean any party/parties which may be employed or appointed by the Developer for construction of the buildings.
- (f) "Building plans and drawings" shall mean the plan for construction of the building/s on the said plots, as sanctioned by the Malandighi Gram Panchayat hereditaments thereto or modifications thereof made or caused by the Developer in consultation with the Owners.
- (g) "common facilities" shall mean corridors, hallways, stairways, passages, lift shafts, lifts, driveways, lawns, parks, open spaces, common lavatories, generator room, electrical sub-station, tube well, pump, underground reservoir, over head water tank, plumbing lines, drains, sewers and other spaces and facilities/utilities whatsoever required for the establishment, allocation, enjoyment, provision, maintenance and/ or management of common facilities, as provided by the Developer for the building, complying with prevailing Municipal laws.
- (h) "consents" shall mean any and all permissions, clearances, licenses, authorizations, consents, no-objections, approvals and exemptions under or pursuant to any of the applicable laws or from any government authority required in connection with the development of the said plots and for undertaking, performing or discharging the obligations contemplated by this Agreement.
- (i) "encumbrances" means any encumbrance such as mortgage, charge, pledge, lien, hypothecation, security interest, assignment, privilege or priority of any kind having the effect of security or other obligation or restriction and shall include physical or legal obstructions or encroachments on the said plots or third party claims or rights of any kind attaching to the same.
- (k) "intending purchaser" means any person occupying, using, owning or having the right to occupy, own or use the building or any part thereof.



- (l) "person" means any individual, company, corporation, partnership, joint venture, trust, unincorporated organisation, government or governmental authority or agency or any other legal entity.
- (m) "said plots" means all that the pieces and parcels of land and structures fully described in the Schedule below.
- (p) "complex" shall mean one or more residential and commercial buildings to be developed by the Developer on the said plots (including building constructed on an area of -more or less comprised within the said plots as mentioned and more fully described in the Schedule Residential Complex: High rise buildings within norms prescribed under prevailing laws, car parking spaces and other common facilities where optimum F.A.R. available can be achieved, club with all equipments including swimming pool and community hall;
- (b) Commercial Complex: With facilities which have the maximum commercial viability in the opinion of the Developer.
- (q) "Gross sale proceeds" shall mean the consideration received for sale/lease/rent or transfer of any space including installments therefore for super built up area in the residential or commercial complex but excluding, taxes, if any applicable, deposits or advances or cost of extra work requested by the customer or charges for maintenance or common services of any kind and will also exclude extra costs realized from buyers of spaces on account of extraordinary rise in cost of steel and cement as agreed between the parties
- (r) "Owners' Authorised Representatives" shall mean any person authorised jointly and severally by the Owners to represent all of them and to deal with the Developer in all matters in respect of this Agreement.

 Lawyer shall mean Biswajit Chattaraj who is appointed by the Developer/Second party to look into all or any matters with regards to the said project ie preparing Agreement to Sale with the intending purchaser, Sale Deed etc of the said complex.

ARTICLE II -INTERPRETATIONS


unless there is something in the subject or context inconsistent therewith:

- ii. Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no Article in 'this Agreement limits the extent or application of another Article.
- iii. words "directly or indirectly" mean directly or indirectly through one or more intermediary persons or through contractual or other legal arrangements, and" direct or indirect" shall have the correlative meanings.

ARTICLE III - COMMENCEMENT

3.1 This Agreement shall commence or shall be deemed to have commenced on and with effect from the date of execution of this Agreement and will continue till such time all the units or salable area in the complex are sold and the registration of Deeds of Conveyance are executed by the Owners and till parties to this Agreement have mutually decided to record satisfactory performance of this Agreement and bring the Agreement to an end.

ARTICLE IV – Owner’s & Developer’s Allocation:-

- 
- A That it has been agreed between the parties that the tune of share of the dwelling units to be constructed by the Developer on the schedule below property will be in the ratio of 60:40, ie the Developer will get 60% of the constructed area on the actual coverage/usage of the land in the project as per sanction plan duly approved by the Malandighi Gram Panchayat and also approved by Burdwan Zilla Parishad and one flat on the 1st Floor with parking space.
 - B. That it is also agreed between the parties that the owner shall also contribute 20% for promotional & advertising expenses to be borne by the developer.

- 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 her respective share. Each Party shall have rights to negotiate their respective portion with common facilities to any intending purchaser/s
- D. That it is also agreed between the parties that if the owner/first party wants to sell her respective share through the developer then the developer will get 20% of the gross sale proceed of the sale of the residential unit.

ARTICLE V - TITLE DEEDS

1. Simultaneously with the execution of this agreement, the Owners will hand over to the Developer/second party all original documents of title in respect of the schedule below plot. The Developer shall and will, from time to time and at all times hereafter, produce or cause to be produced the said title deeds for giving inspection to all authorities, potential buyers and others and also to enable the Developer to effectively carry out development of the said plot.
2. The Developer shall and will, unless prevented by fire or some other inevitable accident, from time to time and at all times hereafter, produce or cause to be produced at the Owners' request or through its attorney or agent for giving inspection to authorities or at any trial, hearing, commission or examination or otherwise as occasion shall require, the original title deeds and shall and will in the meantime unless prevented as above keep the same safe, un-obliterated and un-cancelled.
3. The said title deeds will be held as security by the Developer for securing the obligations of the Owners herein contained and the Owners agree to sign, execute and deliver to the Developer necessary documents in this regard including Memorandum recording deposit of title deeds simultaneously with the execution of this Agreement.

ARTICLE VI -DEVELOPMENT RIGHT

The Developer undertakes to develop and commence, execute and complete the development of the said plots according to the terms, covenants and conditions herein contained unless prevented by reasons for which performance is excused as contained in this Agreement, the Developer shall complete construction of the complex on the said plots within 36 (Thirty six) months of sanction of building plan or within such extended time mutually agreed in writing between parties to the Agreement.

ARTICLE VII - BUILDING PLANS, DRAWINGS & CONSENTS

1. The Developer agrees to engage architect of his choice to carry out all functions required of an Architect for development of the said plots and construction of buildings thereon, who shall be responsible for making the plans for the complex in consultation with the Developers and Owners.
2. The plans shall be signed by the Developer/Owners as may be required by the Authorities and the Developer shall make application to the Malandighi Gram Panchayat and/or other concerned authorities for obtaining requisite permissions, sanctions and approvals for the construction of the proposed building. The Developers shall be responsible for obtaining the approval / sanction of the plans but the Owners shall provide all assistance and cooperation required to enable the Developer to expeditiously obtain such approval.
3. The Developer shall at its cost, have the building plans and drawings prepared by the Architect setting out inter alia drawings containing plans, elevations, sections, details prepared for the purpose of obtaining building sanction from the Malandighi Gram Panchayat or other concerned authorities, following the specific requirements of the sanctioning authority.
4. The Owners shall take immediate steps for mutation of their names in the Record of Rights, to the extent not already entered, in respect of all the various plots comprised mentioned in the schedule All taxes payable up to

the date the Developer is put in vacant possession of the said plots whether charged before or after such date, shall be paid and borne by the Owner. The Owners shall also amalgamate the said plots if required for development.

5. Whenever required by the Developer, the Owners shall sign such papers and documents as may be required by the Developer to enable it to apply to the Appropriate Government Authority under the Urban Land (Ceiling & Regulation) Act, 1976 or to any other Government Body or Town Planning Department or Authority concerned in this behalf for obtaining "no objection certificate", approvals, licenses, etc. All expenses involved in obtaining such certificates or licenses as are directly connected with the sanction of plan shall be paid and borne by the Developer & owner in equal proportion.
6. The Developer shall cause all changes in the building plan as shall be required by the Malandighi Gram Panchayat or any authority or to comply with any sanction, permission, clearance or approval as aforesaid and shall keep the Owners informed of all such developments.
7. All applications, plans, documents and other papers, shall be submitted by or in the name of the Owners of the said plots, but otherwise at the cost and expense of the Developer, and the Developer shall pay and bear all expenses for submission of plans, etc. and other fees, charges and expenses required to be paid or deposited for sanction of the building plan for the building or otherwise to obtain sanction for the construction of building thereon PROVIDED ALWAYS that the Developer shall be exclusively entitled to all refunds of any and all payments and/ or deposits made by it.



The Developer shall be responsible and answerable to the Panchayat, police, fire and other authorities for any query, clarification, demand or requisition which they or any of them may require from time to time, at the time of sanction or at any time thereafter during development and for all times after completion, for all matters and purposes in connection with the development of the said plots at

their own cost and expenses, provided however, that the Owners will render all assistance and cooperation in this regard.

ARTICLE VIII -DEVELOPMENT AND CONSTRUCTION

1. The Developer shall cause to be obtained sanction of the plan. Once sanction is obtained, the Developer will commence construction expeditiously and construct, erect and complete at its own cost and within the time contained herein, the proposed buildings on the said plots in accordance with the plan to be sanctioned by the Malandighi Gram Panchayat as may be modified from time to time, and/ or other appropriate authorities concerned.
2. The plan for construction may be modified subject to the approval of the Malandighi Gram Panchayat and/ or other sanctioning authority / ies. The Developer shall keep the Owners informed of such modification, if any.
3. The Owners shall simultaneously with execution of this Agreement execute Power of Attorney in favour of the Developer and/ or its duly appointed/ authorised nominee or nominees in form as required by the Developer, to enable it to carryon development and construction of the buildings, enter into Agreements for Sale and other documents or otherwise deal with the residential and commercial spaces as well as the undivided proportionate interest in the land of the said plots appertaining to the said spaces, receive consideration moneys, execute receipts/ all documents in connection therewith. The agreements entered into by the Developer on behalf of the owners on the strength of the said Power of Attorney in terms of this Agreement shall be binding on the Owners. The Owners further agrees that she will not revoke the Power of Attorney during the subsistence of this Agreement.
4. The Developer shall abide by all laws, bye-laws rules and regulations of the appropriate Government and local bodies relating to development of



the said plots and to be observed by it in favour of this Agreement and shall attend to answer and be responsible for any deviation violation and/ or breach of any of the said laws, bye-laws, rules and regulations. The Developer hereby agrees to keep the Owner saved harmless and indemnified against all punitive actions, loss, damage, accidents, mishaps, liabilities, fines, penalties, compensation, costs charges and expenses, resulting due to omission, non compliance, lapses or violations of any law, bye-law, rules and regulations concerning the development of the said premises and any accident or mishap arising out of faulty design, construction or workmanship and arising as a result of the acts and omissions of the Developer PROVIDED HOWEVER that in carrying out all of the obligations of the Developer as aforesaid, the Owners will without any claim or demand, sign and execute all necessary papers and applications as may be required by the Developer and render their active cooperation and assistance in getting and keeping valid all such consents and the Owners agree not to do or cause to be done any act or thing, which will render invalid or make liable to be rendered invalid any such consents. The Developer shall be entitled to construct the building structure the sanctioned plan thereof without any hindrance or obstruction from the Owners or any person claiming through or under trust for them.

5. The Developer shall be entitled to make any variation and/ or modifications in the said plan and/ or specifications and/ or construction of the building as may be required to be done from time to time at the instance of the concerned Panchayat or the sanctioning authority or other appropriate authorities or under any statute or under the advice of the Architect without any objection or hindrance from the owner.
6. The type of construction, specification of material to be used for the construction of the buildings and the residential as well as commercial units shall be as finalized by the Architect within budgetary provision.

7. The Architect, in consultation with the Developer, shall determine as to what quality and specifications of building materials are to be used in construction of the building.
8. The Architect appointed by the Developer shall, determine and ascertain the super built-up area of the said residential and commercial spaces with the objective of optimum utilization of available space, keeping in mind the market scenario.
9. The Developer will have the authority to decide on the sale price including price escalation of the constructed spaces after due assessment of market condition,.

ARTICLE IX - DEVELOPER'S OTHER RIGHTS

1. Subject to the Owners' right to receive a part of the consideration as provided, the Developer shall be entitled to deal with all units and/ or spaces comprised in the proposed buildings in the complex along the Developer shall develop the said plots at its cost without any hindrance or obstruction from the Owners or any person claiming through or under trust for them unless any breach is committed by the Developer.
2. During the period of construction of the Complex, the Owners may undertake periodical inspection of the Project, assisted by an Engineer, if felt necessary Suggestions/ observations, if made on such inspection shall be communicated to Office of the Developer, who may discuss the same with the Architect and implement, if feasible.
3. The Owners shall not in any way interfere with the vacant possession of the Developer and shall not disturb or cause obstruction In the construction or development of the said plots.




ARTICLE XIV-DEVELOPER'S REPRESENTATIONS,

1. The Developer represents and warrants to and covenants with the Owners:

- (i) That it has the necessary experience, capability, technical expertise and infrastructure to carry out the development of the said plots as envisaged herein
- (ii) That it shall complete the development of the said plots in accordance with the sanctioned plans as modified from time to time and other parameters in this regard and in compliance with all applicable laws; and that it shall at its own costs obtain Completion Certificate from Malandighi Gram Panchayat and other statutory certificates as may be required.
- (iii) The Developer shall in accordance with industry standards applicable to other residential and commercial developers of repute in India offering similar quality and service products and using reasonable, expeditious, economical and diligent efforts at all times in the performance of its obligations;
- (iv) That it has adequate funds to undertake and complete the development of the said plots as per the terms of this Agreement;
- (v) That it has and shall continue to comply with terms and conditions of all the consents and all other licenses, permits, approvals obtained or may be obtained in the name of the Owner for the development of the said plots;.

ARTICLE XV -OWNERS' REPRESENTATIONS

WARRANTIES AND COVENANTS

-  1 The Owner/First Party is the absolute owner of all that the pieces and parcels of land fully describe in the schedule below and is seized and possessed thereof and/ or otherwise well sufficiently entitled thereto free from all sorts of encumbrances, liens, attachments, mortgages, charges and lispendens.

2. That the Owners have not done any act deed or thing which might affect her right to grant the Developer the exclusive right to develop the schedule below land and that she have not entered into any agreement, written or oral, with any person other than the Developer herein concerning the said plots.

That the said plots are free from all encumbrances charges liens lispendens acquisitions requisition attachment and trusts of whatsoever or howsoever nature and that the said plots are in the exclusive possession of the Owner/first Party and the Owner/First Party hereby undertake to indemnify and keep the Developer indemnified, from and against any and all actions charges liens claims encumbrances mortgages or any third party possessory rights on the said plots or any part thereof.

3. That subject to the Developer complying with its obligations herein, the Developer shall be and is entitled to exclusively develop construct and complete the buildings on the said plots without any interruption or interference from the Owners or any person or persons claiming through or under the Owners and the Owners hereby undertake to indemnify and keep the Developer indemnified against all and any loss damage costs charges and expenses suffered by the Developer as a result of any breach of this undertaking in respect of title or commitments made,
4. The Owners do not own any excess vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 or West Bengal Land Reforms Act. .
5. There is no suit or proceedings pending against them or touching the said plots and the Owners hereby undertake to indemnify and keep the Developer indemnified against all and any loss damage cost charges and expenses as a result of any breach of this undertaking.
6. The Owners shall execute all deeds, documents and instruments as may be necessary and/ or required from time to time for carrying out the development of the said plots in terms hereof.



7. For the purpose of obtaining all consents, to sign and execute all deeds, documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the residential and commercial complex in accordance with the sanctioned building drawings, the Owners shall also render assistance in obtaining Completion Certificate and any other statutory clearances which may be required on completion of the project.

ARTICLE XVII – MISCELLANEOUS

1. That this agreement shall not to be deemed to constitute a partnership between the owner /First Party& Developer/Second Party or an agreement to sale of the schedule below plot by the owner and the developer
2. In the event the Owners fail and/ or neglect to perform any of the terms conditions and covenants to be paid observed and performed as contained herein, the Developer shall be entitled to terminate this Agreement upon recovery of all costs charges and expenses till then incurred by it for development of the buildings and shall also be entitled to.

ARTICLE XIX - DISPUTE RESOLUTION

- 1 In case of any dispute, differences or questions arising between the parties with regard to the interpretation, meaning or scope of this Agreement or any rights, and liabilities of the parties under this Agreement or out of this Agreement or in any manner whatsoever concerning this Agreement the same shall be referred to the sole arbitration by an Arbitrator to be appointed by the parties jointly under the provisions of the Arbitration and Conciliation Act, 1996, and/or statutory modification or enactment thereto and the Award made and published by the said Arbitrator shall be final and binding on the parties. Arbitration will be held in Durgapur and the language shall be in English.
- 2 Pending the submission of and/ or decision on a dispute, difference or claim or until the arbitral award is published; the parties shall continue to

perform all of their obligations under this Agreement without prejudice to a final adjustment in accordance with such award.

ARTICLE XX – JURISDICTION

1 Courts at Durgapur & Burdwan alone shall have the exclusive jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents between the parties.

Schedule of the Land

In the district of Burdwan P.S Kanksa ,Within Mouza –Bamunara, J.L No-58,Plot Nos –R.S-1353,1372,,L.R. Plot No- 1034,Kh No- 331,321, L.R.- 2449, 2450 area 6.13cottahs land classification- Baid Presently used for Bastu.

SCHEDULE 'B' ABOVE REFERRED TO **(Owners' Allocation)**

That in total the Owners' will be allocated 40% of the constructed area including super built up area as mutually agreed between parties but subject to adjustment of advance or security deposit paid to the Owners or if any amount if be spent on behalf of the Owners and the area to be provided to the Owners be finished in habitable condition as per specifications given herein below And will also have a Flat at 1st Floor of the said project together with one parking space.

(Developers' Allocation)

Balance 60% of the total constructed area will be the Developer's share with right to sale, transfer or deal with or to hold or to keep in their possession in any manner whatsoever the developers shall like.

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

It is hereby declared that the full name, colour passport size photograph and finger prints of each fingers of both the hands of the authorized representatives of VENDORS and the purchasers are attested in additional papers in this deed being pages nos. 1a (total 1 page) and the same are treated as part and parcel of this deed.

WITNESSES:

1) *Handwritten signature in Odia*
30.5/07
D.G.P. 12

2) *Handwritten signature*
Santipada Ray
Bainman D.G.P. 12

Drafted and Typed by me & I have read over & Explained in Mother languages to all parties to this deed and All of them admit that the same has been correctly Written as per their instruction.

Handwritten signature
Reg. No WB/629/96
Durgapur Cent
ADVOCATE

Handwritten signature
Signature of the 1st. Party

Handwritten signature
Signature of the 1st. Party
Amrita Green View Housing Pvt. Ltd.

Handwritten signature
Director
Signature of the 2nd. Party













FINGER PRINTS FOR THE PARTIES

LEFT HAND					PHOTO
					 <i>Rajpati Choudhary</i>
Thumb	Little finger	Ring Finger	Middle Finger	Index Finger	
RIGHT HAND					
					 <i>Sushila Choudhary</i>
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : *Rajpati Choudhary*

LEFT HAND					PHOTO
					 <i>Sushila Choudhary</i>
Thumb	Little finger	Ring Finger	Middle Finger	Index Finger	
RIGHT HAND					
					 <i>Sushila Choudhary</i>
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : *Sushila Choudhary*

LEFT HAND					PHOTO
					 <i>Jitanaba K. Patil</i>
Thumb	Little finger	Ring Finger	Middle Finger	Index Finger	
RIGHT HAND					
					 <i>Jitanaba K. Patil</i>
Thumb	Index Finger	Middle Finger	Ring Finger	Little finger	

Name : *Jitanaba K. Patil*

Amrita Green View Housing Pvt. Ltd.

Director



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 07450 of 2012
(Serial No. 07726 of 2012)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 5, 5(f) of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 14.00/-, on 21/08/2012

(Under Article : E = 14/- on 21/08/2012)

Deficit stamp duty

Deficit stamp duty Rs. 20/- is paid, by the Bankers cheque number 830174, Bankers Cheque Date
13/08/2012, Bank Name State Bank of India, DURGAPUR CITY CENTRE, received on 21/08/2012

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR



(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR



Government Of West Bengal
Office Of the A.D.S.R. DURGAPUR
District:-Burdwan

Endorsement For Deed Number : I - 07450 of 2012
(Serial No. 07726 of 2012)

On

Payment of Fees:

On 17/08/2012

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

Presented for registration at 19.32 hrs on :17/08/2012, at the Private residence by Rajpati Choudhary, one of the Executants.

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

Execution is admitted on 17/08/2012 by

1. Rajpati Choudhary, son of Sadholal Choudhary, Village:Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Sushila Choudhary, wife of Rajpati Choudhary, Village:Bamunara, Thana:-Kanksa, P.O. :-Bamunara, District:-Burdwan, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
3. Jitendra Kumar Paul
Director, Amrita Green View Housing Pvt. Ltd., B-132, Aldrin Path, Bidhannagar, Durgapur, P.O. :-, District:-Burdwan, WEST BENGAL, India, Pin :-713212,
, By Profession : Others

Identified By Gangadhar Roy, son of Saktipada Roy, Village:Bamunara, Thana:-Kanksa, P.O. :-, District:-Burdwan, WEST BENGAL, India, Pin :-713212, By Caste: Hindu, By Profession: Others.

(Satyajit Biswas)
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR

On 19/08/2012

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.-15,17,175/-

Certified that the required stamp duty of this document is Rs.- 5010 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

On 21/08/2012

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



(Satyajit Biswas)

ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR