



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

E 824907

DEVELOPMENT AGREEMENT

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

A.D.S.R. Durgaper  
Burdwan

29 JUL 2019

QUERY NO. : 0206- 0001196973/2019  
 DISTRICT : Burdwan presently Paschim Bardhaman  
 MOUZA : Arrah  
 P.S. : Kanksa  
 AREA OF LAND : 2.8125 Katha

*[Handwritten signature]*

Sl. No. 5725 Date 25/7/19  
Sold to M.R. Developers.  
Address Durgapur - 12  
Value of Stamp 5000/-  
Date of Purchase of the Stamp 19 JUL 2019  
Paper from Treasury  
Name of the Treasury from Where Purchased Durgapur

JITENDRANATH MONDAL  
Stamp Vender  
Durgapur Court, Durgapur-12  
Licence No-1189



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

29 JUL 2019



THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE 29<sup>TH</sup> DAY OF JULY, 2019

BETWEEN

SRI NEMAI CHANDRA BHATTACHERJEE [PAN-AZSPB1053H] Son of Late Anil Bhattacharjee, by faith-Hindu, by nationality Indian, by occupation Retired Person, resident of 3/309, H.F.C. Township, P.O.- Bidhannagar, P.S.-New Township, Dist-Burdwan presently Pachim Bardhaman, W.B, India, PIN- 713212, (hereinafter referred 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

M.R. DEVELOPERS [PAN:- ABKFM5807G] (a Partnership firm) having its office at C/3, Purabi Sarani, P.O.-Bidhannagar, P.S.- New Township, Dist-Pachim Bardhaman, W.B, India, PIN-713212, India, represented by its Partners (1) MR. PROTIK ROY [PAN-AUZPR4501N] S/o Sri. Sukhendu Roy, by faith Hindu, by nationality Indian, by occupation business residing at Village & Post- Bamunara, P.S.-Kanksa, City- Durgapur, PIN-713212, Dist- Burdwan presently Pachim Bardhaman, W.B., India, (2) MR. RAHUL ROY [PAN-AUIPR8398G] S/o Sri. Pradip Roy, by faith Hindu, by nationality Indian, by occupation business, residing at Village & Post-Bamunara, P.S.-Kanksa, City- Durgapur, PIN-713212, Dist- Burdwan presently Pachim Bardhaman, W.B., India, (3) SMT. CHUMKI MAJI [PAN-CWKPM7673R] D/o Sri. Nirod Baran Mondal, by faith Hindu, by nationality Indian, by occupation business, residing at Sector 2C, C/3, Purabi Sarani, P.O.- Bidhannagar, P.S.- New Township, City- Durgapur, PIN- 713212, Dist- Burdwan presently Pachim Bardhaman, W.B., India, (4) MR. DEBANJAN ROY [PAN-BACPR6481H] S/o Sri. Dilip Kumar Roy, by faith Hindu, by nationality Indian, by occupation Business, residing at Village & Post-Bamunara, P.S.-Kanksa, City- Durgapur, PIN-713212, Dist- Burdwan presently Pachim Bardhaman, W.B., India, hereinafter referred 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 Sri Tulusi Mukherjee was recorded owner of the schedule mentioned land, she sold the Schedule mentioned land to present owner vide deed No- 6001 for the year 1988 of A.D.S.R. Durgapur and after that he mutated his name in L.R. R.O.R.

AND WHEREAS the first part desire to develop the first schedule property by construction of multistoried building up to maximum limit of floor consisting of so many flats and parking space etc as approved by Malandighi 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 various aspects of execution of the project and proposals of the Owners, has decided to construct multistoried building there- at, consisting of apartments and flat with the object of selling such flats/apartments to the prospective purchasers and the Second Part has accepted the proposal of First Part.



NOW THIS AGREEMENT WITNESSETH and it is mutually agreed by and between the parties hereto as follows:-

**I-DEFINITION**

- 1.1 **OWNER/LANDLORD:-** SRI NEMAI CHANDRA BHATTACHERJEE Son of Late Anil Bhattacharjee, by faith-Hindu, by nationality Indian, by occupation housewife, resident of 3/309,H.F.C.Township, P.O.-Bidhannagar, P.S-New Township, Dist-Pachim Bardhaman, W.B, India, PIN-713212
- 1.2 **DEVELOPER:-** Shall mean **M.R. DEVELOPERS (a Partnership firm)** having its office at C/3, Purabi Sarani, P.O.-Bidhannagar, P.S- New Township, Dist-Pachim Bardhaman, W.B, India, PIN-713212
- 1.3 **LAND:-** Shall mean land measuring **2.8125 KATHA** under under Mouza-Arraha, Dag No-R.S-1654,L.R.-2425/3280, L.R. Khatian No- 1673,J.L No-91 Under P.S-Kanksa and the Jurisdiction of Malandighi Gram Panchyat ,Dist-Burdwan presently Pachim Bardhaman, W.B.
- 1.4 **BUILDING:-** Shall mean the Building/s to be constructed, erected, promoted, developed and built on the premises by the Owners herein or the Developer herein in the Land mentioned in the FIRST SCHEDULE.
- 1.5 **ARCHITECT(S)-** Shall mean such Architect [s] whom the Developer may appoint time to time as the architect of the Building.
- 1.6 **PANCHYAT :-** Shall mean the Malandighi Gram Panchyat and shall also include other concerned authorities that may recommend, comment upon approve, sanction, modify and/or revise the Plans.
- 1.7 **PLAN:** Shall mean the sanctioned and/or approved plan of the building/s sanctioned by the Malandighi Gram Panchyat and shall also include variations/modifications, alterations therein that may be made by the Owners herein or the Developer herein, if any, as well as all revisions, renewals and extensions thereof, if any.
- 1.8 **OWNERS AREA:-** Shall mean one Three BHK flat more and less 1108 (One Thousand One Hundred Eight ) sq ft on the First Floor bearing Flat No-A.
- 1.9 **DEVELOPER'S AREA:** Shall mean entire area of the Multistoried building/s together with the undivided impartiable proportionate share and/or interest in the said land and the common portions after providing owner area as mentioned in clause 1.8 of this agreement and remain car parking spaces in the Ground Floor of the Building.
- 1.10 **BENEFIT ARISING OUT OF PROJECT:** Shall mean Rs. 6,00,000/- (Rupees Six Lac) only out of which already paid Rs. 3,00,000/- and 1<sup>st</sup> Installment Rs. 1,50,000/-, (Rupees One Lac Fifty Thousand) only within 1(One) years from sanction plan and rest Rs. 1,50,000/-, (Rupees One Lac Fifty Thousand) only within 1(One) years from 1<sup>st</sup> Installment.
- 1.11 **UNIT/FLAT:** Shall mean any Unit/Flat in the Building/s lying erected at and upon the premises and the right of common use of the common portions



appurtenant to the concerned Unit/Flat and wherever the context so intends or permits, shall include the undivided proportionate share and/or portion attributable to such Unit/Flat.

**1.12 PROJECT:** Shall mean the work of development undertake and to be done by the Owners 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.

**1.13 FORCE MAJEURE:** Shall include natural calamities, act of god, flood, tidal waves, earthquake, riot, war, storm, tempest, fire, civil commotion, civil war, air raid, strike, lockout, transport strike, notice or prohibitory order from Municipality or any other statutory Body or any Court, Government Regulations,

**1.14 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.

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

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

**II- COMMENCEMENT:** - This agreement has commenced and shall be deemed to have commenced on and with effect from the date as mentioned herein above at the commencement of this agreement.

**III- EFFECTIVENESS:** - This agreement shall become effective from the date of getting all necessary permission from the statutory authority/Government.

**IV: - DURATION:** - This agreement is made for a period of 36 months from the date of it become effective with a grace Period of 1 Month.

**V: - SCOPE OF WORK:** - The Developer shall construct a multistoried building according to sanctioned plan of Malandighi Gram Panchyat over and above the



First Schedule Land. If Owner find any illegality in respect in this respect ,all liabilities carry by Developer.

VI:- OWNER DUTY & LIABILITY:-

1. The owners have offered total land of 2.8125 KATHA for development and construction of housing complex consisting of flats/apartments, & parking spaces.
2. That the owner shall vacate the land within 15 days from this agreement and deliver the developer peacefully possession of the 1<sup>st</sup> scheduled property to the second party subject to the terms and condition of this agreement.
3. The Owners 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 Owners and any other party (except **M.R. DEVELOPERS**) either for sale or for development and construction of housing complex and the said land is free from any encumbrance.
4. That the Owner also agreed that they give full authority & power to Second Part to do & execute all lawful acts, deeds things for the owners 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 Malandighi Gram Panchyat , such other statutory authority or authorities, received No objection certificate from Asansol Durgapur Development Authority, to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc, to take legal proceedings which are required to be taken in connection with the work of development and construction if any legal action is taken against land owner in connection with the same project, to prosecute and defend such legal proceedings, affidavit, application, etc to engage advocate and to do all such things required to be done in that behalf and sign agreement for sale or sale deed on behalf of the land owner of flats/apartments to the prospective buyers and produce the same before the registering authority and accept booking money, advance and consideration money. However, the attorney or the developer shall not acquire any right, title or interest in the said land/premises and the owners shall agreed to ratify all acts and things lawfully done by the developer but the Owner shall not be responsible for any unlawful activities of the Developer.
5. The owner shall responsible to resolved all the legal dispute related to land within 3 months from the getting the knowledge the same.





6. That the owner have agreed that they are personally present before the registration office to sign all the agreement.
7. That the owner also agreed that she shall give a development power of attorney in favour of Developer with in seven days from this agreement .

**VII- DEVELOPER DUTY, LIABILITY & responsibility:-**

1. The developer **M.R. DEVELOPERS** Confirms accepts and assures the owners that they are fully acquainted with, aware of the process/formalities related to similar project in Panchyat area and fully satisfied with the papers /documents related to the ownership, physical measurement of the land litigation free possession ,suitability of the land viability of the said project and will raise not objection with regard and thereto.
2. The developer confirms and assures the owners that they have the financial and other resources to meet and comply with all financial and other obligations needed for execution of the total project within schedule time under this agreement and the owners do not have any liability and or responsibility to finance and execute the project or part thereof
3. The developer has agreed to carry out the total project by entrusting the entire job of planning, designing and execution under close supervision & security of reputed Architect/Planner, authorized/Licensed by appropriate authority. The building plan should comply with the standard norms of the multistoried buildings including structural design and approval of the local sanctioning authority/municipal/Govt. agencies. Any variation/alteration/modification from the original approved drawing/plan needs approval of the owners & the Architect before submission to the municipal/appropriate authority for subsequent revision. In case of any dispute in design, construction and quality of material used, the architect's decision will be final and binding on both the owners and developers. However, basic character of the project consisting of flats/apartment/parking space and common space like garden/water will remain intact unless agreed to by both the owners and Developers.
4. That the Developer shall responsible for any acts deeds or things done towards any funds collection from one or more prospective buyer 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 and in future. The Owner Part shall not be responsible for any accident or damage or loss during the course of the construction of the proposed building. The Second part shall be responsible the said incident or damage or loss during construction.

6. That the Developer shall be complete the Development work/Construction of building/flat at its own cost and expenses within 36 months from the date of sanction of the plan effectiveness of this agreement with further additional period of 6 months if needed
7. That the Developer shall not make Owner responsible for any business loss and/or any damages etc or due to failure on the part of the Developer to correctly construct the Flats and/or to deliver correctly the same to the intending purchasers and in such case the Developers Shall been the entire responsibility.
8. That the 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 GOVT. or Central GOVT. 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 developers 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.

#### **VIII- DEVELOPER ALLOCATION:-**

Developer allocations shall mean all entire building including common facilities of the building along with undivided proportionate share of the "said property / premises" after providing the land owner allocation as mentioned in this deed.

#### **IX-Cancellation**

1. The Owner have every right to cancel and/or rescind this agreement after 36 months, and Grace period of 6 months if the Developer shall unable to complete



the Construction work, or fail to make payment according to Second Schedule, for that Owner has to give a one month clear notice to the Developer.

**IX-Miscellaneous:-**

1. Indian Law- This agreement shall be subject to Indian law and under the Jurisdiction of Durgapur Court.
2. 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.
3. 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 & concillation Act, 1996, with modification made from time to time. The arbitral tribunal shall consist of one arbitrator who shall be an Advocate if the parties in dispute so agree otherwise two or more arbitrator, to be nominated by both the parties and their legal advisors.
4. 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 developers to the owners time to time.
5. The owners 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.
6. 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.
7. The second party or the developer shall have the right and /or authority to deal with and negotiate with any person and or enter into any deal with the contract



and/or agreement and/or agreement and/or borrow money and /or take advance from any bank/financial institution and/or also allocate flats under this agreement and within the framework of Power of attorney but the owner will be free from all financial or legal obligation

8. A successful project completion certificate from the Architect or any competent technical body with specific observations/ comments on the design, quality of material and workmanship, of the water supply system, sewerage system, electric supply system and the lifts to be obtained by the developer and will be responsible for any defect and rectification thereof at their own cost/expense for a guarantee period of next six months after handing over of physical possession of the flats to the customers.
9. 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 borne paid and discharged by the Developer exclusively.
10. The landowners and the developers have entered into their agreement purely as a contract and nothing contained herein shall be deemed to constitute as a partnership between them in any manner nor shall the parties hereto be constituted as association of persons.
11. 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
12. That both the parties can seek specific performance of this agreement through court.

Handwritten signature and initials in the left margin.



## FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

That piece and parcel of a Danga land measuring about land measuring 2.8125 KATHA under Mouza- Arrah, Dag No-R.S-1654, L.R.-2425/3280, L.R. Khatian No- 1673, J.L No-91 Under P.S.- Kanksa and the Jurisdiction of Malandighi Gram Panchyat ,Dist-Burdwan presently Pachim Bardhaman ,W.B butted and bounded by :-

By North- M. Bandhyapadhya,

By South— Plot No-38

By East— Land of Dulali Sur

By West— Plot No-20

THIRD SCHEDULE  
Specification of Building

STRUCTURAL	RCC Framed with anti-termite treatment in foundation.
WATER SUPPLY	Ground Water.
WALLS	Conventional brickwork/ Outer wall of 10 inch and Inner wall will be 5 Inch.
WALL FINISH	Interior - Wallputty
EXTERIOR	Combination of weather coat.
FLOORING	Vitrified Tiles in all bedrooms, Living-cum-Dining and Balcony.
KITCHEN	Kitchen Floor made of Anti skit Tiles and platform made of Granite Slab. Glazed tiles, up to the height of three feet from the Kitchen platform, one stainless steel sinks will be provided.
TOILET	Anti skit Tiles in toilet floor, Standard glazed tiles on the Wall up to the height of 6 feet. ISI/ISO branded sanitary (Parryware /Hindware) and CP fittings (as per supply), one western type commode, and one Indian type. Concealed plumbing and pipe work.
DOORS	Door frame made of Sal wood. Front Decorative panel Door. Flush solid core/panel doors, and PVC door in toilet, Locks of stainless steel.
WINDOWS	Sliding anodized grill glass window.
COMMON LIGHTING	Overhead illumination for compound and common path lighting inside the complex.
WIRINGS	Standard concealed wiring for electricity. Average 25(Twenty Five) Points for 2 BHK & 30(Thirty) Points for 3 BHK, Telephone and television point, Modular switches belong to superior brands, 2 no. of 15 Amp point to be provided for each unit and A.C point will be provided only in Bedroom.
ELECTRIC METER	Individual meter for each unit by individual cost.
AMENITIES	Adequate standby generator for common areas, services, Lift provided for every floor in the building.



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Vendor/representative of 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 OWNERS/FIRST PART at DURGAPUR in the presence of:

*Nimai K. Bhattacharya*

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

M. R. DEVELOPERS  
*Pratik Roy*  
Partner

WITNESSES:

① *Arundha Devi*  
*P/O - Panitosh Kumar*  
*Bidhargar, Sec-2c*  
*c/3 - Prabhat Sarai*

M. R. DEVELOPERS  
*Rahul Roy*  
Partner

M. R. DEVELOPERS  
*Chonki Mai*  
Partner

*Subrata Mukherjee*  
*Slott Sarat Mukherjee*  
*Pratik, Durgapur - 7*  
*Dist - Paschim Bardhaman.*

M. R. DEVELOPERS  
*Debanjan Roy*  
Partner

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction. in instruction.

*Subrata Mukherjee*

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



# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:- *Nimai An. Bhattacharjee*

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:- *Rahul Roy*

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:- *Debanjan Roy*

Signature of the Executants/presentation



(LEFT HAND)

Little	Ring	Middle	Fore	Thumb












(RIGHT HAND)

Little	Ring	Middle	Fore	Thumb

Signature:- *Chonki Maji*



# SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation  	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature of the Executants/presentation  P. S. J. K. R. 07	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
					
Signature:- P. S. J. K. R. 07					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature of the Executants/presentation	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature:-					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature of the Executants/presentation	(RIGHT HAND)				
	Little	Ring	Middle	Fore	Thumb
Signature:-					



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

GRN: 19-201920-004980279-5      Payment Mode      Debit Card Payment  
GRN Date: 29/07/2019 11:51:40      Bank :      State Bank of India  
BRN : IK0ADTEMM5      BRN Date: 29/07/2019 11:53:03

**DEPOSITOR'S DETAILS**

Id No. : 02060001196973/6/2019

(Query No./Query Year)

Name : DEBANJAN ROY  
Contact No. :      Mobile No. : +91 9749497428  
E-mail :  
Address : Bamunara Durgapur 12  
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 6

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	02060001196973/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	11 ✓
2	02060001196973/6/2019	Property Registration- Registration Fees	0030-03-104-001-18	6014 ✓
<b>Total</b>				<b>6025</b>

In Words : Rupees Six Thousand Twenty Five only





Animesh Mazi





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

NEMAI CH BHATTACHERJEE  
ANIL BHATTACHERJEE



06/07/1957

Permanent Account Number

AZSPB1053H



*Nemai Ch. Bhattacharjee*  
Signature

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

*इस कार्ड के खोने/प्राप्त हो जाने का सूचना सूचित करें/वापस करें :*  
आयकर सेवा सेवा यूनिट, ए.टी.आई.एस.यू.  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

*Nemai C. Bhattacharjee*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PROTIK ROY  
SUKHENDU ROY  
21/08/1990

Permanent Account Number  
AUZPR4501N

Protik Roy  
Signature



Protik Roy



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



राज्यी-संघ संयोजकता  
Pradhan Account Number Card



AUIPR8398G

पिता का नाम  
RAHUL ROY

पति का नाम/पति का नाम  
PRADIP ROY



जन्म की तारीख/Date of Birth  
28/09/1990

*Rahul Roy*  
संयोजक/Signature

*Rahul Roy*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



नाम Name  
CHUNKI MAJI

भारतीय नसब नम्बर भारत  
Permanent Account Number Card

CWKPM7673R



पिता का नाम/ Father's Name  
MROO BIRAN WONDAL

चुंकी माजी

जन्म की तारीख/ Date of Birth  
18/10/1995

हस्ताक्षर/ Signature



31073017

Chunki maji

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DEBANJAN ROY

DILIP KUMAR ROY

08/04/1990

Partnership Account Number

BACPR6481H

*Debanjan Roy*

Signature



*Debanjan Roy*



## Major Information of the Deed



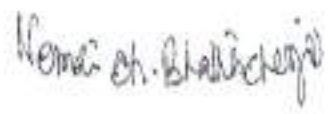
Deed No :	I-0206-04689/2019	Date of Registration	29/07/2019
Query No / Year	0206-0001196973/2019	Office where deed is registered	
Query Date	23/07/2019 6:49:33 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	SUBRATA MUKHERJEE Pursha, Thana : Durgapur, District : Burdwan, 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 : 6,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 7,88,906/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 5,011/- (Article:48(g))	Rs. 6,014/- (Article:E, E, B)		
Remarks			

### Land Details :

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, 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-2425/3280 (RS :-1654 )	LR-1673	Bastu	Danga	2.8125 Katha	1/-	7,88,906/-
<b>Grand Total :</b>					4.6406Dec	1/-	7,88,906 /-



















### Land Lord Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr NEMAI CHANDRA BHATTACHERJEE (Presentant)</b> Son of Late ANIL BHATTACHERJEE Executed by: Self, Date of Execution: 29/07/2019 , Admitted by: Self, Date of Admission: 29/07/2019 ,Place : Office	 29/07/2019	 LTI 29/07/2019	 29/07/2019
3/309, H.F.C. Township, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AZSPB1053H, Status :Individual, Executed by: Self, Date of Execution: 29/07/2019 , Admitted by: Self, Date of Admission: 29/07/2019 ,Place : Office				

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>M.R. DEVELOPERS</b> C/3, Purabi Sarani, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ABKFM5807G, Status :Organization, Executed by: Representative




**Representative Details :**

SI 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> <b>Mr PROTIK ROY</b>                      Son of Mr SUKHENDU ROY                      Date of Execution -                      29/07/2019, , Admitted by:                      Self, Date of Admission:                      29/07/2019, Place of                      Admission of Execution: Office                 </td> <td>                       Jul 29 2019 4:27PM                 </td> <td>                       LTI                      29/07/2019                 </td> <td>                     Pro.tik Roy                      29/07/2019                 </td> </tr> </tbody> </table> <p>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.:: AUZPR4501N                      Status : Representative, Representative of : M.R. DEVELOPERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Mr PROTIK ROY</b> Son of Mr SUKHENDU ROY Date of Execution - 29/07/2019, , Admitted by: Self, Date of Admission: 29/07/2019, Place of Admission of Execution: Office	 Jul 29 2019 4:27PM	 LTI 29/07/2019	Pro.tik Roy 29/07/2019
Name	Photo	Finger Print	Signature						
<b>Mr PROTIK ROY</b> Son of Mr SUKHENDU ROY Date of Execution - 29/07/2019, , Admitted by: Self, Date of Admission: 29/07/2019, Place of Admission of Execution: Office	 Jul 29 2019 4:27PM	 LTI 29/07/2019	Pro.tik Roy 29/07/2019						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr RAHUL ROY</b>                      Son of Mr PRADIP ROY                      Date of Execution -                      29/07/2019, , Admitted by:                      Self, Date of Admission:                      29/07/2019, Place of                      Admission of Execution: Office                 </td> <td>                       Jul 29 2019 4:28PM                 </td> <td>                       LTI                      29/07/2019                 </td> <td>                     Rahul Roy                      29/07/2019                 </td> </tr> </tbody> </table> <p>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.:: AUIPR8398G                      Status : Representative, Representative of : M.R. DEVELOPERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Mr RAHUL ROY</b> Son of Mr PRADIP ROY Date of Execution - 29/07/2019, , Admitted by: Self, Date of Admission: 29/07/2019, Place of Admission of Execution: Office	 Jul 29 2019 4:28PM	 LTI 29/07/2019	Rahul Roy 29/07/2019
Name	Photo	Finger Print	Signature						
<b>Mr RAHUL ROY</b> Son of Mr PRADIP ROY Date of Execution - 29/07/2019, , Admitted by: Self, Date of Admission: 29/07/2019, Place of Admission of Execution: Office	 Jul 29 2019 4:28PM	 LTI 29/07/2019	Rahul Roy 29/07/2019						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt CHUMKI MAJI</b>                      Daugther of Mr NIROD BARAN                      MONDAL                      Date of Execution -                      29/07/2019, , Admitted by:                      Self, Date of Admission:                      29/07/2019, Place of                      Admission of Execution: Office                 </td> <td>                       Jul 29 2019 4:28PM                 </td> <td>                       LTI                      29/07/2019                 </td> <td>                     Chumki maji                      29/07/2019                 </td> </tr> </tbody> </table> <p>Sector 2C, C/3, Purabi Sarani, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CWKPM7673R Status : Representative, Representative of : M.R. DEVELOPERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Smt CHUMKI MAJI</b> Daugther of Mr NIROD BARAN MONDAL Date of Execution - 29/07/2019, , Admitted by: Self, Date of Admission: 29/07/2019, Place of Admission of Execution: Office	 Jul 29 2019 4:28PM	 LTI 29/07/2019	Chumki maji 29/07/2019
Name	Photo	Finger Print	Signature						
<b>Smt CHUMKI MAJI</b> Daugther of Mr NIROD BARAN MONDAL Date of Execution - 29/07/2019, , Admitted by: Self, Date of Admission: 29/07/2019, Place of Admission of Execution: Office	 Jul 29 2019 4:28PM	 LTI 29/07/2019	Chumki maji 29/07/2019						



Name	Photo	Finger Print	Signature
<b>Mr DEBANJAN ROY</b> Son of Mr DILIP KUMAR ROY Date of Execution - 29/07/2019, , Admitted by: Self, Date of Admission: 29/07/2019, Place of Admission of Execution: Office	 <small>Jul 29 2019 4:26PM</small>	 <small>L1 29/07/2019</small>	 <small>29/07/2019</small>
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.:: BACPR6481H Status : Representative, Representative of : M.R. DEVELOPERS (as PARTNER)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr ANIMESH MAJI</b> Son of Mr PARITOSH KUMAR MAJI Sector 2C, C/3, Purabi Sarani, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212	 <small>29/07/2019</small>	 <small>29/07/2019</small>	 <small>29/07/2019</small>
Identifier Of Mr NEMAI CHANDRA BHATTACHERJEE, Mr PROTIK ROY, Mr RAHUL ROY, Smt CHUMKI MAJI, Mr DEBANJAN ROY			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NEMAI CHANDRA BHATTACHERJEE	M.R. DEVELOPERS-4.64063 Dec

#### Land Details as per Land Record

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, JI No: 91, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2425/3280, LR Khatian No:- 1673	Owner:নিমাইচন্দ্র ভট্টাচার্য্য, Gurdian:অনি কুমা, Address:নিজ , Classification:ভাঙ্গা, Area:0.05000000 Acre,	Mr NEMAI CHANDRA BHATTACHERJEE

Endorsement For Deed Number : I - 020604689 / 2019

On 25-07-2019

**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 7,88,906/-



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

On 29-07-2019

**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 14:24 hrs on 29-07-2019, at the Office of the A.D.S.R. DURGAPUR by Mr NEMAI CHANDRA BHATTACHERJEE ,Executant.

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

Execution is admitted on 29/07/2019 by Mr NEMAI CHANDRA BHATTACHERJEE, Son of Late ANIL BHATTACHERJEE, 3/309, H.F.C. Township, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Retired Person

Indetified by Mr ANIMESH MAJI, , Son of Mr PARITOSH KUMAR MAJI, Sector 2C, C/3, Purabi Sarani, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

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

Execution is admitted on 29-07-2019 by Mr PROTIK ROY, PARTNER, M.R. DEVELOPERS (Partnership Firm), C/3, Purabi Sarani, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr ANIMESH MAJI, , Son of Mr PARITOSH KUMAR MAJI, Sector 2C, C/3, Purabi Sarani, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 29-07-2019 by Mr RAHUL ROY, PARTNER, M.R. DEVELOPERS (Partnership Firm), C/3, Purabi Sarani, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr ANIMESH MAJI, , Son of Mr PARITOSH KUMAR MAJI, Sector 2C, C/3, Purabi Sarani, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

Execution is admitted on 29-07-2019 by Smt CHUMKI MAJI, PARTNER, M.R. DEVELOPERS (Partnership Firm), C/3, Purabi Sarani, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr ANIMESH MAJI, , Son of Mr PARITOSH KUMAR MAJI, Sector 2C, C/3, Purabi Sarani, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business



Execution is admitted on 29-07-2019 by Mr DEBANJAN ROY, PARTNER, M.R. DEVELOPERS (Partnership Firm), C/3, Purabi Sarani, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr ANIMESH MAJI, . . Son of Mr PARITOSH KUMAR MAJI, Sector 2C, C/3, Purabi Sarani, P.O: Bidhannagar, Thana: New Township, . City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,014/- ( B = Rs 6,000/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 6,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2019 11:53AM with Govt. Ref. No: 192019200049802795 on 29-07-2019, Amount Rs: 6,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ADTEMM5 on 29-07-2019, 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 5725, Amount: Rs.5,000/-, Date of Purchase: 25/07/2019, Vendor name: Jitendra Nath Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2019 11:53AM with Govt. Ref. No: 192019200049802795 on 29-07-2019, Amount Rs: 11/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0ADTEMM5 on 29-07-2019, 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